



# ORANGE COUNTY

PLANNING DIVISION

## 2018-1-A-4-1

# BISHOP REGULAR CYCLE

# AMENDMENT

2010 - 2030 COMPREHENSIVE PLAN

## BOARD OF COUNTY COMMISSIONERS

ADOPTION PUBLIC HEARING  
DECEMBER 18, 2018

**PREPARED BY:**


ORANGE COUNTY COMMUNITY, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION





Interoffice Memorandum

**DATE:** December 18, 2018  
**TO:** Mayor Jerry L. Demings  
-AND-  
Board of County Commissioners (BCC)  
**FROM:** Alberto A. Vargas, MArch., Manager   
Planning Division  
**THROUGH:** Jon V. Weiss, P.E., Director  
Community, Environmental, and Development Services Department  
**SUBJECT:** Adoption Public Hearings – 2018-1 Continued Regular Cycle  
Comprehensive Plan Amendments and, Where Applicable, Concurrent  
Rezoning Request (Bishop)

These are the staff reports and associated back-up materials for the proposed 2018-1 Continued Regular Cycle Comprehensive Plan Amendments. These proposed amendments are scheduled for BCC adoption public hearings on December 18, 2018. They were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at adoption hearings on October 18, 2018. The reports are also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. Please see:

<http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning.aspx>.

### Amendment Summary

A total of three amendments to the Comprehensive Plan are scheduled for the December 18 meeting.

The **2018-1 Continued Regular Cycle – State-Expedited Review** Amendments scheduled for consideration on December 18 include one privately-initiated Future Land Use Map Amendment located in District 4, which also involves a concurrent rezoning request, and two staff-initiated text amendments. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for property greater than ten acres in size, thus requiring Regular Cycle review. The text amendments may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

These Regular Cycle amendments were earlier considered by the LPA and BCC at transmittal hearings on December 21, 2017, and January 23, 2018, respectively, and have subsequently undergone state review, as described in their staff reports. If adopted, the amendments are expected to become effective in January 2019, provided

no administrative challenges are filed pursuant to s.163.3184(5), FS. However, this date was extended until February 19, 2019.

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](mailto:Alberto.Vargas@ocfl.net) or Greg Gologowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Gologowski@ocfl.net](mailto:Gregory.Gologowski@ocfl.net).

AAV/sw

Enc: 2018-1 Continued Regular Cycle Amendments (Bishop) – BCC Adoption Binder

c: Christopher R. Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney  
Roberta Alfonso, Assistant County Attorney  
Whitney Evers, Assistant County Attorney  
Gregory Gologowski, AICP, Chief Planner, Planning Division  
Olan D. Hill, AICP, Assistant Manager, Planning Division  
Eric P. Raasch, AICP, Chief Planner, Planning Division  
Read File

# 2018 FIRST REGULAR CYCLE CONTINUED AMENDMENTS (BISHOP)

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

### INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing book for the continued proposed First Regular Cycle Amendments (2018-1) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearings for these amendments were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on October 18, 2018.

The amendments scheduled for BCC consideration on December 18 were heard by the PZA/LPA at a transmittal public hearing on December 21, 2017, and by the BCC at a transmittal public hearing on January 23, 2018.

These Regular Cycle – State-Expedited Review Amendments have been reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On March 16, 2018, DEO issued a comment letter, which did not contain any concerns about the requested amendments. Pursuant to s. 163.3184, F.S., the proposed amendments must be heard for adoption within 180 days of the comment letter. However, this date was extended until February 19, 2019.

Please note the following modifications to this report:

| KEY TO HIGHLIGHTED CHANGES |  |
|----------------------------|--|
| Highlight                  | When changes made                        |
| Light Blue                 | Following the DEO transmittal (by staff) |

The proposed Future Land Use Map Amendment for December 18 entails a change to the Future Land Use Map for property more than ten acres in size, thus requiring Regular Cycle review. The text amendments may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan. If adopted, these amendments are expected to become effective 31 days after DEO notifies the County that the plan amendment package is complete, expected in January 2019, provided no challenges are filed for any of the amendments.

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](mailto:Alberto.Vargas@ocfl.net) or Greg Gologowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Gologowski@ocfl.net](mailto:Gregory.Gologowski@ocfl.net).

**2018-1 Regular Cycle State Expedited Review Comprehensive Plan Amendments  
Privately Initiated Future Land Use Map and Text Amendments**

| Amendment Number | Concurrent Rezoning or Substantial Change | Owner  | Agent                                   | Tax ID Number(s)         | General Location / Comments   | Future Land Use Map Designation FROM: | Future Land Use Map Designation TO:   | Zoning Map Designation FROM:  | Zoning Map Designation TO:                    | Acreage         | Project Planner | Staff Rec | LPA Rec     |
|------------------|---|--|---|--------------------------|---|---------------------------------------|---|-------------------------------|---|-----------------|-----------------|-----------|-------------|
| District 4       |   |  |   |                          |   |                                       |   |                               |   |                 |                 |           |             |
| 2018-1-A-4-1     | LUPA-18-01-025                            | Daryl Carter, Trustee Carter-Orange Ward Road Land Trust | Doug Kelly, AICP, GAI Consultants, Inc. | 33-24-30-0000-00-023/046 | 14950 and 14958 Ward Rd.; Generally located north of Simpson Rd. (Osceola County line), east of Gold Bridge Dr., south of Stonywyck St., and west of Ward Rd. | Rural/Agricultural (R)                | Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) Expansion | A-2 (Farmland Rural District) | PD (Planned Development District) (Bishop PD) | 14.83 gross ac. | Misty Mills     | Adopt     | Adopt (9-0) |

**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; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; ACMU-Activity Center Mixed Use; RCID-Reedy Creek Improvement District; GC-Growth Center; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; SR-State Road; AC-Acres

**2018-1 Regular Cycle Comprehensive Plan Amendments  
Staff Initiated Comprehensive Plan Map and Text Amendments**

| Amendment Number | Sponsor           | Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)   | Project Planner | Staff Rec |                |
|------------------|-------------------|--|-----------------|-----------|----------------|
| 2018-1-B-FLUE-3  | Planning Division | Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County | Misty Mills     | Adopt     | Adopt<br>(9-0) |
| 2018-1-B-FLUE-4  | Planning Division | Text amendments to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)                                  | Misty Mills     | Adopt     | Adopt<br>(9-0) |

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|           | Rezoning<br>LUPA-18-01-025 | A-2 (Farmland Rural District) to PD (Planned Development District) (Bishop PD)  |      |

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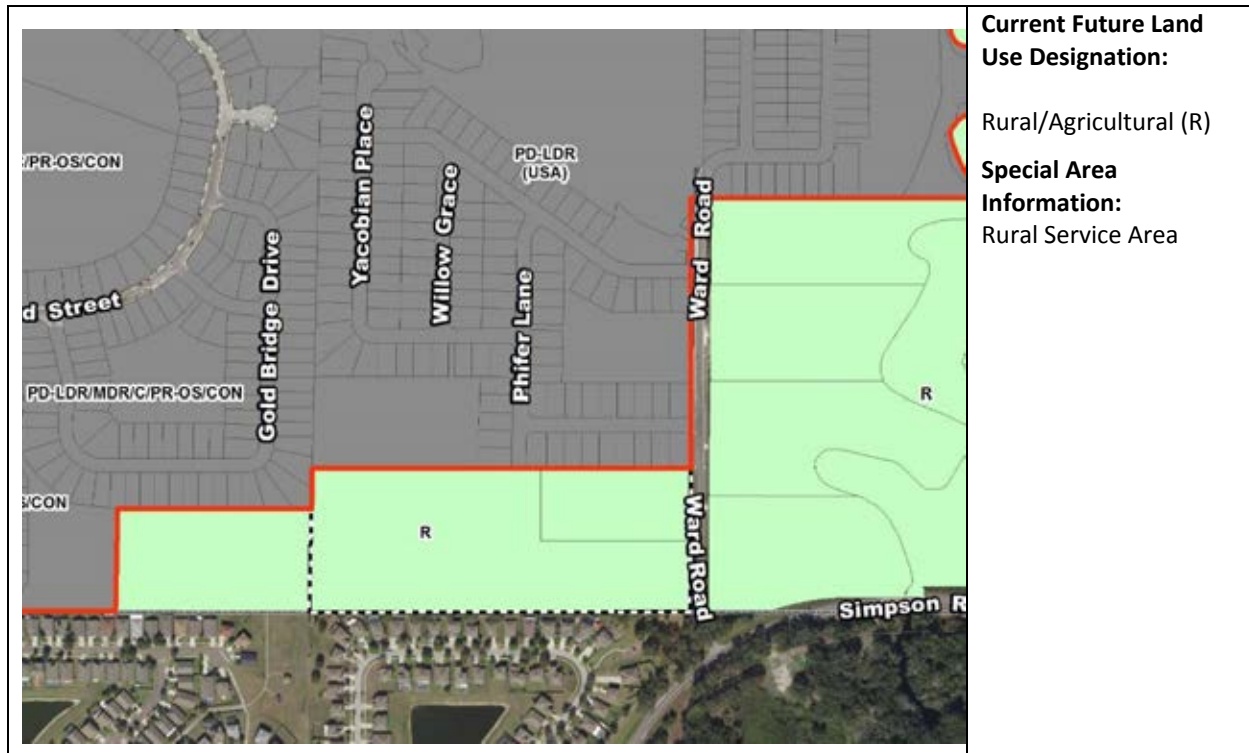
| +The following meetings and hearings have been held for this proposal: |                                      |  | Project Information  |  |
|--|--------------------------------------|--|--|--|
| Report/Public Hearing  |                                      | Outcome  |  |  |
| ✓  | Community Meeting                    | October 19, 2017<br>September 5, 2018<br>Neutral | <b>Request:</b> Rural/Agricultural (R) to Planned Development – Low Density Residential (PD-LDR) and Urban Service Area (USA) expansion  |  |
| ✓  | Staff Report                         | Recommend Transmittal                            | <b>Proposed Development Program:</b> Up to 47 53 single-family residences.   |  |
| ✓  | LPA Transmittal<br>December 21, 2017 | Recommend Transmittal (8-0)                      | <b>Division Comments:</b><br><b>Environmental, Public Facilities and Services:</b> Please see Public Facilities Analysis Appendix for specific analysis on each public facility.                           |  |
| ✓  | BCC Transmittal<br>January 23, 2018  | Recommended Transmittal (7-0)                    | <b>Environmental:</b> Site has a prior agricultural land use that may have resulted in soil and/or groundwater contamination. Shall provide documentation to assure compliance with FDEP regulation 62-777 |  |
| ✓  | State Agency Comments<br>March 2018  | Concern over gopher tortoises on the site        | <b>Transportation:</b> Capacity is <b>not</b> available and there are failing roadway segments within the project’s impact area.   |  |
| ✓  | LPA Adoption<br>October 18, 2018     | Recommended Adoption (9-0)                       |  |  |
|  | BCC Adoption                         | December 18, 2018                                | <b>Concurrent Rezoning:</b> LUPA-18-01-025<br>A-2 (Farmland Rural District) to PD (Planned Development District) (Bishop PD)   |  |



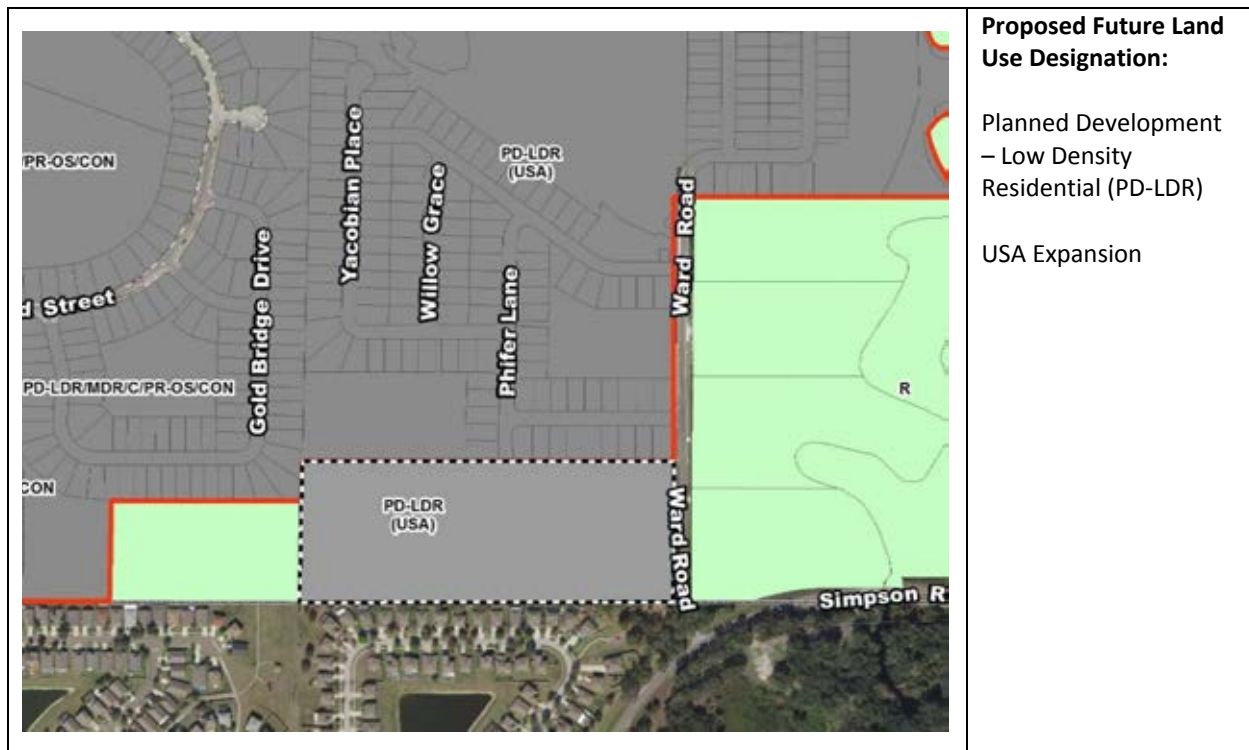
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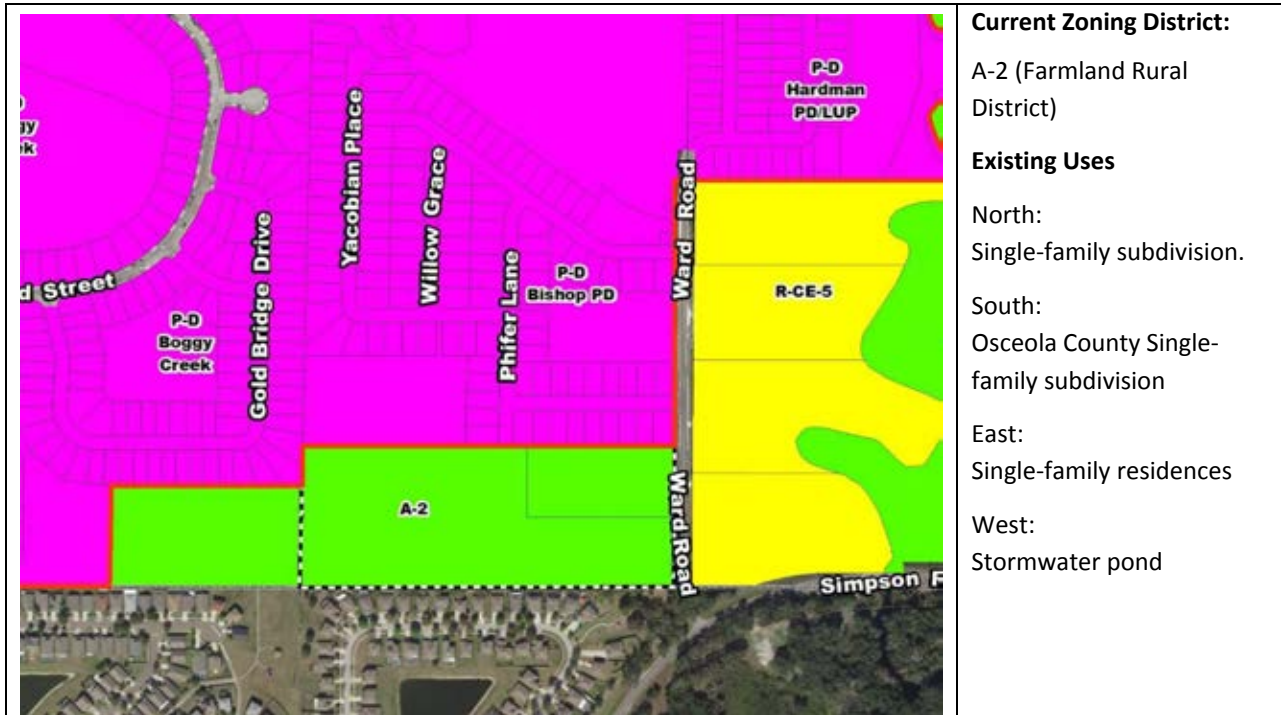
**FUTURE LAND USE - CURRENT**



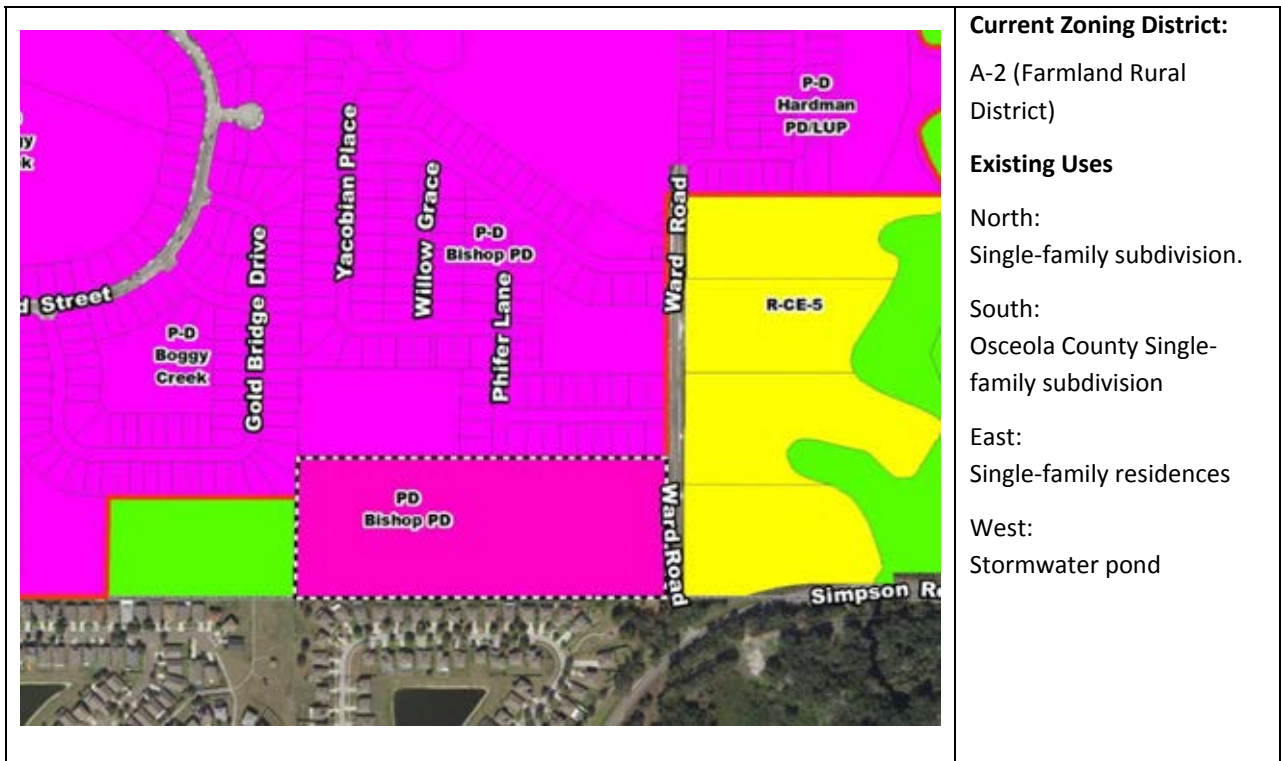
**FUTURE LAND USE - PROPOSED**



**ZONING - CURRENT**



**ZONING - PROPOSED**



## Staff Recommendation

If the requested Future Land Use Map Amendment is approved, action would be needed on the requested rezoning. These items must be addressed as two separate motions. Below are the staff recommendations for each item.

1. **FUTURE LAND USE MAP AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Goal FLU1, Objective OBJ FLU1.1, FLU1.2 and FLU1.3, FLU1.4, Policies FLU1.1.1, FLU1.1.2A, FLU1.1.2.B, FLU1.1.4.B, FLU1.2.4, FLU1.3.1, FLU1.3.1(C), FLU1.4.1, FLU1.4.2, FLU6.1.3, FLU6.1.5, FLU8.1.1, FLU8.1.2 FLU8.1.4, FLU8.2.1 FLU8.8.2), determine that the amendment is in compliance, and **ADOPT** Amendment 2018-1-A-4-1, Rural/Agricultural (R) to Planned Development-Low Density Residential (PD-LDR) and expand the Urban Service Area (USA) to include the subject property.
2. **REZONING:** (September 12, 2018, DRC Recommendation): Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the Bishop Planned Development / Land Use Plan (PD/LUP), dated "Received July 20, 2018" subject to the following conditions:
  1. Development shall conform to the Bishop Land Use Plan (LUP) dated "Received July 20, 2018," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received July 20, 2018," the condition of approval shall control to the extent of such conflict or inconsistency.
  2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan / preliminary subdivision plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
7. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

8. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. The MUP must be approved prior to Construction Plan approval.
9. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
10. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
11. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
12. This property is located within Airport Noise Zone "E." Development shall comply with Article XV, Chapter 9, Orange County Code (Airport Noise Impact Areas), as may be amended from time to time. Residential plats recorded within Noise Zones C, D, and E shall note the potential for objectionable aircraft noise on the plat. Specifically, the plat shall note in 12 point or larger font type the following: "The properties delineated on this plat are subject to aircraft noise that may be objectionable."
13. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
14. The following Education Condition of Approval shall only apply to Parcels 33-24-30-000-00-023 and 33-24-30-0000-00-046 (known to OCPS as "Bishop Landing Phase 3") and any previous condition of approval shall continue to be enforced:
  - a. Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of May 22, 2018.
  - b. Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the two (2) residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
  - c. Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's

enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.

- d. Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.

Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.

15. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated February 20, 2014 shall apply:

- a. All acreages regarding conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
- b. The following Education Condition of Approval shall apply:
  - 1) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of February 25, 2014.
  - 2) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the 3 residential units allowed under the zoning existing prior to the approval of the PD zoning. The County shall again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.
  - 3) Developer, or its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.

- 4) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement. At the time of platting, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.

## Analysis

### 1. Background of Development Program

Consistent with **Future Land Use Element Policy FLU8.8.2**, Daryl Carter, Trustee for the Carter-Orange Ward Road Land Trust, submitted an application requesting to change the Future Land Use Map (FLUM) designation and to expand the Urban Service Area Boundary for a 14.8-acre site located at 14950 and 14958 Ward Road.

The site is developed with three (3) manufactured homes, one (1) single-family residence, and five (5) sheds. The property is used as pastureland. The subject site is located within the Rural Service Area (RSA) and has a future land use designation of Rural/Agricultural (R). As per **Future Land Use Element FLU6.1.3** this designation permits a density of one (1) dwelling unit per ten (10) acres. The site has a zoning designation of A-2 (Farmland Rural District).

The subject property is located on the west side of Ward Road, adjacent to the Osceola County line, with approximately 492 feet of frontage on Ward Road. Ward Road is a two-lane minor arterial roadway. Development in the area is rural/suburban in character.

Abutting properties to the north of the subject site have future land use designations of Planned Development-Low Density Residential (PD-LDR) and a maximum development program of 400 units. The existing Planned Development program is approved for one hundred sixty-seven (167) dwelling units. This development is known as Bishops Landing and consists of Phase I and II. The property currently under review is proposed as Phase III of this development. Uses to the east of the site include single-family residences on lots that range from 4.9 to 6.2 acres in size with future land use designations of Rural/Agricultural (R). These uses are separated from the subject site by Ward Road. Abutting properties to the south are located in Osceola County. The development is suburban subdivision consisting entirely of single-family residences. This development immediately abuts the subject site. The property to the west has a future land use designation of Rural/Agricultural (R). This parcel consists of a stormwater pond that is owned by Heritage Lake Homeowners Association and serves Heritage Lakes, a gated development to the south in Osceola County.

The request is to amend the Future Land Use Map (FLUM) designation from Rural/Agricultural (R) to Planned Development Low Density Residential (PD-LDR). The requested designation would allow for the consideration of up to fifty-three (53) dwelling units or 3.58 dwelling units per acre ~~forty-seven (47) dwelling units or 3.17 dwelling units per acre. The applicant intends to submit a rezoning application after the transmittal stage of the application process.~~ The table below provides a comparison of the existing and proposed development of the subject site.



Table 1 Existing and Proposed Development

|                        | <i>Existing</i>               | <i>Proposed</i>   |
|------------------------|-------------------------------|---|
| <i>Service Area</i>    | Rural Service Area (RSA)      | Urban Service Area (USA)  |
| <i>Future Land Use</i> | Rural/Agricultural            | Planned Development Low Density Residential                             |
| <i>Zoning</i>          | A-2 (Farmland Rural District) | Planned Development   |
| <i>Density</i>         | 1 dwelling unit per acre      | <del>3.17</del> dwelling units per acre<br>3.58 dwelling units per acre |

The county is divided into two (2) service areas, the *Urban Service Area (USA)* and the *Rural Service Area (RSA)*. The Urban Service Area (USA) boundary is used to identify the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development. The original Urban Service Area (USA) boundary was established in 1980; it included 113,976 acres with planned services until the year 2000. At the time the 1990 Comprehensive Plan was adopted the Urban Service Area boundary, and its acreage allocation was based on the supply of usable land needed to accommodate the County’s population and employment forecast by Year 2030. **Future Land Use Element Policy FLU1.2.2** states that urban development during the 2007-2030 planning period will occur only in the Urban Service Area. The Rural Service Area is that area which is excluded from the Urban Service Area and contains agricultural and rural residential developments which do not require urban levels of service. **Future Land Use Element Policy FLU6.1.1** establishes the future land use for the Rural Service Area as Rural/Agricultural (R).

The subject site is located within the Rural Service Area. As per **Future Land Use Element Policy FLU1.1.2(B) and Policy FLU6.1.1**, Low Density Residential (LDR) is permitted only within the Urban Service Area. Therefore, the proposed Future Land Use Map Amendment requires an expansion of the Urban Service Area boundary to include the subject site before the proposed Future Land Use Designation can be considered. Staff analysis for the requested Urban Service Area boundary is contained below in the section titled Consistency. The request to amend the Comprehensive Plan to expand the Urban Service Area boundary expansion is found in staff report [2018-1-B-FLUE-14](#).

**Future Land Use Element FLU8.1.2** describes Planned Development (PD) Future Land Uses as intended to incorporate a broad mixture of uses under specific design standards provided the Planned Development land uses are consistent with the cumulative densities identified on the Future Land Use Map. The proposal does not include a broad mixture of uses as it is solely single-family residential development. However, any increase in residential density that increases school capacity is required to change the Future Land Use Designation and zoning to Planned Development. One reason for this is the county can only condition a planned development rezoning to ensure the developer enters into the Capacity Enhancement Agreement (CEA) to ensure that public school capacity will be available to serve the students to be generated by the proposed Future Land Use Map Amendment.

The request for a Planned Development will require an amendment to the Comprehensive Plan **Future Land Use Element Policy FLU8.1.4**. This request is under a separate staff report, [2018-1-B-FLUE-23](#).

In summary, the applicant is requesting to:

- 1) Expand the Urban Service Area
  - a) Text Amendment to the Comprehensive Plan to include the additional acreage in **Future Land Use Element Policy 8.1.4** being reviewed as 2018-1-B-FLUE-1
- 2) Amend the Future Land Use Map
  - a) Text Amendment to the Comprehensive Plan **Future Land Use Element Policy FLU8.1.4** being reviewed as 2018-1-B-FLUE-2

If the proposed amendments are adopted, the Planned Development-Low Density Residential (PD-LDR) future land use designation will require a rezoning from the current zoning of A-2 (Farmland Rural District) to PD (Planned Development). This would be consistent with **Future Land Use Element Policy FLU6.1.5** that requires agriculturally zoned land be rezoned to an appropriate residential district prior to subdivision for residential purposes. ~~The applicant intends to submit a rezoning application after the transmittal stage of the application process.~~ The applicant submitted a Land Use Plan Amendment to incorporate the 14.8 acre parcel into the existing Bishop Planned Development (Bishop PD).

A community meeting for the proposed Future Land Use Amendment was held Thursday, October 19, 2017. There were six (6) residents in attendance. The primary concern of those in attendance was existing and potential increase of congestion at the intersection of Ward Road and Simpson Road in Osceola County along with increased traffic on Ward Road in Orange County and Simpson Road in Osceola County.

An additional community meeting for the proposed Future Land Use Amendment was held Wednesday, September 5, 2018. There were seven (7) residents in attendance. The primary concern of those in attendance was existing and potential increase of congestion at the intersection of Ward Road and Simpson Road in Osceola County along with increased traffic on Ward Road in Orange County and Simpson Road in Osceola County.

#### **January 23, 2018 Board of County Commissioners Meeting**

Planning staff presented the proposed future land use map amendment and proposed Urban Service Area Boundary expansion to the Orange County Board of County Commissioners (BCC) at the January 23, 2018, Board of County Commissioners Meeting. At the meeting Commissioner Jennifer Thompson stated that she would transmit the proposed amendment but would not support adoption unless two (2) issues were addressed.

The first issue is ensuring the memorandum of understanding between Osceola and Orange County is signed regarding the temporary traffic signal and turn lane at Ward Road and Simpson Road. At the September 5, 2018, community meeting, Christine Lofye, Manager of Orange County Traffic Engineering, stated that on July 31 2018 the Orange County BCC voted to approve funding for intersection improvements that include a left turn lane and a signalized intersection.

The second issue of concern is drainage in the Boggy Creek area. Commissioner Thompson explained Public Works plans to review the Boggy Creek Stormwater Drainage Basin. She stated that if the department determines an analysis is required, then they will request funding in the upcoming fiscal year budget.

The staff requested continuance of the proposed future land use map amendment from the previous hearing dates of April 19, 2018, before the Local Planning Agency and June 5, 2018, before

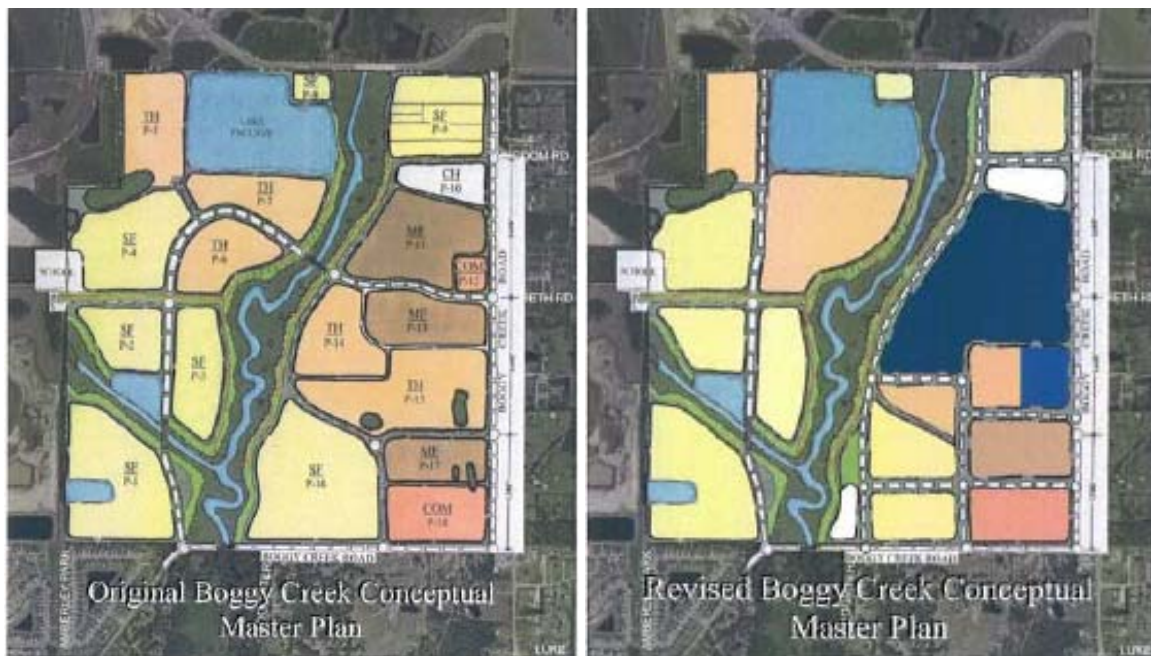
the BCC. The reason for the continuance was to allow the Land Use Plan Amendment to run concurrently with the future land use map amendment.

### ***Boggy Creek Area Amendment History***

The project site is located in an area known as the Boggy Creek Area. To better understand the request and the overall development pattern in the area, previous amendments are detailed below. The applicant mentions in the justification statement that the “general area has been the subject of local government planning and analysis efforts over the past 20 years with a number of land use changes approved...” The applicant also notes “development to the north and west of the subject property and along the west side of Boggy Creek Road” as support for the proposed amendment. The request involves two (2) parcels with a total of 14.8 acres. Please refer to **Map 1** for a location reference.

### **2005 Boggy Creek Enclave Study**

#### **Boggy Creek Conceptual Master Plan (Not Adopted)**



The Boggy Creek Enclave Study was used in the justification statement prepared for Amendment 2005-2-A-4-2 by the applicant at that time, Jim Hall with Canin Associates. The applicant’s position was that the Urban Service Area should be expanded to include all the parcels within the Boggy Creek Enclave (BCE) (a total of 1,272 acres) and a new future land use designation be created specific to this area (Boggy Creek Neighborhood District), shown above. The study describes the BCE as rural land completely surrounded by existing and proposed urban development including the Orlando International Airport. The study proposed policies and a Conceptual Master Plan (CMP). The proposal was that future development would be required to seek PD (Planned Development) zoning in conformance with the policies and CMP.

The Board of County Commissioners **did not** adopt the proposed future land use designation, nor did it adopt the proposed policies that would have included a provision that lands in the BCE west of Boggy Creek Road would be subject to a Conceptual Master Plan as approved by the Orange County Board of County Commissioners. Instead, the Board of County Commissioners adopted PD future

land uses and expanded the Urban Service Area for only two (2) parcels within the Boggy Creek Enclave. Therefore, the Boggy Creek Enclave Study and the accompanying Conceptual Master Plan/Boggy Creek Assemblage Master Plan are historic reference documents only, and are not officially adopted documents.

Map 1 Boggy Creek Area Future Land Use Map Amendments

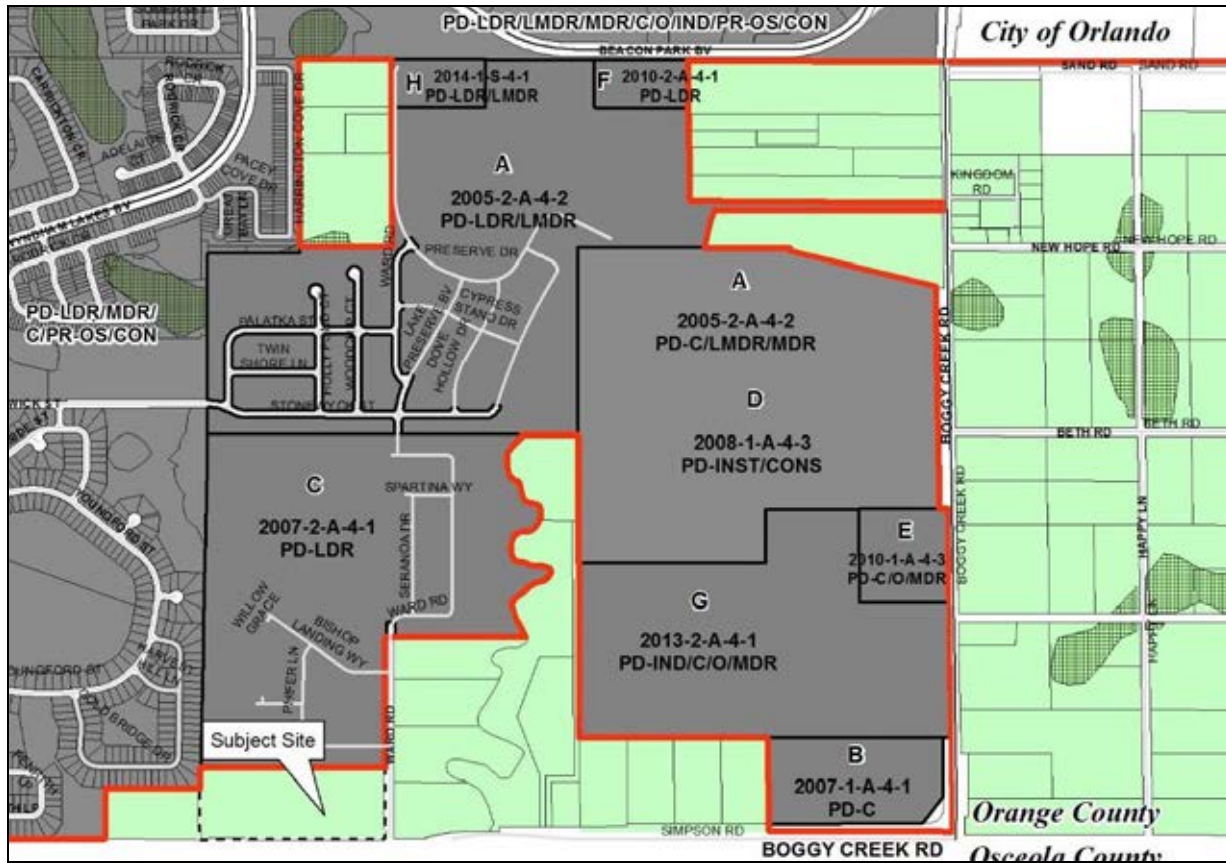


Table 2 Previous Amendments in the Boggy Creek Area

| Map Letter  | FLUM Amendment | Parcel 33-24-30-0000-00        | From/To                                | Gross Acreage    | PD Rezoning                          |
|-------------|----------------|--------------------------------|--|------------------|--------------------------------------|
| A           | 2005-2-A-4-2   | -021<br>-005                   | R to PD-C/LMDR/MDR<br>R to PD-LDR/LMDR | 116.84<br>135.11 | Ward Property<br>Boggy Creek Enclave |
| B           | 2007-1-A-4-1   | -015                           | R to PD-C                              | 19.58            | Boggy Creek Crossing                 |
| C           | 2007-2-A-4-1   | -010 -044<br>-034 -011<br>-009 | R to PD-LDR                            | 100.22           | Hardman<br>Bishop                    |
| D           | 2008-1-A-4-3   | -021                           | PD-C/LMDR/MDR to<br>PD-INST/CONS       | 116.84           | Ward Property                        |
| E           | 2010-1-A-4-3   | -035                           | LMDR to PD-C/O/MDR                     | 9.54             | A-2 Zoning                           |
| F           | 2010-2-A-4-1   | -039                           | R to PD-LDR                            | 5.0              | Ginn Property                        |
| G           | 2013-2-A-4-1   | -036 -038                      | R to PD-IND/C/O/MDR                    | 75.32            | A-2 Zoning                           |
| H           | 2014-1-S-4-1   | -012                           | R to PD-LDR/LMDR                       | 5.0              | Boggy Creek Enclave                  |
| Total Acres |                |                                |  | 466.61           |                                      |

## Summary of Previous Boggy Creek Area Amendments

### A. Amendment 2005-2-A-4-2 (Boggy Creek Enclave):

- Changed the Future Land Use of two (2) parcels and expanded the Urban Service Area Boundary:

| Parcels              | From | To                             | Acreage | Uses        |
|----------------------|------|--------------------------------|---------|-------------|
| 33-24-30-0000-00-021 | R    | PD-C/LMDR/MDR & USA expansion* | 116.84  | 1,051 units |
| 33-24-30-0000-00-005 | R    | PD-LDR/LMDR & USA expansion    | 135.11  | 470 units   |

- Amendment 2005-2-A-4-2 had requested FLUM amendment for 622 acres west of Boggy Creek Road and Urban Service Area expansion for 1,272 acres east and west of Boggy Creek Road. These areas were ultimately not included.
- Canin Associates prepared a justification statement also being called the “Boggy Creek Enclave Study” to support Amendment 2005-2-A-4-2. The justification statement included a USA Expansion Study that indicated a need for 12,167 more acres of residential Urban Service Area land.
- The “Boggy Creek Enclave Study” includes a conceptual master plan (also called the Boggy Creek Assemblage Master Plan), showing primarily residential uses with neighborhood serving commercial uses.
- Proposed that the “Western Enclave” portion of the amendment would be subject to a Conceptual Master Plan as approved by the Board of County Commissioners.
- The Board of County Commissioners approved a Planned Development rezoning in August 2007, known as the “Ward Property PD” for Parcel 33-24-30-0000-00-021 – Development Program: 184 townhouses, 865 multifamily units and 36,000 sq. ft. of commercial.
- Amended Parcel 33-24-30-0000-00-021 to PD-INST/CONS with Amendment 2008-1-A-4-3; see below Letter D for greater detail.

### B. Amendment 2007-1-A-4-1 (Boggy Creek Retail):

- Changed the Future Land Use of one (1) parcel and expanded the Urban Service Area Boundary:

| Parcel               | From | To                   | Acreage | Uses                       |
|----------------------|------|----------------------|---------|----------------------------|
| 33-24-30-0000-00-015 | R    | PD-C & USA expansion | 19.58   | 170,000 sq. ft. commercial |

- Staff recommended approval based on consistency with the conceptual land use plan for the Boggy Creek Enclave Area.
- Staff recommended the non-contiguous Urban Service Area expansion based on the parcel (identified as P-18 on the Boggy Creek Enclave Study conceptual map) being part of an overall plan to include the general area in the Urban Service Area boundary – this being accomplished on a parcel-by-parcel basis and eventually all parcels within the approved study area will be within the Urban Service Area.
- Adoption of Amendment 2007-1-A-4-1 created a gap in the Urban Service Area boundary.

**C. Amendment 2007-2-A-4-1**

- Changed the Future Land Use of five (5) parcels and expanded the Urban Service Area (USA) Boundary:

| Parcels  | From | To         | Acreage | Uses  |
|--|------|------------|---------|---|
| 33-24-30-0000-00-010<br>33-24-30-0000-00-044<br>33-24-30-0000-00-034<br>33-24-30-0000-00-011<br>33-24-30-0000-00-009 | R    | PD-LDR/USA | 100.22  | Residential- 100 acres at 4 dwelling units per acre and a maximum development program of 400 units. |

- Staff analysis indicated the proposed land use designation would allow land uses that were compatible with the existing development or trends in the area.
- Staff recommended approval based on consistency with the conceptual land use plan for the Boggy Creek Enclave Area.
- Two approved Planned Development rezonings, Hardman (LUP-13-06-159) and Bishops (LUP-13-10-264).
- *This Future Land Use Amendment is abuts the subject site along the north property line.*

**D. Amendment 2008-1-A-4-3 (Boggy Creek Road aka Ward Property):**

- Changed Future Land Use of one (1) parcel:

| Parcel               | From          | To           | Acreage | Uses   |
|----------------------|---------------|--------------|---------|--|
| 33-24-30-0000-00-021 | PD-C/LMDR/MDR | PD-INST/CONS | 116.84  | 1,000,000 sq. ft. hospital and internalized or physically connected support uses; 450 multifamily dwelling units; 250 hotel rooms; 100,000 sq. ft. retail; 299,000 sq. ft. office; heliport; cell tower and related facilities |

- Staff analysis indicated the proposed land use designation would allow land uses that are compatible with the existing development or trends in the area.
- Property owner dedicated 60 ft. wide right-of-way as part of Boggy Creek Road widening.

**E. Amendment 2010-1-A-4-3 (Bonnemaison):**

- Changed Future Land Use of one (1) parcel:

| Parcel               | From | To         | Acreage | Uses   |
|----------------------|------|------------|---------|--|
| 33-24-30-0000-00-035 | LMDR | PD-C/O/MDR | 9.54    | 50,000 sq. ft. commercial; 100,000 sq. ft. office; and 86 dwelling units |

- Staff recommended approval based on compatibility with trends in the area, noting the proposed mix of uses could be complimentary to the medical center allowed for to the north (Ward Property, Amendment 2008-1-A-4-3).
- Staff analysis noted the potential for an activity center if the mix of uses on this site, the proposed medical center to the north, and other adjoining parcels within the Boggy Creek Enclave Study area are well designed and coordinated (through a well-connected internal roadway network).
- The applicant’s justification statement notes that with the adoption of the hospital use with Amendment 2008-1-A-4-3 (Ward Property), the original “Boggy Creek Master Plan” no longer had the balance of land uses as initially intended; and, the request was more consistent with a major hospital use, to provide complimentary land uses to a hospital and meet market demand for employment centers in the area.
- The applicant included a revised “Boggy Creek Assemblage Master Plan” in the justification statement to reflect the Ward Property hospital site and the subject property, noting, “At some point, it is appropriate to undertake a re-examination of the Boggy Creek Master Plan. The rapid surrounding employment growth, the Airport entry road and future hospital are significant new trends which substantially change the base assumptions of the original Boggy Creek Master Plan.”
- Zoning has not been changed from A-2 (Farmland Rural) to a PD Land Use Plan Amendment to reflect the PD-INST/CONS future land use designation.

**F. Amendment 2010-2-A-4-1**

- Changed Future Land Use of one (1) parcel:

| Parcel               | From | To     | Acreage | Uses                       |
|----------------------|------|--------|---------|----------------------------|
| 33-24-30-0000-00-039 | R    | PD-LDR | 5       | Stormwater management pond |

- Proposed stormwater management pond for the residential planned development to the north of the subject site.
- A Land Use Plan Amendment was approved LUPA-13-05-112 rezoning the property to Planned Development (PD) and incorporating it into the existing Ginn Property Planned Development.

**G. Amendment 2013-2-A-4-1**

- Changed Future Land Use of two (2) parcels:

| Parcels                                      | From | To             | Acreage | Uses  |
|--|------|----------------|---------|---|
| 33-24-30-0000-00-036<br>33-24-30-0000-00-038 | R    | PD-IND/C/O/MDR | 75.32   | 820000 sq. ft. of airport and medical support uses; 250 hotel rooms; 450 multi-family dwelling units; 300 single-family dwelling units; 100,000 sq. ft. commercial; and 275,000 sq. ft. of office |

- Staff recommended approval based on compatibility with trends in the area, noting the proposed mix of uses could be complimentary to the medical center allowed for to the north and that the amendment allows for the transition of a rural enclave to urban land uses consistent with previous amendments in the surrounding area..
- Staff recommended a phased development program limited by the number of trips available on Boggy Creek Road after the facility is widened to four lanes.
- Staff recommended Phase Two of the development program be linked to the **completion of a small area study**. This study would update the Boggy Creek Enclave Study and focus on land use and transportation issues.
  - The Small area study would update the Boggy Creek Enclave Study and focus on land use and transportation issues.

**H. Amendment 2014-1-S-4-1**

- Changed Future Land Use of one (1) parcel:

| Parcel               | From | To          | Acreage | Uses  |
|----------------------|------|-------------|---------|---|
| 33-24-30-0000-00-012 | R    | PD-LDR/LMDR | 5       | Adding property to the Boggy Creek Enclave PD for stormwater and single-family residential use. PD was originally approved for 470 residential units, later amended to 400 units. |

- The justification for the proposed amendment was to add the 5-acre parcel to the existing, adjacent Boggy Creek Enclave Planned Development and incorporate it into the site.
- The subject site was part of a rural enclave created by previous Urban Service Area Boundary expansions.
- The Preliminary Subdivision Plan is approved for 296 units. This proposal does not exceed the number of units approved through the PD zoning

**2. Project Analysis**

**Consistency**

The requested Future Land Use Map amendment appears to be consistent with the applicable Comprehensive Plan goals, objectives, and policies, which are specifically discussed in the paragraphs below.



**Future Land Use Element Goal FLU1, OBJ FLU1.1, and Policies FLU1.1.1, FLU1.1.2A and FLU1.1.2B** describe Orange County's urban planning framework, including the requirement that urban land uses shall be concentrated within the Urban Service Area. Low Density Residential (LDR) Future Land Use Designation is intended for new residential projects where urban services are present or planned at densities of up to four (4) dwelling units per acre. The subject site is located along a boundary of the Urban Service Area and the Rural Service Area. In order to amend the future land use map to allow for the Planned Development-Low Density Residential Future Land Use Designation, the Urban Service Area Boundary must first be expanded. This is addressed below. As for the application of the proposed Future Land Use Designation, this would be in keeping with the residential development pattern to the north. The existing Bishop Planned Development has an approved residential density of four (4) dwelling units an acre.

**Future Land Use Element Policies FLU1.3.1 and FLU1.3.2** ensure the efficient provision of infrastructure, protection of the environment, land use compatibility with adjacent land development, consistency with the Comprehensive Plan and compliance with procedural steps and additional criteria for the expansion of the Urban Service Area boundary, which is provided in greater detail below.

The proposed amendment allows for the logical expansion of a previously approved residential development. The Bishop Planned Development land use plan approved one hundred fifteen (115) single-family residences. Amending the Future Land Use designation from Rural/Agricultural (R) to Planned Development-Low Density Residential (PD-LDR) and expanding the Urban Service Area boundary to include the subject property, allows for incorporation into an existing development. Further, it eliminates an enclave of rural land within the Urban Service Area.

**Future Land Use Element Policy FLU1.1.4B** allows the Planned Development (PD) Future Land Use Designation as an urban option. The Planned Development (PD) designation ensures adjacent land use compatibility and physical integration and design. The Planned Development (PD) designation requires establishment of the development program at the Future Land Use Amendment stage, and the adoption of a text amendment to the Comprehensive Plan to specify the maximum intensity and density for a project. The proposed amendment includes a development program, of a maximum of ~~forty-seven (47)~~ **fifty-three (53)** single family dwelling units, which will be incorporated into Policy FLU8.1.4 as a separate staff report for the required text amendment.

**Future Land Use Element Policy FLU6.1.5** requires that agriculturally zoned land be rezoned to an appropriate residential district prior to subdivisions for residential purposes. This policy will be met when the applicant submits the rezoning application.

**Future Land Use Element Policy FLU8.1.4** lists the development program for Planned Development Future Land Use Map designations adopted since January 1, 2007. The proposed amendment would require the policy be amended to include the entitlements of Planned Development Low Density Residential (PD-LDR) ~~forty-seven (47)~~ **fifty-three (53)** single-family residences. Should this requested Future Land Use Map Amendment be approved, the table must be amended to reflect the approved development program. This is achieved through a staff initiated amendment, 2018-1-B-FLUE-3.

**Policy FLU8.2.1** states that land use changes shall be required to be compatible with the existing development and development trends in the area. The development trend in this area anticipates a change from rural uses to urban uses, as reflected and allowed for by previous Comprehensive Plan Amendments beginning with the 2005 Boggy Creek Enclave Study.

In a larger context, the property is near the south access to Orlando International Airport, and approximately 2 miles from Lake Nona/Medical City. Lake Nona/Medical City has created a significant employment center for this area of the County, home to Nemours Children Hospital, Veterans Administration Hospital, UCF Medical School, Sanford Burnham Prebys Medical Discovery Institute and other medical related businesses.

In summary, the proposed amendment allows for the transition of a rural land use to a suburban land uses consistent with previous amendments in the surrounding area.

#### **Urban Service Area Expansion**

Section 163.3177(6)(a).9, Florida Statutes, requires that the future land use element shall discourage the proliferation of urban sprawl. This section contains indicators to evaluate a request for the expansion of an Urban Service Area, contained in Section 163.3177(6)(a).9.a(I)-(XIII). These requirements are reflected in **Future Land Use Element Objective FLU1.3**. It is stated that no new expansions to the Urban Service Area boundary shall be permitted unless supported by data and analysis demonstrating consistency with the Objectives FLU1.2 and FLU1.3 and associated policies.

The Urban Service Area (USA) expansion request for Parcels 33-24-30-0000-00-023 and 33-24-30-0000-00-046 appears to be consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

**Future Land Use Element Objective OBJ FLU1.3** and its associated policies outline the process by which proposed expansions of the Urban Service Area shall be evaluated. **Future Land Use Element Policy FLU1.3.1** calls for a comprehensive review to ensure that proposed amendments would allow for the efficient provision of infrastructure, protection of the environment, and land use compatibility with adjacent land development. **Future Land Use Element Policy FLU1.3.2** provides additional procedural steps and criteria required for consideration of proposed Urban Service Area expansions.

Consistent with **FLU1.3.1** and **FLU1.3.2** the subject property abuts and at least 25% of the property is contiguous to the existing USA boundary, and does not protrude in a ribbon like manner into the Rural Service Area (RSA). As previously discussed, the development trend for the immediate area within the current Urban Service Area boundary is characterized by urban style development. As such, adoption of this proposed amendment would allow for an expansion of the existing development trend without leaving large swaths of undeveloped land in the area and in fact, remove an enclave of rural area.

Additionally, the sprawl indicators outlined in **FLU1.3.1(A)** include criteria to determine whether efficient use, availability, and cost of providing infrastructure and services. Staff has determined that the location and proposed intensity of development coincide with the availability of infrastructure and services and do not constitute an inefficient extension. The proposed expansion is a part the Boggy Creek Enclave, that has seen incremental expansion of the Urban Service Area through past amendments detailed above.

**Future Land Use Element Policy FLU1.3.1(C)** requires the County to consider additional factors when evaluating development proposals for inclusion within the Urban Service Area. Consistent with the components of this policy, staff has previously discussed how the proposed development program would contribute to the urban goals and strategies of the Comprehensive Plan.

**Future Land Use Element Policy FLU8.1.4** lists the development program for Planned Development (PD) and Lake Pickett (LP) Future Land Use Map designations adopted since January 1, 2007. The development program for this requested amendment is proposed for incorporation into **Policy FLU8.1.4** via a staff-initiated text amendment (Amendment 2018-1-B-FLUE-3). The maximum development program for Amendment 2018-1-A-4-1, if adopted, would be up to **fifty-three (53) ~~forty-seven (47)~~** single-family residential dwelling units.

| Amendment Number                          | Adopted FLUM Designation   | Maximum Density/ Intensity             | Ordinance Number |
|---|--|--|------------------|
| <u>2018-2-A-4-1 Bishop Landing, Ph. 3</u> | <u>Planned Development – Low Density Residential (PD-LDR) and Urban Service Area (USA) expansion</u> | <u>53 single-family dwelling units</u> | <u>2018-</u>     |

**Compatibility**

The subject site is part of what is currently a rural enclave surrounded by urbanizing development to the north, south, and west. As detailed above, previous Future Land Use Map Amendments and Planned Developments have been approved for residential uses around the site. The most immediate amendment involves the property to the north of the subject site which is the first and second phase of residential development which would, if this request is approved, be extended to the subject site. The development trend in the area is to allow for a transition from rural to urban land uses, and this proposal is consistent with this trend.

The proposed amendment would allow land uses that are compatible with the allowed uses in the area. The proposal is to construct **fifty-three (53) ~~forty-seven (47)~~** single-family residences as an extension of the existing Bishop Planned Development increasing the number of single-family residences from one hundred fifteen (115) to one hundred sixty-two (162). The proposal is consistent with the existing suburban style developments to the north, west, and south. There is rural development to the east of the subject site where the development is for single-family homes on larger parcels of approximately five (5) acres in size. The proposal does not include commercial development. This is keeping with the trend in the area. Much of the area development consists of segregated land uses restricting uses to residential, commercial, or office with clear delineation of these uses through roadways, buffering or landscaping.

**Division Comments: Environmental, Public Facilities, and Services**

**Environmental:** Prior to demolition or construction activities associated with existing structures, provide Orange County Environmental Protection Division (EPD) with a Notice of Asbestos Renovation or Demolition form. For more information or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to pretreat storm water runoff for pollution abatement purposes, per Orange County Code Section 34-227. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.

The site discharges into Boggy Creek, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: bacteria fecal coliform). The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment of stormwater as part of the Lake Okeechobee Basin Management Action Plan (BMAP).

Prior to commencement of any earthwork or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

This project site has a prior agricultural land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection and Development Engineering Divisions.

**Schools:** This project requires a capacity enhancement agreement. The applicant has submitted a formal capacity determination to Orange County Public Schools, ID#CEA-OC-17-031 Bishop Landing Phase 3.

**Transportation.**

**Trip Generation (ITE 9<sup>th</sup> Edition)**

| Land Use Scenario   | PM. Pk. Hr. Trips | % New Trips | New PM Pk. Hr. Trips |
|---|-------------------|-------------|----------------------|
| Maximum use of current FLUM:<br>1 Single-Family Dwelling Unit                   | 1                 | 100%        | 1                    |
| Proposed use 53 47 Single-Family Dwelling units                                 | 53                | 100%        | 53                   |
| <b>Net New Trips (Proposed Development - Allowable Development) : 53-1 = 52</b> |                   |             |                      |

Road Agreements: None

**Planned and Programmed Roadway Improvements:**

- Boggy Creek Road South – Programmed roadway improvement to widen to 4 lanes from the Osceola County Line to the Greenway. This project is currently in the design phase and construction is scheduled to begin October 2020. This is a designated INVEST project.
- Boggy Creek Road North – Programmed roadway improvement to widen to 4 lanes from Wetherbee Road to South Access Road. This project is currently under construction and is scheduled to be completed by May 2019. This is a designated INVEST project.

**Right-of-Way Requirements:** Right-of-way may be required for intersection improvements at Ward Road and Simpson Road.

The applicant is requesting to change 14.83 acres from Rural to Planned Development-Low Density Residential and request approval to develop 53 47 single-family dwelling units. The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. It is located adjacent to Ward Road, a two-lane local roadway which connects to Simpson Road in Osceola County.

The allowable development based on the approved future land use will generate 1 pm peak hour trip. The proposed use will generate 53 pm peak hour trips resulting in a net increase of 52 pm peak hour trips. Based on the Concurrency Management System database dated November 28, 2017, there is one failing roadway segment within a two-and-a-half-mile radius of this project. Boggy Creek Road from the Central Florida Greenway to the Osceola County Line is currently operating at level of service F and there is no available capacity on this roadway segment.

A traffic study will be required prior to issuance of an approved capacity encumbrance letter and building permit. This information is dated and is subject to change.

**Analysis of short-term (Year 2022) and long-term (Year 2040) conditions indicates that Boggy Creek Road will continue to be deficient within the project area with and without the proposed amendment. All other roadways within the project area will continue to operate at acceptable levels of service.**

Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

***Analysis – Rezoning***

**GENERAL INFORMATION**

**TRACT SIZE** 46.47 gross acres (*existing PD*)  
14.80 gross acres (*parcels to the aggregated*)  
61.27 gross acres (*overall aggregated PD*)

**IMPACT ANALYSIS**

**Land Use Compatibility**

The proposed development program is compatible with existing development in the area, and would not adversely impact any adjacent properties.

**SITE DATA**

**Existing Use** Single-Family Dwelling

**Adjacent Zoning** N: PD (Planned Development District) (Bishop PD) (2014)  
E: R-CE-5 (Rural Country Estate Residential District) (1985)  
W: A-2 (Farmland Rural District) (1957)  
S: RS-3 (Residential Single-Family) (Osceola County)

**Adjacent Land Uses** N: Single Family Residential  
E: Single-Family Residential  
W: Retention Pond  
S: Single-Family Residential

**APPLICABLE PD DEVELOPMENT STANDARDS**

PD Perimeter Setback 25 feet

Maximum Building Height: 35 feet  
Minimum Lot Size: 5,000 Square Feet  
Minimum Lot Width: 50 feet  
Minimum Living Area: 1,200 Square Feet (under HVAC)

**Minimum Building Setbacks**

Front Setback: 20 feet  
Rear Setback: 20 feet  
Side Setback: 5 feet

**SPECIAL INFORMATION**

**Subject Property Analysis**

The applicant is seeking to rezone two (2) parcels containing 14.80 gross acres from A-2 (Farmland Rural District) to PD (Planned Development District), incorporate the property into the existing Bishop PD, and add 53 single-family detached residential dwelling units into the PD development program (167 dwelling units overall).

**Comprehensive Plan (CP) Amendment**

The property has a proposed Future Land Use Map (FLUM) designation of Planned Development – Low Density Residential (PD-LDR). If the concurrent CP amendment is adopted by the BCC, the proposed use will be consistent with this designation and all applicable CP provisions.

**Rural Settlement**

The subject property is not located within a Rural Settlement.

**Joint Planning Area (JPA)**

The subject property is not located within a JPA.

**Overlay District Ordinance**

The subject property is not located within an Overlay District.

**Environmental**

Environmental Protection Division (EPD) staff has reviewed the proposed request, but did not identify any issues or concerns.

**Transportation / Concurrency**

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.

Based on the Concurrency Management System database dated February 2, 2018, Boggy Creek Road from the Central Florida Greenway to the Osceola County Line is currently operating at Level of Service “D” and there are 26 pm peak hour trips available. A traffic study will be required and final permitting of any development on this site will be subject to review and approval under capacity constraints of the county’s Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

**Water / Wastewater / Reclaim**

|             | <u>Existing service or provider</u> |
|-------------|-------------------------------------|
| Water:      | Orange County Utilities             |
| Wastewater: | Orange County Utilities             |
| Reclaimed:  | Orange County Utilities             |

**Schools**

A Capacity Enhancement Agreement (CEA) for the subject property is was reviewed by Orange County Public Schools (OC-17-031) and was approved by the Orange County School Board on May 22, 2018. The existing CEA will continue to apply to the remainder of the Bishop PD.

**Specific Project Expenditure Report and Relationship Disclosure Forms**

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

**Policy References**

**GOAL FLU1** URBAN FRAMEWORK. Orange County shall implement an urban planning framework that provides for long-term, cost-effective provision of public services and facilities and the desired future development pattern for Orange County

**OBJ FLU1.1** Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development (See FLU1.1.2.B and FLU1.1.4). The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.

**Policy FLU1.1.1** Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

**Policy FLU1.1.2A.** The Future Land Use Map shall reflect the most appropriate maximum and minimum densities for residential development. Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay (Scenario 5) and Growth Centers may include specific provisions for maximum and minimum densities. The densities in the International Drive Activity Center shall be those indicated in the adopted Strategic Development Plan.

**Policy FLU1.1.2B.**The following are the maximum residential densities permitted within the Urban Service Area for all new single use residential development or redevelopment. Future Land Use densities for the following categories shall be:



| FLUM Designation                              | General Description   | Density       |
|---|---|---------------|
| <b>Urban Residential – Urban Service Area</b> |   |               |
| Low Density Residential (LDR)                 | Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single family development. | 0 to 4 du/ac  |
| Low Medium Density Residential (LMDR)         | Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.   | 0 to 10 du/ac |
| Medium Density Residential (MDR)              | Recognizes urban-style multifamily residential densities within the USA.  | 0 to 20 du/ac |
| High Density Residential (HDR)                | Recognizes high-intensity urban-style development within the USA.   | 0 to 50 du/ac |

**Policy FLU1.1.4.B** - In addition to FLU1.1.2(B), permitted densities and/or intensities for residential and non-residential development can be established through additional Future Land Use designations. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). The Future Land Use and Zoning Correlation is found in FLU8.1.1.

**B. URBAN MIXED USE OPTIONS** – The following Future Land Use designations allow for a mix of uses. Per a settlement agreement with the State Department of Community Affairs, Orange County’s Planned Development Future Land Use designation now requires an adopted text amendment to specify the maximum intensity and density of a project. See Policy FLU8.1.4. Mixed-Use Corridors are a staff initiated option intended to complement the County’s Alternative Mobility Areas and Activity Center policies.

| FLUM Designation                           | General Description  | Density/ Intensity  |
|--|--|---|
| <b>Urban Mixed Use– Urban Service Area</b> |  |   |
| Planned Development (PD)                   | The PD designation ensures that adjacent land use compatibility and physical integration and design. Development program established at Future Land Use approval may be single or multiple use. See FLU8.1.4. Innovation Way is another large planning area similar in some respects to the planning process for Horizon West. Developments within the Innovation Way Overlay (Scenario 5) are processed as Planned Developments. Innovation Way is being implemented through the policies found in Chapter 4. | Must establish development program at Future Land Use amendment stage per FLU8.1.4. |

**OBJ FLU1.2** URBAN SERVICE AREA (USA) CONCEPT; USA SIZE AND MONITORING. Orange County shall use the Urban Service Area concept as an effective fiscal and land use

technique for managing growth. The Urban Service Area shall be used to identify the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development.

**Policy FLU1.2.4** The County will continue to monitor the Urban Service Area allocation. Through this process, the following applicants have satisfied these requirements and are recognized as expansions to the Urban Service Area.

**OBJ FLU1.3** APPLICATION FOR URBAN SERVICE AREA EXPANSION. No new expansions to the Urban Service Area boundary, except for those planned for Horizon West and the Innovation Way Overlay (Scenario 5), shall be permitted unless supported by data and analysis demonstrating consistency with Objectives FLU1.2 and FLU1.3 and associated policies. Orange County shall use the following process to evaluate Urban Service Area expansions, and as a means for achieving its goals with respect to accommodating growth within the USA and implementing the Comprehensive Plan.

**Policy FLU1.3.1** All amendments to the Urban Service Area shall include a comprehensive review to ensure the efficient provision of infrastructure, protection of the environment, and land use compatibility with adjacent development.

**Policy FLU1.3.1(A)** Per Section 163.3177(6)(a)(9)(a), Florida Statutes, amendments to the Comprehensive Plan, including Urban Service Area expansion requests, shall discourage urban sprawl. The primary indicators used to evaluate whether a plan or plan amendment encourages the proliferation of urban sprawl are listed below.

1. Promotes, allows, or designates substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need;
2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development;
3. Promotes, allows, or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments;
4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems;
5. Fails to adequately protect adjacent agricultural areas and activities, including active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils;
6. Fails to maximize use of existing public facilities and services;
7. Fails to maximize use of future public facilities and services;
8. Allows for land use patterns or timing that disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government;
9. Fails to provide a clear separation between rural and urban uses;
10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;

11. Fails to encourage a functional mix of uses;
12. Results in poor accessibility among linked or related land uses;
13. Results in the loss of significant amounts of functional open space.

**Policy FLU1.3.1(C)** In addition to the sprawl criteria outlined in FLU1.3.1A and FLU1.3.1B, the County shall consider the following factors when evaluating development proposals for inclusion within the Urban Service Area:

1. The extent to which the proposed development contributes to the urban strategies and urban form identified in the CP;
2. Whether the proposal will consist of a Traditional Neighborhood Development (TND), sector plan, or mixed use planned development that uses traditional neighborhood development, including minimum residential densities, school-centered design, diversity of housing types, and price ranges that reduce vehicle dependency, protect natural environmental features, and create a sense of community and place through urban design principles and the arrangement of land uses;
3. The supply of vacant land within the Urban Service Area, the rate of building permit approvals as compared to the absorption of committed and pending land use inventory supply, and the timing and need for development with respect to the current building inventory and supply approved to date;
4. Whether the project demonstrates the ability to meet Orange County's adopted Level of Service (LOS) standards as required by the Concurrency Management provisions of Article XII, Sec. 30-500 of the Orange County Code. Adequate public facilities and services to support the development shall include, but not be limited to, roads, water and sewer facilities, solid waste, recreational lands, stormwater, and schools;
5. Whether the proposal can be deemed to have a prevailing public benefit such as:
  - a. establishment of a new major employer or relocation or expansion of an existing major employer, where such establishment, relocation or expansion is endorsed and/or sponsored by the State of Florida, or
  - b. Consistent with Activity Center provisions as identified in the Future Land Use, Urban Design, or Economic elements;
6. The extent to which the proposal furthers workforce housing and the transit readiness of the County;
7. Compatibility with the targeted urban densities/intensities provided for in FLU1.1.4 and provision of the following:
  - a. sustainable development program allowing for a balanced mix of residential/non-residential uses;
  - b. appropriate timing of development complementing and coinciding with surrounding developments allowing for adequate provision of infrastructure and services;
  - c. jobs to housing balance; and,
  - d. adequate assessment of the environmental impacts of the project as well as how the site integrates with the surrounding built environment at the time of the application.

**OBJ FLU1.4** The following location and development criteria shall be used to guide the distribution, extent, and location of urban land uses, and encourage compatibility with existing neighborhoods as well as further the goals of the 2030 CP.

**Policy FLU1.4.1** Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

**Policy FLU1.4.2** Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

**Policy FLU6.1.3** Residential uses in areas designated Rural shall be limited to a maximum density of 1 DU/10 acres. Density shall refer to the total number of units divided by developable land area, excluding natural water bodies and conservation areas (wetlands areas). Agriculturally zoned areas that do not have active agricultural use may be the subject of amendments to the comprehensive plan in order that such areas may be rezoned to an appropriate residential category. Cluster zoning shall not be permitted in the Rural Service Area except where required for protection of significant environmental features, such as Wekiva Study Area, Class I conservation areas or rare upland habitat.

**Policy FLU6.1.5** Agriculturally zoned land shall be rezoned to an appropriate residential district prior to subdivision for residential purposes.

**Policy FLU8.1.1(a)** The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). Orange County’s **Zoning and Future Land Use Correlation** is referenced herein as follows:

| <i>Zoning and Future Land Use Correlation</i> |                          |   |
|---|--------------------------|---|
| <i>FLUM Designation</i>                       | <i>Density/Intensity</i> | <i>Zoning Districts</i>   |
| <b>Urban Residential</b>                      |                          |   |
| Low Density Residential (LDR)                 | (0 to 4 du/ac)           | R-CE* R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V<br><br>* R-CE is not available as a rezoning request in USA. |

**Policy FLU8.1.2** Planned Developments (PDs) intended to incorporate a broad mixture of uses under specific design standards shall be allowed, provided that the PD land uses are consistent with the cumulative densities or intensities identified on the Future Land Use Map. (Policy 3.1.19)

**Policy FLU8.1.4** The following table details the maximum densities and intensities for the Planned Development (PD) Future Land Use designations that have been adopted subsequent to January 1, 2007.

**Policy FLU8.2.1** – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be

places on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

**Policy FLU8.8.2** Requests for Future Land Use Map amendments and text amendments to the Comprehensive Plan shall be considered only upon the submittal of an application meeting the County's requirements. Proposed map and text amendments must be reviewed prior to submittal as part of a pre-application meeting with staff. Staff shall have the authority to request additional information and documentation related to amendment applications.

**Subject Site**



**Site Visit Photos**

**North**



**East**



**South**



**West**

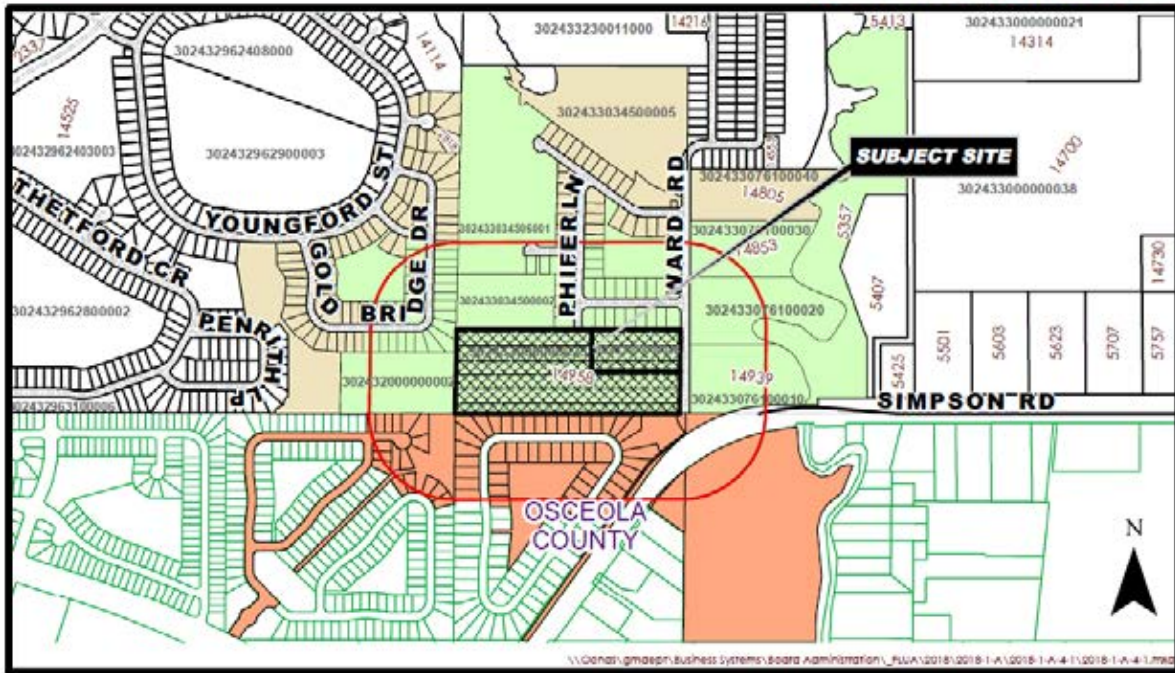




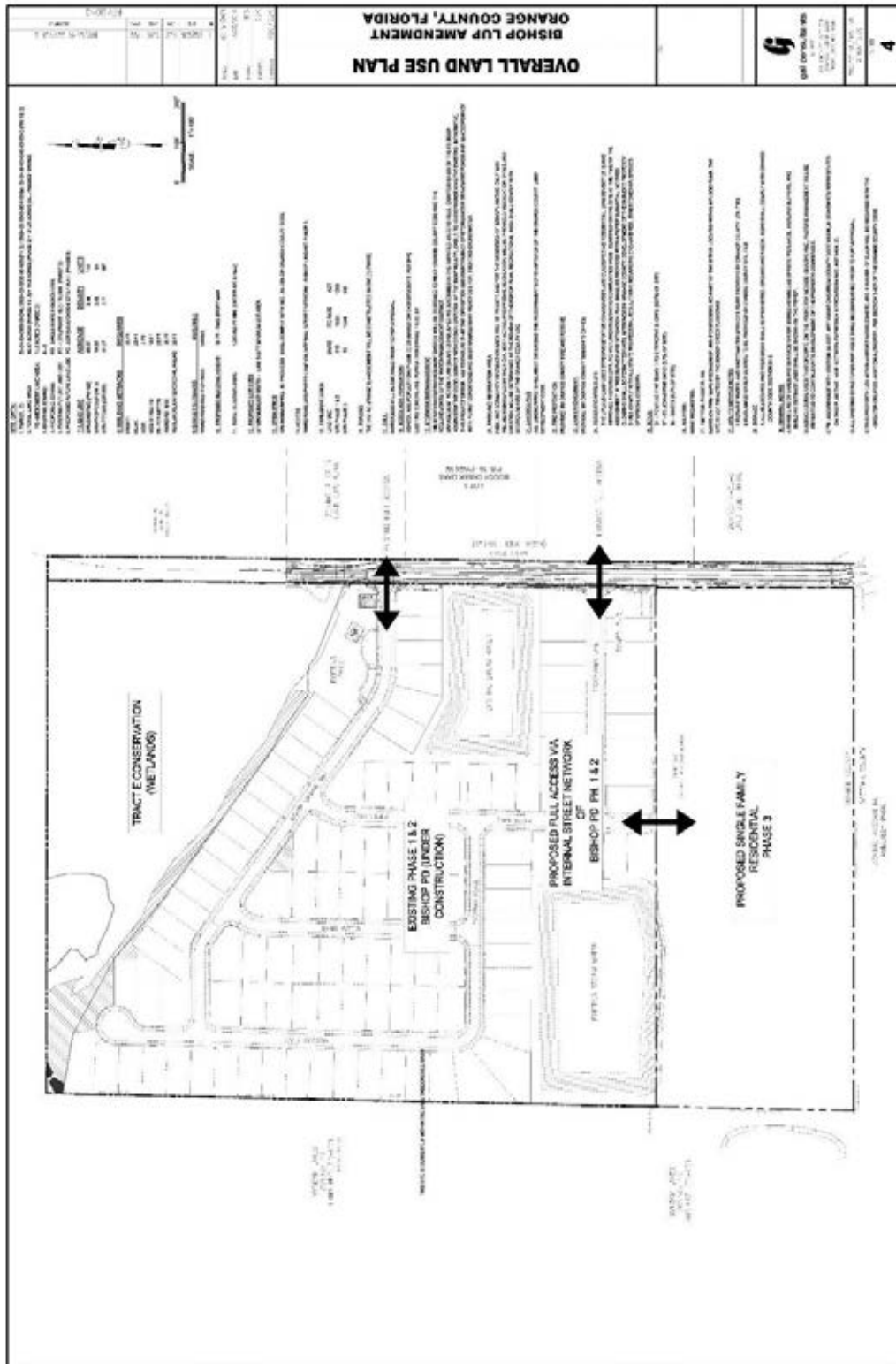
**Public Notification Map**

2018-1-A-4-1

500 FT BUFFER, 209 NOTICES

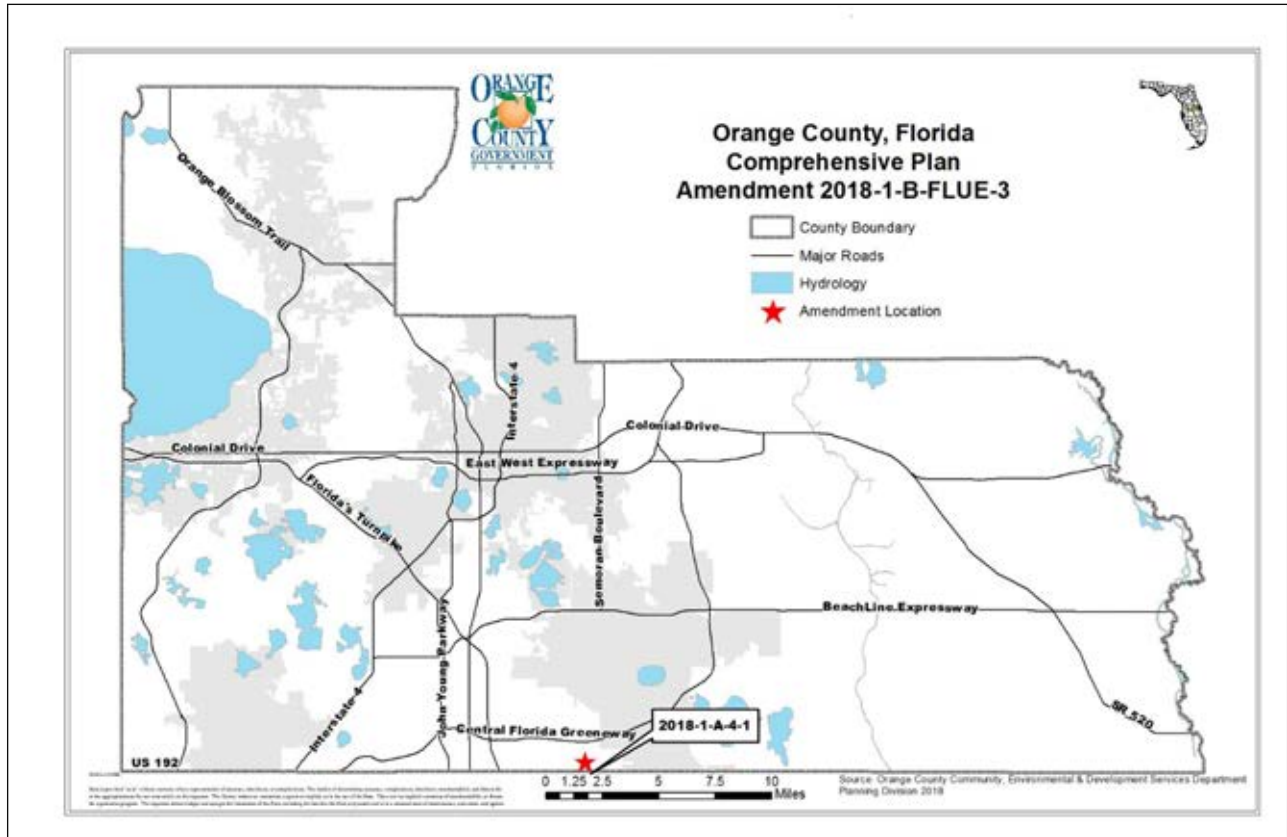


**Notification Area:**  
 500' buffer  
 209 notices sent









| The following meetings and hearings have been held for this proposal: |                                      |                         | Project/Legal Notice Information  |  |
|---|--------------------------------------|-------------------------|---|--|
| <b>Report/Public Hearing</b>  | <b>Outcome</b>                       |                         | <b>Title:</b> Amendment 2018-1-B-FLUE-3   |  |
| ✓   | Staff Report                         | Recommend Transmittal   | <b>Division:</b> Planning   |  |
| ✓   | LPA Transmittal<br>December 21, 2017 | Recommend Transmittal   | <b>Request:</b> Amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County |  |
| ✓   | BCC Transmittal<br>January 23, 2018  | Recommend Transmittal   |   |  |
| ✓   | Agency Comments                      | No comments or concerns |   |  |
| ✓   | LPA Adoption<br>October 18, 2018     | Recommend Adoption      |   |  |
|   | BCC Adoption                         | December 18, 2018       | <b>Revision:</b> FLU8.1.4   |  |

### Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and recommend **ADOPTION** of Amendment 2018-1-B-FLUE-3 to include the development program for Amendment 2018-1-A-4-1 in Future Land Use Element Policy FLU8.1.4.

**A. Background**

The Orange County Comprehensive Plan (CP) allows for a Future Land Use designation of Planned Development. While other Future Land Use designations define the maximum dwelling units per acre for residential land uses or the maximum floor area ratio (FAR) for non-residential land uses, this is not the case for the Planned Development (PD) designation. Policy FLU8.1.3 establishes the basis for PD designations such that “specific land use designations...may be approved on a site-specific basis”. Furthermore, “such specific land use designation shall be established by a comprehensive plan amendment that identifies the specific land use type and density/intensity.” Each comprehensive plan amendment involving a PD Future Land Use designation involves two amendments, the first to the Future Land Use Map and the second to Policy FLU8.1.4. The latter serves to record the amendment and the associated density/intensity established on a site-specific basis. Any change to the uses and/or density and intensity of approved uses for a PD Future Land Use designation requires an amendment of FLU8.1.4.

Staff is recommending the Board make a finding of consistency with the Comprehensive Plan and adopt Amendment 2018-1-A-4-1; therefore, the development program for this amendment would be added to Policy FLU8.1.4.

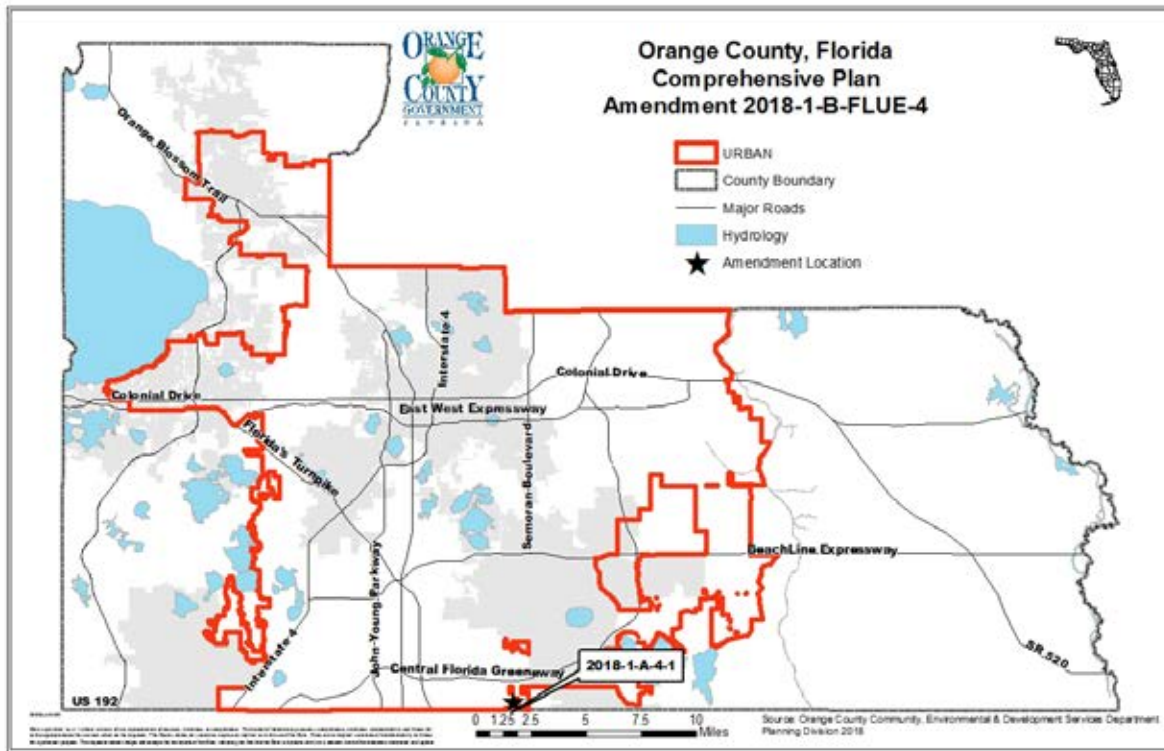
**B. Policy Amendments**

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

FLU8.1.4 The following table details the maximum densities and intensities for the Planned Development (PD) and Lake Pickett (LP) Future Land Use designations that have been adopted subsequent to January 1, 2007.

| Amendment Number   | Adopted FLUM Designation   | Maximum Density/ Intensity             | Ordinance Number |
|--|--|--|------------------|
| <u>2018-1-A-4-1</u><br><u>Bishop Landing</u><br><u>Ph. 3</u> | <u>Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) expansion</u> | <u>53 single-family dwelling units</u> | <u>2018-</u>     |

\*\*\*



| The following meetings and hearings have been held for this proposal: |                                      |                                | Project/Legal Notice Information   |  |
|---|--------------------------------------|--------------------------------|--|--|
| <b>Report/Public Hearing</b>  | <b>Outcome</b>                       |                                | <b>Title:</b> Amendment 2018-1-B-FLUE-4<br>(formerly known as 2018-1-B-FLUE-1)   | <b>Division:</b> Planning<br><br><b>Request:</b> Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)<br><br><b>Revision: (FLU1.2.4)</b> |
| ✓   | Staff Report                         | Recommend transmittal          | <b>Division:</b> Planning  |  |
| ✓   | LPA Transmittal<br>December 21, 2017 | Recommend transmittal<br>(8-0) | <b>Request:</b> Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA) |  |
| ✓   | BCC Transmittal<br>January 23, 2018  | Recommend transmittal<br>(7-0) |  |  |
| ✓   | Agency Comments<br>March 2018        | No comments or concerns        |  |  |
| ✓   | LPA Adoption<br>October 18, 2018     | Recommended adoption<br>(9-0)  |  |  |
|   | BCC Adoption                         | December 18, 2018              |  |  |

### Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and recommend **ADOPTION** of Amendment 2018-1-B-FLUE-4 (formerly known as 2018-1-B-FLUE-1), which would amend Future Land Use Element Policy FLU1.2.4 to include in the Urban Service Area (USA) the subject property of 2018-1-A-4-1, expanding the USA boundary by a total of 14.83 acres.

**A. Explanation**

The proposed amendments would increase the Urban Service Area’s size by 14.83 acres. Staff is recommending that the LPA make a finding of consistency with the Comprehensive Plan and recommend adoption of Amendment 2018-1-B-FLUE-4.

Applications to expand the Urban Service Area (USA), as specified in Policy FLU1.2.4, may be considered by the Board of County Commissioners (BCC) through amendments to the Comprehensive Plan, when demonstrating consistency with **Future Land Use Element Objectives OBJFLU1.2** and **OBJFLU1.3**, if applicants demonstrate that the request is consistent with Orange County’s goals for future development. The request to expand the USA has demonstrated consistency with the County’s goals for managing development over the next planning period.

The application to expand the Urban Service Area is discussed herein:

**Amendment 2018-1-A-4-1 Bishop Landing Ph.3**

The subject property associated with Amendment 2018-1-A-4-1 that is proposed for inclusion within the Urban Service Area is located north of Simpson Road (Osceola County line), east of Gold Bridge Drive, south of Stoneywyck Street, and west of Ward Road. The site consists of two parcels totaling 14.83 acres.

The proposed Planned Development-Low Density Residential (PD-LDR) Future Land Use designation and Urban Service Area (USA) Expansion would allow land uses that are compatible with the existing development in the area. Please refer to the staff report for Amendment 2018-1-A-4-1 for specific policy consistency references.

**B. Policy Amendments**

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

**Future Land Use Element Policies**

FLU1.2.4 The County will continue to monitor the Urban Service Area allocation. Through this process, the following applicants have satisfied these requirements and are recognized as expansions to the Urban Service Area.

\* \* \* \*

| Amendment Number    | Name                        | Size (acres) | Ordinance Number |
|---------------------|-----------------------------|--------------|------------------|
| <u>2018-1-A-4-1</u> | <u>Bishop Landing Ph. 3</u> | <u>14.83</u> | <u>2018-</u>     |



ORDINANCE NO. 2018-\_\_\_\_\_

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2018 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

*Section 1. Legislative Findings, Purpose, and Intent.*

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan;

c. On December 21, 2017, the Orange County Local Planning Agency (“LPA”) held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

d. On January 23, 2018, the Orange County Board of County Commissioners (“Board”) held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

30 e. On March 16, 2018, the Florida Department of Economic Opportunity (“DEO”)  
31 issued a letter to the County relating to the DEO’s review of the proposed amendments to the  
32 Comprehensive Plan, as described in this ordinance; and

33 f. On October 18, 2018, the LPA held a public hearing at which it reviewed and made  
34 recommendations regarding the adoption of the proposed amendments to the Comprehensive Plan,  
35 as described in this ordinance; and

36 g. On December 18, 2018, the Board held a public hearing on the adoption of the  
37 proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to  
38 adopt them.

39 **Section 2. Authority.** This ordinance is adopted in compliance with and pursuant to  
40 Part II of Chapter 163, Florida Statutes.

41 **Section 3. Amendments to Future Land Use Map.** The Comprehensive Plan is  
42 hereby amended by amending the Future Land Use Map designations as described at **Appendix**  
43 **“A,”** attached hereto and incorporated herein.

44 **Section 4. Amendments to the Text of the Future Land Use Element.** The  
45 Comprehensive Plan is hereby further amended by amending the text of the Future Land Use  
46 Element to read as follows, with underlines showing new numbers and words, and strike-throughs  
47 indicating repealed numbers and words. (Words, numbers, and letters within brackets identify the  
48 amendment number and editorial notes, and shall not be codified.)

49 \* \* \*

50 **[Amendment 2018-1-B-FLUE-3:]**

51 FLU8.1.4 The following table details the maximum densities and intensities for the  
52 Planned Development (PD) and Lake Pickett (LP) Future Land Use  
53 designations that have been adopted subsequent to January 1, 2007.

54



| <b>Amendment Number</b>                  | <b>Adopted FLUM Designation</b>  | <b>Maximum Density/Intensity</b>       | <b>Ordinance Number</b>               |
|--|--|--|---------------------------------------|
| * * *                                    | * * *  | * * *                                  | * * *                                 |
| <u>2018-1-A-4-1 Bishop Landing Ph. 3</u> | <u>Planned Development – Low Density Residential (PD-LDR) and Urban Service Area (USA) expansion</u> | <u>53 single-family dwelling units</u> | <u>2018-[insert ordinance number]</u> |

55 Such policy allows for a one-time cumulative density or intensity differential of 5% based on  
56 ADT within said development program.

57

58

\* \* \*

59 **[Amendment 2018-1-B-FLUE-4:]**

60 FLU1.2.4 The County will continue to monitor the Urban Service Area allocation.  
61 Through this process, the following applicants have satisfied these requirements  
62 and are recognized as expansions to the Urban Service Area.

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| <b>Amendment Number</b> | <b>Name</b>                 | <b>Size (acres)</b> | <b>Ordinance Number</b>               |
|-------------------------|-----------------------------|---------------------|---------------------------------------|
| * * *                   | * * *                       | * * *               | * * *                                 |
| <u>2018-1-A-4-1</u>     | <u>Bishop Landing Ph. 3</u> | <u>14.83</u>        | <u>2018-[insert ordinance number]</u> |

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\* \* \*

69 ***Section 5. Effective Dates for Ordinance and Amendments.***

70 (a) This ordinance shall become effective as provided by general law.

71 (b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan amendment  
72 adopted under this ordinance becomes effective until 31 days after the DEO notifies the County

73 that the plan amendment package is complete. However, if an amendment is timely challenged,  
74 the amendment shall not become effective until the DEO or the Administration Commission issues  
75 a final order determining the challenged amendment to be in compliance.

76 (c) No development orders, development permits, or land uses dependent on any of  
77 these amendments may be issued or commence before the amendments have become effective.

78 ADOPTED THIS 18th DAY OF DECEMBER, 2018.

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**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

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By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

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89 ATTEST: Phil Diamond, CPA, County Comptroller  
90 As Clerk to the Board of County Commissioners

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94 By: \_\_\_\_\_  
95 Deputy Clerk

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**APPENDIX “A”**  
**FUTURE LAND USE MAP AMENDMENTS**

| <b><i>Appendix A*</i></b>  |  |  |
|--|--|--|
| <b><i>Privately Initiated Future Land Use Map Amendments</i></b>   |  |  |
| <b>Amendment Number</b>  | <b>Future Land Use Map Designation FROM:</b> | <b>Future Land Use Map Designation TO:</b>   |
| <b>2018-1-A-4-1</b>  | <b>Rural/Agricultural (R)</b>                | <b>Planned Development – Low Density Residential (PD-LDR) and Urban Service Area (USA) expansion</b> |
| <b>*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.</b> |  |  |

121



## Community Meeting Memorandum

**DATE:** September 6, 2018  
**TO:** Greg Gologowski, Chief Planner  
**FROM:** Misty Mills, Planner II  
**SUBJECT:** Amendment 2017-1-A-4-1 – Community Meeting Notes  
**C:** Project file

---

**Location of Project:** 14950 and 14958 Ward Road; Generally located north of Simpson Road (Osceola County lines), east of Gold Bridge Drive, south of Stoneywyck Street and west of Ward Road.

**Meeting Date and Location:** Wednesday, September 5, 2018 at 6:00 at Wyndham Lakes Elementary

**Attendance:**

|                       |   |
|-----------------------|---|
| District Commissioner | Sarah Nemes, aide to District 4 Commissioner Jennifer Thompson  |
| Orange County staff   | Misty Mills and Steven Thorp, Planning Division<br>Christine Lofye, Manager, Traffic Engineering<br>Francisco Villar, Engineer, Public Works, Development Engineering |
| Applicant team        | Doug Kelly, GAI<br>Dallas Austin, DR Horton   |
| Residents             | 209 notices sent, seven (7) residents in attendance   |

**Overview of Project:** The applicant has requested to amend the Future Land Use designation of the 14.8- gross acre petitioned site that consists of two parcels. One parcel, 11.9 acres in size, is the site of a single-family residence and two mobile homes constructed in 1987 and the other, 2.9 acres in size, is improved with two mobile homes. The request is to amend the future and use map designation from **Rural (R)** to **Planned Development- Low Density Residential (PD-LDR)**. The applicant's original request was proposing to construct forty-seven (47) single-family residences as part of an extension of the Bishop Planned Development located due north of the petitioned site. Following the first community meeting held, October 19, 2017, and the Local Planning Agency and Board of County Commissioners transmittal hearings, the applicant amended the request from forty-seven (47) single-family residences to fifty-three (53) single-family residences.

**Meeting Summary:** Mrs. Mills provided an overview of the future land use amendment process. She noted that the transmittal public hearings were held on December 21, 2017 and January 23, 2018. She explained the reason for an additional community meeting was Commissioner Thompson wanted to ensure the residents were aware of the change made to the application and to address any concerns about the intersection of Ward Road and Simpson Road. Steven Thorp then provided a copy of the proposed subdivision configuration.

Seven (7) residents were in attendance. The primary concern was traffic on Ward Road and Simpson Road. Both roads are two-lane, two-way roads that, according to the attendees, carry more traffic than they can handle. The intersection of Ward and Simpson Roads is located in Osceola County and is of concern to the residents in the area. One resident stated that the amount of residential development is increasing and this is causing additional traffic on the roadways. He stated that poor planning has allowed development without intersection improvements and that additional development should have never been allowed as the intersection is dangerous.

Ms. Lofye, Manager of Orange County Traffic Engineering stated that Osceola County has plans for 2022 to widen Simpson Road. Orange County asked to advance improvements at the intersection. She stated that in July 2018, the Orange County Board of County Commissioners voted to approve funding for intersection improvements that include a left turn lane and a signalized intersection. She informed those in attendance that meetings will begin the week of September 10<sup>th</sup> and gave an estimated completion time of one year.

The aide for the District Commissioner stated that the roadway concerns along with drainage along Ward Road are concerns she has in the area that need to be addressed.

The meeting adjourned at 6:30 p.m. The overall tone of the meeting was **neutral**.



## Community Meeting Memorandum

**DATE:** October 20, 2017  
**TO:** Greg Gologowski, Chief Planner  
**FROM:** Misty Mills, Planner II  
**SUBJECT:** Amendment 2017-1-A-4-1 – Community Meeting Notes  
**C:** Project file

---

**Location of Project:** 14950 and 14958 Ward Road; Generally located north of Simpson Road (Osceola County lines), east of Gold Bridge Drive, south of Stoneywyck Street and west of Ward Road.

**Meeting Date and Location:** Thursday, October 19, 2017 at 6:00 at Wyndham Lakes Elementary

**Attendance:**

|                       |  |
|-----------------------|--|
| District Commissioner | Jason Russo, aide to District 4 Commissioner Jennifer Thompson<br>Commissioner Jennifer Thompson |
| Orange County staff   | Misty Mills and Steven Thorp, Planning Division  |
| Osceola County staff  | Tawney Olore, Executive Director – Transportation and Transit                                    |
| Applicant team        | David Kelly, GAI Consultants, Inc. (applicant)   |
| Residents             | 209 notices sent; seven (7) residents in attendance  |

**Overview of Project:** The applicant has requested to amend the Future Land Use designation of the 14.8- gross acre petitioned site that consists of two parcels. One parcel, 11.9 acres in size, is the site of a single-family residence and two mobile homes constructed in 1987 and the other, 2.9 acres in size, is improved with two mobile homes. The request is to amend the future and use map designation from **Rural (R)** to **Planned Development- Low Density Residential (PD-LDR)**. The applicant is proposing to construct forty-seven (47) single-family residences as part of an extension of the Bishop Planned Development located due north of the petitioned site.

**Meeting Summary:** Mrs. Mills provided an overview of the future land use amendment process. She noted that the first public hearing will be held on December 21, 2107 in the Council Chambers. The agent, David Kelly, explained that proposal to change the future land use designation from Rural to Low Density Residential is to allow the expansion of the Bishop Planned Development located north of the petitioned site. He explained the proposal is to construct forty-seven (47) single-family residences on the site that currently allows a density of one dwelling unit per ten (10) acres. He stated that DR Horton has the property under contract. Ward Road would be the major access to the site. He stated that a traffic study and school concurrency have been submitted. The environmental analysis was returned with no significant items and no wetland on the site.

Seven (7) residents were in attendance. The primary concern was traffic on Ward Road and Simpson Road. Both roads are two-lane, two-way roads that, according to the attendees, carry more traffic than they can handle. One resident stated that the amount of residential development is increasing and this is causing additional traffic on the roadways. Another noted the lack of available grocery stores in the immediate areas is causing construction works and other residents to drive to Osceola County for their needs. This is increasing the traffic on the roadways in Osceola County.

The District Commissioner stated that the roadway concerns need to be addressed. She stated that as the project moves forward an additional community meeting may be held.

The meeting adjourned at 7:00 p.m. The overall tone of the meeting was **neutral**.

**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

The Honorable Teresa Jacobs  
Mayor, Orange County  
201 South Rosalind Avenue, 5th Floor  
Orlando, Florida 32801

March 16, 2018  
**RECEIVED**

**MAR 20 2018**

Orange County Planning and Growth  
County Administrator's Office



Dear Mayor Jacobs:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Orange County (Amendment No. 18-1ESR), which was received on February 15, 2018. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

We appreciate the opportunity to work with the County's staff in the review of the amendment. If you have any questions concerning this review, please contact Jennie Leigh Copps, at (850) 717-8534, or by email at [jennie.copps@deo.myflorida.com](mailto:jennie.copps@deo.myflorida.com).

Sincerely,

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JS/jlc

Enclosure(s): Procedures for Adoption

cc: Alberto A. Vargas, MArch., Manager, Orange County Planning Division  
Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

Florida Department of Economic Opportunity | Caldwell Building | 307 E. Madison Street | Tallahassee, FL 32399  
850.245.7305 | [www.floridajobs.org](http://www.floridajobs.org)

[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)



**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS**

**FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.

**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, in color format, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Rick Scott  
GOVERNOR



Cissy Proctor  
EXECUTIVE DIRECTOR

**RECEIVED**  
**FEB 20 2018**  
**Planning Manager**

February 15, 2018

Mr. Alberto A. Vargas, MArch, Manager  
Orange County Planning Division  
201 South Rosalind Avenue, 2<sup>nd</sup> Floor  
Post Office Box 1393  
Orlando, Florida 32802 1398

Dear Mr. Vargas, MArch:

Thank you for submitting Orange County's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Orange County 18-IESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **March 17, 2018**.

If you have any questions please contact Anita Franklin, Plan Processor at (850) 717-8486 or Adam Biblo, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8503.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/af

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

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**Rick Scott**  
GOVERNOR



**Cissy Proctor**  
EXECUTIVE DIRECTOR

**MEMORANDUM**

TO: Suzanne Ray, DEP  
Deena Woodward, DOS  
Mark Weigly, DOE  
Fred Milch, East Central Florida RPC  
Judy Pizzo, FDO15  
Steven Fitzgibbons, St. Johns River WMD  
Terry Manning, South Florida WMD  
Wendy Evans, AG  
Scott Sanders, FWC

**DATE: February 15, 2018**

**SUBJECT: EXPEDITED STATE REVIEW PROCESS**

***COMMENTS FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT***

**LOCAL GOVERNMENT / STATE LAND PLANNING AGENCY AMENDMENT #:**

**Orange County 18-1ESR**

**STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:**

**Adam Biblo/850-717-8503**

The referenced proposed comprehensive plan amendment is being reviewed pursuant to the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and ALSO to the Department of Economic Opportunity to the attention of Ray Luhans, Administrator, Plan Review and Processing at the Department E-mail address: [DCPexternalagencycomments@deo.myflorida.com](mailto:DCPexternalagencycomments@deo.myflorida.com)

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment. Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399  
850.245.7105 | [www.floridajobs.org](http://www.floridajobs.org)  
[www.twitter.com/FLDEO](http://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](http://www.facebook.com/FLDEO)

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RECEIVED  
*Div. of Community Planning and Growth*

FEB 15 2018

Div. of Community Development  
Dept. Economic Opportunity

February 8, 2018

Mr. Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity (DEO)  
State Land Planning Agency  
Caldwell Building  
107 East Madison - MSC 160  
Tallahassee, Florida 32399

**Re: Orange County Transmittal of the 2018-1 Regular Cycle State-Expedited Review Comprehensive Plan Amendments**

Dear Mr. Eubanks:

The Orange County Board of County Commissioners (BCC) is pleased to transmit to the Florida Department of Economic Opportunity (DEO) this 2018-1 transmittal packet, which consists of Regular Cycle - State-Expedited Review amendments to the Orange County 2010-2030 Comprehensive Plan. This is the first amendment package of the calendar year 2018 and therefore is referred to as 2018-1 for Orange County filing purposes. Transmittal public hearings for these amendments were held on December 21, 2017, and January 23, 2018, before the Local Planning Agency (LPA) and BCC, respectively. One paper and two electronic copies (CD) of the proposed amendments are enclosed.

**Regular Cycle Amendments**

Per 163.3184(3), Florida Statutes, please note the following:

The Regular Cycle - State-Expedited Review amendments included three privately-initiated Future Land Use Map amendments and two staff-initiated map and/or text amendments. All of the proposed amendments were on a regular agenda.

**Privately-Initiated Map Amendments**

- |              |  |
|--------------|--|
| 2018-1-A-1-1 | Jennifer J. Stickler, P.E., Kimley-Horn and Associates, Inc., for Ruth S. Hubbard 2011 Irrevocable Family Trust, L. Evans Hubbard Trust, Linda S. Hubbard Trust, Michael Evans Hubbard Trust, 2012 Hubbard Family Trust, Leonard Evans Hubbard, and Linda S. Hubbard<br>Rural/Agricultural (R) to Low Density Residential (LDR) and Urban Service Area (USA) Expansion |
| 2018-1-A-2-1 | Timothy Green, Green Consulting Group, for Parks of Mt. Dora, LLC<br>Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)  |
| 2018-1-A-4-1 | Doug Kelly, AICP, GAI Consultants, Inc., for Carter-Orange Ward Road Land Trust<br>Rural/Agricultural (R) to Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) Expansion   |

**Staff-Initiated Amendments**

- 2018-1-B-FLUE-1 Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)
- 2018-1-B-FLUE-2 Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County

Orange County certifies that the proposed amendments, including associated data and analysis and all supporting documents, have been submitted to the parties listed below simultaneously with submittal to DEO, pursuant to 163.3184(3)(b)2, Florida Statutes. The amendment package is available for public inspection at the Orange County Planning Division as well as online at:

<http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning> or [www.tinyurl.com/OCCompPlan](http://www.tinyurl.com/OCCompPlan)

| Agency  | Contact  |
|---|--|
| Department of Agriculture and Consumer Services               | Comprehensive Plan Review                                      |
| Department of Education                                       | Tracy D. Suber, Education Consultant-Growth Management Liaison |
| Department of Environmental Protection                        | Suzanne E. Ray   |
| Department of State   | Deena Woodward, Historic Preservation Planner                  |
| Florida Fish and Wildlife Conservation Commission             | Scott Sanders  |
| Governor's Office of Tourism, Trade, and Economic Development | Sherri Martin, Sr. Analyst                                     |
| Department of Transportation, District Five                   | Heather S. Garcia, Planning & Corridor Development Manager     |
| East Central Florida Regional Planning Council                | Andrew Landis, Regional Planner                                |
| St. Johns River Water Management District                     | Steven Fitzgibbons, Intergovernmental Planner                  |
| South Florida Water Management District                       | Terry Manning, AICP, Policy and Planning Analyst               |

We look forward to working with DEO staff during your review of the amendment packet. If you have any questions, please contact Greg Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at 407.836.5624 or via email at [Gregory.Golgowski@ocfl.net](mailto:Gregory.Golgowski@ocfl.net).

Sincerely,



Alberto A. Vargas, MArch., Manager  
Orange County Planning Division

AAV/GG/tp

enc: 2018-1 Regular Cycle State-Expedited Review Amendments DEO Transmittal Binder

DEO Letter to Ray Eubanks

2018-1 Regular Cycle Transmittal – State-Expedited Review Amendments

February 8, 2018

Page 3

c w/enclosures: Chris Testerman, AICP, Assistant County Administrator  
Jon V. Weiss, P.E., Director, Community, Environmental, and Development Services Dept.  
Joel Prinsell, Deputy County Attorney  
Roberta Alfonso, Assistant County Attorney  
John Smogor, Planning Administrator, Planning Division  
Gregory Gologowski, Chief Planner, Planning Division  
Sue Watson, Planner II, Planning Division



# Orange County Public Schools School Capacity Report

**DATE ISSUED** November 20, 2017

**JURISDICTION** ORANGE COUNTY

**CASE** 2018-1-A-4-1

**PROPERTY ID** 33-24-30-0000-00-023, 33-24-30-0000-00-046

**ACREAGE** +/- 14.83

**LAND USE CHANGE** R TO PD-LDR

**PROPOSED USE** Single Family Units: 47 Multi Family Units: 0  
Mobile Homes Units: 0 Town Homes Units: 0

## CONDITIONS AT AFFECTED SCHOOLS (AS OF OCTOBER 16, 2017)

| School Information        | Wyndham Lakes ES | South Creek MS | Cypress Creek HS |
|---------------------------|------------------|----------------|------------------|
| Capacity (2017 - 2018)    | 828              | 1,125          | 2,762            |
| Enrollment (2017 - 2018)  | 955              | 1,101          | 3,355            |
| Utilization (2017 - 2018) | 115.0%           | 98.0%          | 121.0%           |
| Adopted LOS Standard      | 110.0%           | 100.0%         | 100.0%           |
| Students Generated        | 9                | 4              | 6                |

## COMMENTS/CONDITIONS OF APPROVAL:

A CEA IS REQUIRED FOR THIS PROJECT. APPLICANT HAS SUBMITTED A FORMAL CAPACITY DETERMINATION TO OCPS. ID# CEA-OC-17-031 BISHOP LANDING PHASE 3.

For more information on this analysis, please contact:

Julie Salvo, AICP at 407.317.3700 x2022139





*Sheriff Jerry L. Demings*

**ORANGE COUNTY SHERIFF'S OFFICE**  
**INTEROFFICE MEMORANDUM**

October 19, 2017

**TO:** Nicholas M. Thalmueller  
Orange County Planning Division

**FROM:** Daniel Divine, Manager  
Research & Development

**SUBJECT:** 2018-1 Regular Cycle Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2018-1 Regular Cycle Comprehensive Policy Plan Amendments (CPPA). Based on the existing and proposed development scenarios, the Sheriff's Office staffing needs for existing are 0.01 deputies and 0.00 support personnel and proposed are 1.14 deputies and 0.56 support personnel to provide the standard level of service (LOS) to these developments.

**Comprehensive Policy Plan Amendment 2018-1-A-2-1** is a proposed mixed use development located in Sheriff's Office Patrol Sector One. Sector One is situated in the northwestern portion of Orange County and is approximately 117.420 square miles. In 2016 the Sheriff's Office had 1,303,940 calls for service and 170,213 of these calls were in Sector One. In 2016 the average response times to these calls were 00:16:03 minutes for Code 1 [non emergency service calls]; 00:28:06 minutes Code 2 [non life threatening emergency calls]; and 00:06:26 minutes Code 3 [life-threatening emergency calls].

**Comprehensive Policy Plan Amendment 2018-1-A-1-1** is a proposed development of single family dwelling units located in Sector Three. Sector Three is situated in mid-western portion of Orange County and is approximately 82.934 square miles. In 2016 Sector Three had 190,643 calls for service. In 2016 the average response times to these calls were 00:17:58 minutes for Code 1; 00:30:45 minutes for Code 2; and 00:07:14 minutes for Code 3.

**Comprehensive Policy Plan Amendment 2018-1-A-4-1** is a proposed development of single family dwelling units located in Sector Four. Sector Four is centrally located and is approximately 70.605 square miles. In 2016 Sector Four had 274,830 calls for service. In 2016 the average response times to these calls were 00:18:25 minutes for Code 1; 00:27:04 minutes Code 2; and 00:05:25 for minutes Code 3.

The Orange County Sheriff's Office measures service requirements based on the number of calls for service generated and the number of staff needed to respond to those calls. All development generates impact, but at varying levels. In the 2013 update to the Law Enforcement Impact Fee

Mr. Nicholas Thalmueller  
October 19, 2017  
Page 2

Ordinance, the Sheriff's Office Level of Service was 745.28 calls for service per sworn officer per year. Support personnel are calculated by applying 48.8% to the sworn officer requirement. The 'formula' is *land use x unit of development x calls per unit divided by 745.28 = number of deputies required for that development. The 'formula' for the number of support personnel required is the number of deputies \* 48.8 percent.* These calculations are obtained from Orange County's Law Enforcement Impact Fee Study and Ordinance.

We have attached reports based on the existing and proposed development scenarios which show staffing needs and the salary for a newly hired deputy with associated equipment and supply costs and the civilian dollar amount for an entry level position with salary and benefits. Impact fees address capital cost only. All other costs must be requested from the Board of County Commissioners including salaries and benefits.

As stated before, all new development creates new calls for service, which in turn creates a need for new additional manpower and equipment. If calls for service increase without a comparable increase in manpower our response times are likely to increase.

If you wish to discuss this information, please contact me or Belinda Atkins at 407 254-7470.



D.P.D.

DPD/bga

**Attachments**

c: Undersheriff Rey Rivcero, Chief Deputy Larry Zwieg, Major Jeff Stonebreaker, Captain Joseph Carter, CALFA 15.1.3



**Interoffice Memorandum**

Date: October 19, 2017

To: Alberto A. Vargas, MArch, Manager  
Orange County Planning Division

From: J. Andres Salcedo, P.E., Assistant Director  
Utilities Engineering Division *J. Andres Salcedo  
10/20/17*

**Subject: Facilities Analysis and Capacity Report  
2018-1 Regular Cycle Comprehensive Plan Amendments**

Orange County Utilities (OCU) staff reviewed the proposed development programs as submitted by the Planning Division and have concluded improvements to the County's water and wastewater treatment plants are not required to provide an adequate level of service consistent with the Comprehensive Plan's Potable Water, Wastewater and Reclaimed Water Element for those properties within OCU's service area. The Comprehensive Plan includes a 10-Year Water Supply Facilities Work Plan addressing the needs of our service area. Supporting documentation is provided in the attached Potable Water and Wastewater Facilities Analysis table.

As of today OCU has sufficient plant capacity to serve the subject amendments. This capacity is available to projects within OCU's service area and will be reserved upon payment of capital charges in accordance with County resolutions and ordinances. Transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

OCU's groundwater allocation is regulated by its consumptive use permits (CUP). OCU is working toward alternative water supply (AWS) sources and agreements with third party water providers to meet the future water demands within our service area. While OCU cannot guarantee capacity to any project beyond its permitted capacity, we will continue to pursue the extension of the CUP and the incorporation of AWS and other water resources sufficient to provide service capacity to projects within the service area.

If you need additional information, please contact me or Lindy Wolfe at 407 254-9918.

- cc: Raymond E. Hanson, P.E., Director, Utilities Department
- Teresa Remudo-Fries, P.E., Deputy Director, Utilities Department
- Lindy Wolfe, P.E., Assistant Manager, Utilities Engineering Division *LW 10/19/17*
- Laura Tatro, P.E., Senior Engineer, Utilities Engineering Division *LT 10.19.17*
- Gregory Golgowski, Chief Planner, Planning Division
- Nicolas Thalmueller, Planner, Planning Division
- File: 37586; 2018-1 Regular Cycle

**Potable Water and Wastewater Facilities Analysis for 2018-1 Regular Cycle Comprehensive Policy Plan Amendments**

| Amendment Number | Parcel ID   | Service Type and Provider  | Main Size and General Location   | Proposed Land Use   | Maximum Density, Dwelling Units | Maximum Density, Hotel Rooms | Maximum Density Non-residential SF | PW Demand (MGD) | WW Demand (MGD) | Available PW Capacity (MGD) | Available WW Capacity (MGD) | Reclaimed Water Required for Irrigation | OCU Service Area |
|------------------|---|--|--|---|---------------------------------|------------------------------|------------------------------------|-----------------|-----------------|-----------------------------|-----------------------------|---|------------------|
| 2018-1-A-1-1     | 8-23-28-0000-00-022, 28-23-28-0000-00-002, 28-23-28-0000-00-019, 28-23-28-0000-00-020 | PW: Orlando Utilities Commission<br>WW: Orange County Utilities*<br>RW: Orange County Utilities* | PW: Contact Orlando Utilities Commission<br>WW: 8-inch gravity main located on Hubbard Place<br>RW: Not Currently Available  | Low Density Residential (LDR) and Urban Service Area (USA) Expansion                        | 13                              | 0                            | 0                                  | N/A             | 0.003           | N/A                         | 0.003                       | No                                      | South            |
| 2018-1-A-2-1     | 04-20-27-0000-00-001  | PW: City of Mount Dora<br>WW: City of Mount Dora<br>RW: City of Mount Dora                       | PW: Contact City of Mount Dora<br>WW: Contact City of Mount Dora<br>RW: Contact City of Mount Dora   | Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)  | 500                             | 0                            | 75,000                             | N/A             | N/A             | N/A                         | N/A                         | N/A                                     | N/A              |
| 2018-1-A-4-1     | 33-24-30-0000-00-023, 33-24-30-0000-00-046  | PW: Orange County Utilities*<br>WW: Orange County Utilities*<br>RW: Orange County Utilities*     | PW: 12-inch main on Phifer Lane and 12-inch main on Ward Road<br>WW: 4-inch forcemain located at the intersection of Ward Road and Bishop Landing Way, 8-inch gravity main on Phifer Lane<br>RW: 6-inch main on Phifer Lane and 8-inch main on Ward Road | Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) Expansion | 47                              | 0                            | 0                                  | 0.013           | 0.011           | 0.013                       | 0.011                       | Yes                                     | South            |

**NOTES:**

No plant improvements are needed to maintain LOS standards. This evaluation pertains solely to water and wastewater treatment plants. Connection points and transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

\*The site is outside the Urban Service Area, but water and wastewater mains are located in the vicinity of the site. If the Urban Service Area boundary is expanded to encompass this site, or if the extension of water and wastewater mains outside the Urban Service Area to serve this site is already compatible with Policies PW1.4.2, PW1.5.2, and the equivalent wastewater policies, water and wastewater demands and connection points to existing OCU transmission systems will be addressed as the project proceeds through the DRC and construction permitting process.

Abbreviations: PW - Potable Water; WW - Wastewater; RW - Reclaimed Water; WM - Water Main; FM - Force Main; GM - Gravity Main; MUP - Master Utility Plan; TBD - To be determined as the project progresses through Development Review Committee, MUP and permitting reviews; TWA - Toho Water Authority; RCID - Reedy Creek Improvement District



## Interoffice Memorandum

**DATE:** October 27, 2017

**TO:** Alberto Vargas, Manager  
Planning Division

**THROUGH:** John Geiger, PE, Sr. Engineer  
Environmental Protection Division

**FROM:** Sarah Bernier, REM, Sr. Environmental Specialist  
Environmental Protection Division

**SUBJECT:** Facilities Analysis and Capacity Report Request for the  
2018-1 Regular Cycle Comprehensive Plan Amendments

As requested, Environmental Protection Division staff reviewed the subject Comprehensive Plan Amendments. We understand that the first public hearing for these requests will be on December 21, 2017 before the Local Planning Agency. Attached are summary charts with the environmental analysis results.

If you have any questions regarding the information provided, please contact Sarah Bernier at 407-836-1471 or John Geiger at 407-836-1504.

Attachment

SB/JG

cc:

Greg Golgowski, Chief Planner, Comprehensive Planning  
Nicolas Thalmueller, Planner, Comprehensive Planning  
David Jones, Manager, Environmental Protection Division  
Elizabeth Johnson, Environmental Programs Administrator, Natural Resource Management

Orange County Environmental Protection Division  
Comments to the Local Planning Agency for the  
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**1) Amendment #2018-1-A-1-1**

**Hubbard Place PSP-17-09-278**

**FLU from:** Rural (R) to Low Density Residential (LDR) and Urban Service Area (USA) Expansion

**Rezoning from:** R-1AA (Single-Family Dwelling District) to PD (Planned Development)

**Proposed Development:** Thirteen (13) single family dwelling units

**Owner:** Ruth S Hubbard 2011 Irrevocable Family Trust, L Evans Hubbard Trust, Linda S Hubbard Trust, Michael Evans Hubbard Trust, 2012 Hubbard Family Trust, Leonard Evans Hubbard & Linda S. Hubbard

**Agent:** Jennifer J. Stickler, P.E. Kimley-Horn

**Parcels:** 28-23-28-0000-00-002, 022, 019, 020

**Address:** 8997, 9100, 9001, 9000 Hubbard Place

**District:** 1

**Area:** 16.59 gross / 13.79 developable acres

**EPD Comments:**

Class I wetlands and surface waters are located on site, including a portion of Lake Tibet. Conservation Area Determination application CAD-17-06-082 was submitted for this project and it is in progress. The CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD) prior to approval of this request, in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas.

The removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where: no other feasible or practical alternatives exist, impacts are unavoidable to allow a reasonable use of the land, or where there is an overriding public benefit, as determined before the Orange County Board of County Commissioners (BCC).

Approval of this request does not grant permission for the construction or alteration of boat ramps, docks, boardwalks, observation piers, lake shore vegetation, or seawalls on the lake. Any person desiring these types of structures or to perform shoreline alterations shall first apply for a permit from the Orange County EPD prior to commencement of such activities.

Until wetland permitting is complete, the net developable acreage is only an approximation. The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas if required to prevent adverse secondary impacts. The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI)

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permit from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C.

The Normal High Water Elevation (NHWE) of Lake Tibet was established at 98.52 feet NAVD 88 in the Lake Index of Orange County. Clearly label and indicate the NHWE contour of the lake on all development plans or permit applications, in addition to any wetland, floodplain and setback lines.

All development is required to pretreat storm water runoff for pollution abatement purposes, per Orange County Code Section 34-227. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.

Lake Tibet (in the Butler Chain of Lakes) is designated as Outstanding Florida Waters (OFW) by the Florida Department of Environmental Protection (FDEP) per rule 62-302.700 of the Florida Administrative Code (F.A.C.). No degradation of water quality is to be permitted, other than that allowed in 62-4.242 F.A.C., notwithstanding any other FDEP rules that allow water quality lowering.

Lake Tibet has an established Municipal Service Taxing Unit (MSTU) for the purpose of funding lake management services. This project shall be required to participate.

Development of the subject properties shall comply with all state and federal regulations regarding wildlife or plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

Prior to demolition or construction activities associated with existing structures, provide Orange County Environmental Protection Division (EPD) with a Notice of Asbestos Renovation or Demolition form. For more information or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400.

Any existing septic tanks or wells (potable or irrigation water supply wells) onsite shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the Department of Health (DOH) for the septic system and both DOH and the Water Management District for wells.

The subject properties had a prior agricultural land use that may have resulted in soil or

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groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection Division (EPD) and the Development Engineering (DE) Division. If an Environmental Site Assessment (ESA) has been completed for this project, please submit a copy to EPD.

**2) Amendment # 2018-1-A-2-1 (fka 2010-1-A-2-2)**

**Parks of Mt. Dora**

**FLU from:** Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O-LMDR) **to** Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)

**Rezoning from:** A-1 (Citrus Rural District) **to** PD (Planned Development)

**Proposed Development:** Up to 75,000 sq. ft. of commercial and up to 500 multi-family units

**Owner:** Parks Of Mt Dora LLC

**Agent:** Timothy Green, Green Consulting Group

**Parcels:** 04-20-27-0000-00-001

**Address:** 6989 N Orange Blossom Trail

**District:** 2

**Area:** 63.57 gross acres

**EPD Comments:**

Wetlands and surface waters are located on site. Conservation Area Determination application CAD-17-09-121 was submitted for this property and it is in progress. The CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD) prior to approval of this request, in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas.

Until wetland permitting is complete, the net developable acreage is only an approximation. The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas if required to prevent adverse secondary impacts. The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C.



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This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. These requirements may further reduce the total net developable acreage. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

Development of the subject properties shall comply with all state and federal regulations regarding wildlife or plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to pretreat storm water runoff for pollution abatement purposes, per Orange County Code Section 34-227. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.

The site discharges into the Wolf Branch stream, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: mercury in fish tissue). The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment of stormwater as part of the Upper Ocklawaha and Wekiva Basin Management Action Plans (BMAP).

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

The subject properties had a prior agricultural land use that may have resulted in soil or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection Division (EPD) and the Development Engineering (DE) Division.

Orange County Environmental Protection Division  
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**3) Amendment # 2018-1-A-4-1**

**Carter-Orange Ward Road**

**FLU from:** Rural (R) to Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) Expansion

**Rezoning from:** A-2 (Farmland Rural District) to PD (Planned Development)

**Proposed Development:** Forty-seven (47) single family dwelling units

**Owner:** Carter-Orange Ward Road Land Trust

**Agent:** Doug Kelly, AICP, GAI Consultants, Inc.

**Parcels:** 33-24-30-0000-00-023, 046

**Address:** 14958 & 14950 Ward Road

**District:** 4

**Area:** 14.83 gross acres

**EPD Comments:**

Prior to demolition or construction activities associated with existing structures, provide Orange County Environmental Protection Division (EPD) with a Notice of Asbestos Renovation or Demolition form. For more information or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to pretreat storm water runoff for pollution abatement purposes, per Orange County Code Section 34-227. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.

The site discharges into Boggy Creek, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: bacteria fecal coliform). The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment of stormwater as part of the Lake Okeechobee Basin Management Action Plan (BMAP).

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

This project site has a prior agricultural land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of

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mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection and Development Engineering Divisions.

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August 2017

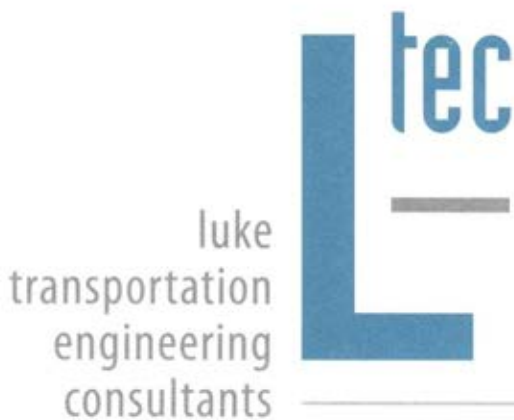
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**BISHOP LANDING PHASE 3  
ORANGE COUNTY, FLORIDA**

Transportation Demand Analysis for a  
Comprehensive Policy Plan Amendment

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**BISHOP LANDING PHASE 3  
ORANGE COUNTY, FLORIDA  
Transportation Demand Analysis for a  
Comprehensive Policy Plan Amendment**

Prepared for:

DR Horton, Inc.

Central Florida Division

6200 Lee Vista Boulevard, Suite 400

Orlando, Florida 32822

Prepared by:

Luke Transportation Engineering Consultants, Inc.

P. O. Box 941556

Maitland, Florida 32794-1556

**August 2017**

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## INTRODUCTION

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### Purpose

The purpose of this study is to assess a Comprehensive Policy Plan Transportation Amendment for the development of a parcel located in south central Orange County, Florida. The proposed Bishop Landing Phase 3 development site is a ±14.80 acres parcel which will have access to Ward Road. **Figure 1** depicts the location of the development parcel and the adjacent roadway network. This analysis was undertaken to support an application to amend the Comprehensive Plan, changing the existing rural agricultural land use designation of 1 unit/10 acres to Low Density Residential up to 4 units/acre. **Table 1** is a comparison showing the adopted future land use (AFLU) density (1/10) and the proposed future land use (PFLU) density which will be limited to 47 single family dwelling units. **Figure 2** shows a conceptual site plan layout of the development parcel.

TABLE 1  
PROPERTY LAND USE COMPARISON

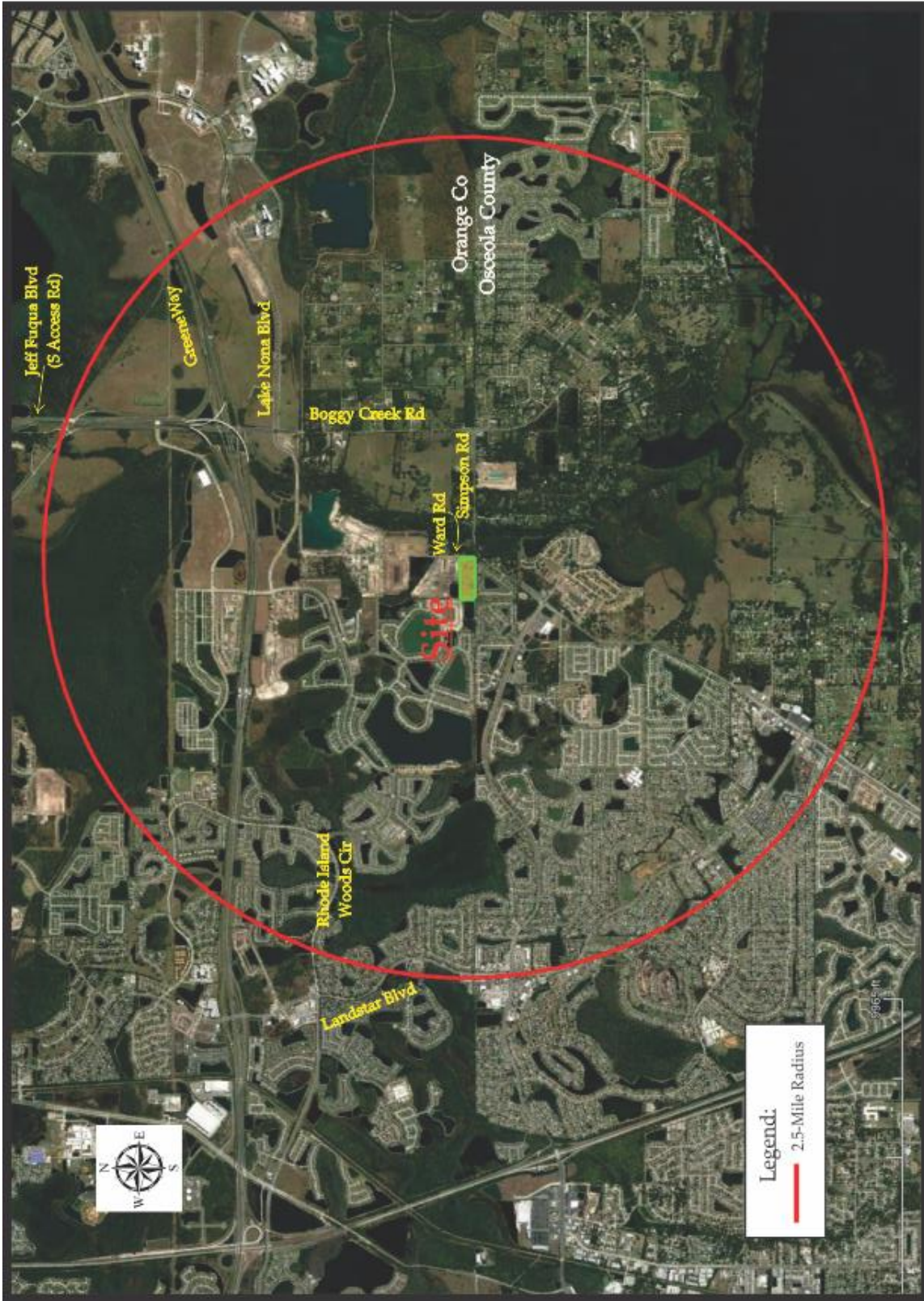
| Land Use                                  | Size        | Development Density |       |
|---|-------------|---------------------|-------|
|   |             | 2022                | 2040  |
| <b>Adopted Future Land Use (AFLU)</b>     |             |                     |       |
| Rural/Agricultural (1 DU / 10 Acres)      | 14.80 Acres | 1 DU                | 1 DU  |
| <b>Proposed Future Land Use (PFLU)</b>    |             |                     |       |
| Low Density Residential (3.2 DU / 1 Acre) | 14.80 Acres | 47 DU               | 47 DU |

*Luke Transportation Engineering Consultants, Inc., 2017*

### Study Methodology

The methodology used for this study was developed to be consistent with the transportation methodology standards adopted as part of the Orange County Comprehensive Policy Plan. Data utilized in the study consisted of land use data provided by Project planners, traffic volume data/level of service standards obtained from Orange County traffic and planned improvement's information from the MPO, Florida DOT and Orange County.

Based upon the study methodology assumptions, the impact area will consist of collector and arterial roadways within a 2.5 mile-radius impacted by P.M. peak hour peak direction Project trips that are equal to or greater than 3% of the adopted level of service (LOS) capacity of the study roadway. **Table 2** was developed to show the Project impact area based on 3% of the adopted level of service (LOS) P.M. peak hour peak direction service volume threshold. **Table 2** lists the Orange County roadways within the 2.5-mile radius, lists the number of lanes, the adopted LOS standard, adopted service volume, 3% threshold volume, Project trip distribution based on the OUATS 2022/2040 Long Range Transportation Model assignment for the PFLU, maximum Project trip volume for each roadway segment and a determination of significance. Based on the minimum 3% criteria, none of the roadways are significantly impacted. Therefore, only the roadways within the 2.5 mile-radius were evaluated as part of the Transportation Demand Analysis for a Comprehensive Policy Plan Amendment.



# BISHOP LANDING - PHASE 3

## PROJECT LOCATION

Figure 1



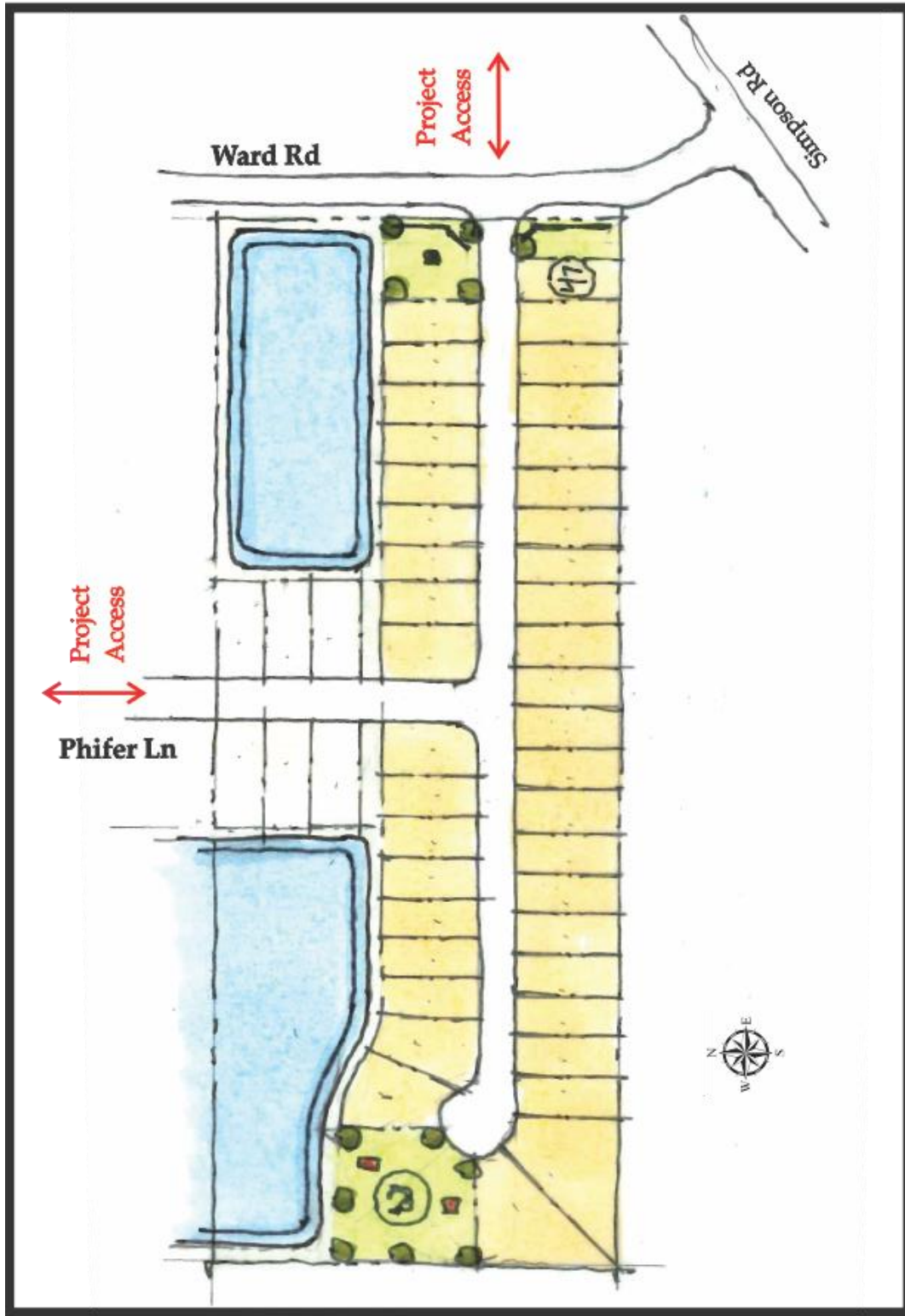
**TABLE 2**  
Potential Study Impact Area Determination

| Roadway Name                                    | To                   | Functional Class | # Lanes | Adopted (1) |       | 3% of Adopted LOS | Project Trip Distribution |       | Project Trips |      | Project P.M. Peak |         |                   |
|---|----------------------|------------------|---------|-------------|-------|-------------------|---------------------------|-------|---------------|------|-------------------|---------|-------------------|
|   |                      |                  |         | LOS         | Cap.  |                   | 2022                      | 2040  | 2022          | 2040 | % of LOS Std      | 3% Sig? | 3% of Adopted LOS |
| <b>Boggy Creek Road</b>                         |                      |                  |         |             |       |                   |                           |       |               |      |                   |         |                   |
| Wetherbee Rd                                    | Jeff Fuqua Blvd      | Minor Arterial   | 4       | E           | 2,000 | 60.0              | 2.4%                      | 5.6%  | 1             | 2    | 0.10%             | No      | 60.0              |
| Jeff Fuqua Blvd                                 | Cent Fl GreenWay     | Minor Arterial   | 4       | E           | 2,000 | 60.0              | 2.4%                      | 5.6%  | 1             | 2    | 0.10%             | No      | 60.0              |
| Cent Fl GreenWay                                | Osceola County Line  | Minor Arterial   | 4       | D           | 1,580 | 47.4              | 20.8%                     | 22.7% | 7             | 7    | 0.44%             | No      | 47.4              |
| <b>Central Florida GreenWay</b>                 |                      |                  |         |             |       |                   |                           |       |               |      |                   |         |                   |
| Landstar Blvd                                   | Boggy Creek Rd       | Freeway          | 4       | E           | 3,940 | 118.2             | 1.1%                      | 0.3%  | 0             | 0    | 0.00%             | No      | 118.2             |
| Boggy Creek Rd                                  | Narcoossee Rd        | Freeway          | 4       | E           | 3,940 | 118.2             | 6.3%                      | 6.5%  | 2             | 2    | 0.05%             | No      | 118.2             |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                      |                  |         |             |       |                   |                           |       |               |      |                   |         |                   |
| Heintzelman Blvd                                | Cent Fl GreenWay     | Collector        | 4       | E           | 3,590 | 107.7             | 10.2%                     | 8.5%  | 3             | 3    | 0.08%             | No      | 107.7             |
| <b>Lake Nona Boulevard</b>                      |                      |                  |         |             |       |                   |                           |       |               |      |                   |         |                   |
| Boggy Creek Rd                                  | Tavistock Lakes Blvd | Collector        | 4       | E           | 2,000 | 60.0              | 2.9%                      | 2.7%  | 1             | 1    | 0.05%             | No      | 60.0              |
| <b>Landstar Boulevard</b>                       |                      |                  |         |             |       |                   |                           |       |               |      |                   |         |                   |
| Osceola County Line                             | Cent Fl GreenWay     | Collector        | 4       | E           | 2,000 | 60.0              | 15.8%                     | 10.6% | 5             | 3    | 0.25%             | No      | 60.0              |
| <b>Rhode Island Woods Circle</b>                |                      |                  |         |             |       |                   |                           |       |               |      |                   |         |                   |
| Landstar Blvd                                   | Wyndham Lakes Blvd   | Collector        | 4       | E           | 2,000 | 60.0              | 0.0%                      | 0.0%  | 0             | 0    | 0.00%             | No      | 60.0              |
| Wyndham Lakes Blvd                              | Landstar Blvd        | Collector        | 2       | E           | 800   | 24.0              | 0.0%                      | 0.0%  | 0             | 0    | 0.00%             | No      | 24.0              |

(1) Adopted LOS from Orange County Comprehensive Plan Transportation Element.

Roadway Service Volumes from Florida DOT Quality/Level of Service Handbook or Orange County CMS LOS Summary.

Luke Transportation Engineering Consultants, Inc., 2017



# BISHOP LANDING - PHASE 3

## CONCEPTUAL SITE PLAN



Figure 2

## Proposed Development

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The existing Adopted Future Land Use for the property included in this study is Rural/Agricultural. The development density under the AFLU is one (1) single family dwelling unit per 10 acres. The proposed land use for the property is Low Density Residential with a maximum of four (4) units per acre. However, the proposed future land use (PFLU) density which will be limited to 47 single family dwelling units or slightly over three (3) units per acre. The existing and proposed land use densities are shown in **Table 1**. To determine the impact of this development scenario under the current AFLU and the PFLU, an estimate of the trip generation characteristics was determined. This included the determination of the site's trip generation and distribution/assignment of these trip generation characteristics to the study roadways.

### Trip Generation

The trip generation was calculated utilizing the *9th Edition ITE Trip Generation Report*, 2012 data. Trip generation calculations for the current, AFLU plan and the PFLU development scenario are summarized in **Table 3**. This summarizes the daily and P.M. peak hour trip ends for the existing AFLU and the PFLU density. Per the Comprehensive Plan procedure of subtracting existing maximum density development trips from the proposed density development trips, the proposed land use change will result in an increase of 515 two-way daily vehicle trip ends and 52 two-way P.M. peak hour vehicle trips ends.

### Trip Distribution

The distribution and assignment of project trips were based upon the OUATS 2022 and 2040 Long Range Transportation Model assignments. The model network included all planned and programmed roadways and improvements within the impact area. The socioeconomic data used reflects the 2022 and 2040 model analysis years, which include a reasonable assessment of future development patterns. The socioeconomic data was updated to reflect the proposed development in a separate traffic zone. Subsequently, a selected zone assignment was performed to determine distribution of site trips in the impact area to the area roadways. Copies of the model 2022 and 2040 AFLU and PFLU development distribution plots are contained in **Appendix A**

**TABLE 3**  
**Estimated Trip Generation (1)**

| Land Use   | Size  | ITE Code (2) | Trip Generation Rates |                |       |      | Total Traffic Volumes |                |           |           |  |
|--|-------|--------------|-----------------------|----------------|-------|------|-----------------------|----------------|-----------|-----------|--|
|  |       |              | Daily                 | P.M. Peak Hour |       |      | Daily                 | P.M. Peak Hour |           |           |  |
|  |       |              |                       | Total          | Enter | Exit |                       | Total          | Enter     | Exit      |  |
| <b>Adopted Future Land Use:</b>  |       |              |                       |                |       |      |                       |                |           |           |  |
| Rural/Agricultural   | 1 DU  | 210 / R      | 9.52                  | 1.00           | 0.63  | 0.37 | 10                    | 1              | 1         | 0         |  |
| <b>Proposed Future Land Use:</b>   |       |              |                       |                |       |      |                       |                |           |           |  |
| Single Family  | 47 DU | 210 / E      | 11.16                 | 1.13           | 0.71  | 0.42 | 525                   | 53             | 33        | 20        |  |
| <b>Total Trips</b>   |       |              |                       |                |       |      | <b>525</b>            | <b>53</b>      | <b>33</b> | <b>20</b> |  |
| <b>Proposed Land Use Trips - Existing Land Use Trips = Increase / (Decrease)</b> |       |              |                       |                |       |      | <b>515</b>            | <b>52</b>      | <b>32</b> | <b>20</b> |  |

(1) Trip generation calculations from 9th Edition of ITE Trip Generation Report.

(2) ITE Land Use Code Number / E = Fitted Curve Equation

Luke Transportation Engineering Consultants, Inc., 2017

## Existing Traffic Conditions

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The existing traffic operations near the site were evaluated for the study roadways within the 2.5-mile radius impact area. This included the area's major roadways which were analyzed for daily and P.M. peak hour conditions.

### Roadway Level of Service Analysis

**Table 4** is a summary of traffic parameters and existing level of service (LOS) for the study roadway segments to be impacted by the proposed land use change. This table lists the numbers of lanes, roadway functional classification, County adopted LOS standard and roadway service volume for each roadway segment. This table also shows the current daily and P.M. peak hour traffic volumes as well as the peak hour peak direction LOS. As **Table 4** shows, all but one of the study roadway segments currently operate within their level of service standards. The segment of Boggy Creek Road between Osceola County Line and the GreeneWay (SR 417) currently operates at an adverse LOS.

### Planned/Programmed Roadway Improvements

Planned roadway improvements near the study roadways scheduled prior to 2040 are listed below:

#### Short Term Roadway Improvements (2015-2022)

- Boggy Creek Road South - Widen to 4-lane divided roadway, Osceola County Line to GreeneWay (SR 417).
- Boggy Creek Road North - Widen to 4-lane divided roadway, Wetherbee Road to Jeff Fuqua Boulevard (South Access Road).
- Simpson Road – Widen to 4-lane divided roadway, Osceola Parkway to Town Center Boulevard.

#### Long Term Roadway Improvements (2023-2040)

- Landstar Boulevard – Widen to 6-lane divided roadway, Osceola County Line to GreeneWay (SR 417).
- Boggy Creek Road – Widen to 4-lane divided roadway, Boggy Creek Road South to Narcoossee Road
- Orange Avenue – Widen to 4-lane divided roadway, Osceola County Line to Town Center Boulevard.
- GreeneWay (SR 417) – Widen to 6-lane divided roadway, Beachline (SR 528) to I-4.
- Osceola Parkway Extension – New 4-lane divided roadway, Bobby Creek Road to Beachline (SR 528).



**TABLE 4**  
**Study Roadway Parameters and Existing Level of Service**

| Roadway Name                                    |                      | Functional Class | # Lanes | Adopted (1) |          | 2016 Traffic Volumes (2) |                |            |              |                |          | Meets LOS Std? |
|---|----------------------|------------------|---------|-------------|----------|--------------------------|----------------|------------|--------------|----------------|----------|----------------|
|   |                      |                  |         | LOS         | Capacity | AADT Daily               | Pk Hour Pk Dir | Comm Trips | Total Pk Dir | Peak Direction | Off Peak |                |
| From  | To                   |                  |         |             |          |                          |                |            |              |                |          |                |
| <b>Boggy Creek Road</b>                         |                      |                  |         |             |          |                          |                |            |              |                |          |                |
| Wetherbee Rd                                    | Jeff Fuqua Blvd      | Minor Arterial   | 4       | E           | 2,000    | 14,576                   | 722            | 451        | 1,173        | SB             | 750      | C              |
| Jeff Fuqua Blvd                                 | Cent Fl GreenWay     | Minor Arterial   | 4       | E           | 2,000    | 27,755                   | 1,399          | 494        | 1,893        | SB             | 1,036    | C              |
| Cent Fl GreenWay                                | Osceola County Line  | Minor Arterial   | 4       | D           | 1,580    | 29,028                   | 1,517          | 67         | 1,584        | SB             | 1,221    | F              |
| <b>Central Florida GreenWay</b>                 |                      |                  |         |             |          |                          |                |            |              |                |          |                |
| Landstar Blvd                                   | Boggy Creek Rd       | Freeway          | 4       | E           | 3,940    | 48,000                   | 2,268          | 85         | 2,353        | EB             | 2,129    | C              |
| Boggy Creek Rd                                  | Narcoossee Rd        | Freeway          | 4       | E           | 3,940    | 45,627                   | 2,246          | 66         | 2,312        | EB             | 2,092    | C              |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                      |                  |         |             |          |                          |                |            |              |                |          |                |
| Heintzelman Blvd                                | Cent Fl GreenWay     | Collector        | 4       | E           | 3,590    | 35,873                   | 1,776          | 29         | 1,805        | SB             | 1,103    | B              |
| <b>Lake Nona Boulevard</b>                      |                      |                  |         |             |          |                          |                |            |              |                |          |                |
| Boggy Creek Rd                                  | Tavistock Lakes Blvd | Collector        | 4       | E           | 2,000    | 3,370                    | 180            | 38         | 218          | WB             | 139      | C              |
| <b>Landstar Boulevard</b>                       |                      |                  |         |             |          |                          |                |            |              |                |          |                |
| Osceola County Line                             | Cent Fl GreenWay     | Collector        | 4       | E           | 2,000    | 33,158                   | 1,671          | 4          | 1,675        | SB             | 1,100    | C              |
| <b>Rhode Island Woods Circle</b>                |                      |                  |         |             |          |                          |                |            |              |                |          |                |
| Landstar Blvd                                   | Wyndham Lakes Blvd   | Collector        | 4       | E           | 2,000    | 20,859                   | 962            | 1          | 963          | EB             | 933      | C              |
| Wyndham Lakes Blvd                              | Landstar Blvd        | Collector        | 2       | E           | 800      | 8,311                    | 423            | 40         | 463          | EB             | 220      | D              |

(1) Adopted LOS from Orange County Comprehensive Plan Transportation Element & CMS database.

Roadway Service Volumes from Florida DOT Quality/Level of Service Handbook or Orange County.

(2) Traffic volumes from Orange County Concurrence Link Information, Wednesday, August 14, 2017.

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**Table 5** is a summary of the 2022 and 2040 traffic parameters for the study roadway segments to be impacted by the proposed land use change. This table lists the numbers of lanes, roadway functional classification, County adopted LOS standard and roadway service volume for each roadway segment. **Table 5** also lists the Demand Factors (Standard K and D) that were utilized to convert the projected AADT background traffic volumes to background P.M. peak direction traffic volumes.

**TABLE 5**  
**2022/2040 Study Roadway Parameters**

| Roadway Name                                    |                      | Functional Class | 2022 # Lanes | Demand (1) Factors |       | 2020 Roadway Service Volumes Peak Hour / Peak Direction Capacity Table |       |       |       |       | Adopted LOS (2) |
|---|----------------------|------------------|--------------|--------------------|-------|--|-------|-------|-------|-------|-----------------|
|   |                      |                  |              | K                  | D     | A  | B     | C     | D     | E     |                 |
| From  | To                   |                  |              |                    |       |  |       |       |       |       |                 |
| <b>Boggy Creek Road</b>                         |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Wetherbee Rd                                    | Jeff Fuqua Blvd      | Minor Arterial   | 4            | 0.081              | 0.610 | 0  | 0     | 1,910 | 2,000 | 2,000 | E               |
| Jeff Fuqua Blvd                                 | Cent Fl GreenWay     | Minor Arterial   | 4            | 0.078              | 0.646 | 0  | 0     | 1,910 | 2,000 | 2,000 | E               |
| Cent Fl GreenWay                                | Osceola County Line  | Minor Arterial   | 4            | 0.093              | 0.565 | 0  | 0     | 1,530 | 1,580 | 1,580 | D               |
| <b>Central Florida GreenWay</b>                 |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Landstar Blvd                                   | Boggy Creek Rd       | Freeway          | 4            | 0.090              | 0.525 | 0  | 2,260 | 3,020 | 3,660 | 3,940 | E               |
| Boggy Creek Rd                                  | Narcoossee Rd        | Freeway          | 4            | 0.094              | 0.525 | 0  | 2,260 | 3,020 | 3,660 | 3,940 | E               |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Heintzelman Blvd                                | Cent Fl GreenWay     | Collector        | 4            | 0.080              | 0.621 | 0  | 1,810 | 2,560 | 3,240 | 3,590 | E               |
| <b>Lake Nona Boulevard</b>                      |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Boggy Creek Rd                                  | Tavistock Lakes Blvd | Collector        | 4            | 0.095              | 0.564 | 0  | 0     | 1,910 | 2,000 | 2,000 | E               |
| <b>Landstar Boulevard</b>                       |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Osceola County Line                             | Cent Fl GreenWay     | Collector        | 4            | 0.084              | 0.604 | 0  | 0     | 1,910 | 2,000 | 2,000 | E               |
| <b>Rhode Island Woods Circle</b>                |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Landstar Blvd                                   | Wyndham Lakes Blvd   | Collector        | 4            | 0.091              | 0.508 | 0  | 0     | 1,910 | 2,000 | 2,000 | E               |
| Wyndham Lakes Blvd                              | Landstar Blvd        | Collector        | 2            | 0.075              | 0.678 | 0  | 0     | 370   | 750   | 800   | E               |
| Roadway Name                                    |                      | Functional Class | 2040 # Lanes | Demand (1) Factors |       | 2040 Roadway Service Volumes Peak Hour / Peak Direction Capacity Table |       |       |       |       | Adopted LOS (2) |
| From  | To                   |                  |              | K                  | D     | A  | B     | C     | D     | E     |                 |
| <b>Boggy Creek Road</b>                         |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Wetherbee Rd                                    | Jeff Fuqua Blvd      | Minor Arterial   | 4            | 0.090              | 0.550 | 0  | 0     | 1,910 | 2,000 | 2,000 | E               |
| Jeff Fuqua Blvd                                 | Cent Fl GreenWay     | Minor Arterial   | 4            | 0.090              | 0.550 | 0  | 0     | 1,910 | 2,000 | 2,000 | E               |
| Cent Fl GreenWay                                | Osceola County Line  | Minor Arterial   | 4            | 0.090              | 0.550 | 0  | 0     | 1,530 | 1,580 | 1,580 | D               |
| <b>Central Florida GreenWay</b>                 |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Landstar Blvd                                   | Boggy Creek Rd       | Freeway          | 6            | 0.105              | 0.550 | 0  | 3,360 | 4,580 | 5,500 | 6,080 | E               |
| Boggy Creek Rd                                  | Narcoossee Rd        | Freeway          | 6            | 0.105              | 0.550 | 0  | 3,360 | 4,580 | 5,500 | 6,080 | E               |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Heintzelman Blvd                                | Cent Fl GreenWay     | Collector        | 4            | 0.090              | 0.550 | 0  | 1,810 | 2,560 | 3,240 | 3,590 | E               |
| <b>Lake Nona Boulevard</b>                      |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Boggy Creek Rd                                  | Tavistock Lakes Blvd | Collector        | 4            | 0.090              | 0.550 | 0  | 0     | 1,910 | 2,000 | 2,000 | E               |
| <b>Landstar Boulevard</b>                       |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Osceola County Line                             | Cent Fl GreenWay     | Collector        | 6            | 0.090              | 0.550 | 0  | 0     | 2,940 | 3,020 | 3,020 | E               |
| <b>Rhode Island Woods Circle</b>                |                      |                  |              |                    |       |  |       |       |       |       |                 |
| Landstar Blvd                                   | Wyndham Lakes Blvd   | Collector        | 4            | 0.090              | 0.550 | 0  | 0     | 1,910 | 2,000 | 2,000 | E               |
| Wyndham Lakes Blvd                              | Landstar Blvd        | Collector        | 2            | 0.090              | 0.550 | 0  | 0     | 370   | 750   | 800   | E               |

(1) 2022 K & D from Orange County 2016 traffic counts. 2040 K & D from FDOT April 2014 Traffic Impact Handbook.

(2) Adopted LOS from Orange County Comprehensive Plan Transportation Element.

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## Projected Traffic Transportation Assessment

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Projected 2022 traffic volumes for the study roadway network were determined with a combination of the existing traffic volumes plus committed traffic volumes or a minimum 2% annual growth. The higher of the two values were used for the 2022 background AADT traffic volume. Projected 2040 traffic volumes for the study roadway network were determined through a combination of the OUATS model 2040 assignments with application of the Orange County Florida DOT Model Output Conversion Factor of 0.98 and were checked to ensure a minimum 2% annual growth between 2022 and 2040. Again, the higher of the two values were used for the 2040 background AADT traffic volume. The 2040 OUATS model total traffic and Project traffic plot is included in **Appendix B**.

*Table 6* presents the 2022 and 2040 background AADT calculations for the AFLU maximum density and the proposed PFLU density. Standard K and D demand factors listed in **Table 5** were used to convert the background AADT to background P.M. peak hour directional traffic volumes.

### **Analysis of Projected Traffic Conditions**

The analysis of projected traffic conditions for the existing AFLU maximum density (one single family dwelling unit) was accomplished as shown in **Table 7** for the 2022 short-range analysis and the 2040 long-range analysis. Under the 2022 AFLU maximum density, the segment of Boggy Creek Road between Central Florida GreeneWay and the Osceola County line will continue to operate at an adverse level of service due to daily traffic and P.M. peak hour traffic. All the remaining roadway segments will continue to operate at an acceptable LOS. None of the Year 2022 study roadway segments are significantly impacted by the existing AFLU maximum density land use density.

Under the review of the long-term AFLU (Year 2040) analysis, with the planned roadway improvements in place, two segments of Boggy Creek Road between Jeff Fuqua Boulevard and the Osceola County line are projected to operate at an adverse level of service due to daily traffic and P.M. peak hour traffic. All the remaining roadway segments will continue to operate at an acceptable LOS. Again, none of the study roadway segments are significantly impacted by the existing AFLU maximum land use density.

The analysis of projected traffic conditions for the PFLU change proposed density (47 single family dwelling units) was accomplished as shown in **Table 8** for the 2022 short-range analysis and the 2040 long-range analysis. Under the 2022 PFLU proposed density, the segment of Boggy Creek Road between Central Florida GreeneWay and the Osceola County line will continue to operate at an adverse level of service due to daily traffic and P.M. peak hour traffic by. All the remaining roadway segments will continue to operate at an acceptable LOS. None of the study roadway segments are significantly impacted by the PFLU proposed land use density.

**TABLE 6**  
**2022 Background Traffic Calculation - Existing AFLU Designation**

| Roadway Name                                    |                      | Existing AADT Volumes | Comm (1) Trips | 2022 Background Trips | 2022 (2) Background Growth Trips | Use For Background |
|---|----------------------|-----------------------|----------------|-----------------------|----------------------------------|--------------------|
| From  | To                   |                       |                |                       |                                  |                    |
| <b>Boggy Creek Road</b>                         |                      |                       |                |                       |                                  |                    |
| Wetherbee Rd                                    | Jeff Fuqua Blvd      | 14,576                | 9,128          | 23,704                | 16,030                           | 23,704             |
| Jeff Fuqua Blvd                                 | Cent Fl GreenWay     | 27,755                | 9,804          | 37,559                | 30,530                           | 37,559             |
| Cent Fl GreenWay                                | Osceola County Line  | 29,028                | 1,275          | 30,303                | 31,930                           | 31,930             |
| <b>Central Florida GreenWay</b>                 |                      |                       |                |                       |                                  |                    |
| Landstar Blvd                                   | Boggy Creek Rd       | 48,000                | 1,799          | 49,799                | 52,800                           | 52,800             |
| Boggy Creek Rd                                  | Narcoossee Rd        | 45,627                | 1,337          | 46,964                | 50,190                           | 50,190             |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                      |                       |                |                       |                                  |                    |
| Heintzelman Blvd                                | Cent Fl GreenWay     | 35,873                | 584            | 36,457                | 39,460                           | 39,460             |
| <b>Lake Nona Boulevard</b>                      |                      |                       |                |                       |                                  |                    |
| Boggy Creek Rd                                  | Tavistock Lakes Blvd | 3,370                 | 709            | 4,079                 | 3,710                            | 4,079              |
| <b>Landstar Boulevard</b>                       |                      |                       |                |                       |                                  |                    |
| Osceola County Line                             | Cent Fl GreenWay     | 33,158                | 79             | 33,237                | 36,470                           | 36,470             |
| <b>Rhode Island Woods Circle</b>                |                      |                       |                |                       |                                  |                    |
| Landstar Blvd                                   | Wyndham Lakes Blvd   | 20,859                | 22             | 20,881                | 22,940                           | 22,940             |
| Wyndham Lakes Blvd                              | Landstar Blvd        | 8,311                 | 787            | 9,098                 | 9,140                            | 9,140              |

**2040 Background Traffic Calculation - Existing AFLU Designation**

| Roadway Name                                    |                      | 2040 Model Trips | Background (MOCF 0.98) | 2040 Background Trips | 2040 (2) Background Growth Trips | Use For Background |
|---|----------------------|------------------|------------------------|-----------------------|----------------------------------|--------------------|
| From  | To                   |                  |                        |                       |                                  |                    |
| <b>Boggy Creek Road</b>                         |                      |                  |                        |                       |                                  |                    |
| Wetherbee Rd                                    | Jeff Fuqua Blvd      | 17,743           | 0.98                   | 17,390                | 32,240                           | 32,240             |
| Jeff Fuqua Blvd                                 | Cent Fl GreenWay     | 27,619           | 0.98                   | 27,070                | 51,080                           | 51,080             |
| Cent Fl GreenWay                                | Osceola County Line  | 26,257           | 0.98                   | 25,730                | 43,420                           | 43,420             |
| <b>Central Florida GreenWay</b>                 |                      |                  |                        |                       |                                  |                    |
| Landstar Blvd                                   | Boggy Creek Rd       | 79,504           | 0.98                   | 77,910                | 71,810                           | 77,910             |
| Boggy Creek Rd                                  | Narcoossee Rd        | 73,504           | 0.98                   | 72,030                | 68,260                           | 72,030             |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                      |                  |                        |                       |                                  |                    |
| Heintzelman Blvd                                | Cent Fl GreenWay     | 53,090           | 0.98                   | 52,030                | 53,670                           | 53,670             |
| <b>Lake Nona Boulevard</b>                      |                      |                  |                        |                       |                                  |                    |
| Boggy Creek Rd                                  | Tavistock Lakes Blvd | 8,889            | 0.98                   | 8,710                 | 5,550                            | 8,710              |
| <b>Landstar Boulevard</b>                       |                      |                  |                        |                       |                                  |                    |
| Osceola County Line                             | Cent Fl GreenWay     | 60,899           | 0.98                   | 59,680                | 49,600                           | 59,680             |
| <b>Rhode Island Woods Circle</b>                |                      |                  |                        |                       |                                  |                    |
| Landstar Blvd                                   | Wyndham Lakes Blvd   | 14,297           | 0.98                   | 14,010                | 31,200                           | 31,200             |
| Wyndham Lakes Blvd                              | Landstar Blvd        | 10,750           | 0.98                   | 10,540                | 12,430                           | 12,430             |

1. Orange County CMS committed trips converted to AADT based on existing K and D factors from Table 5.

2. Background growth is estimated based on 2% annual growth rate.

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**TABLE 6 (Continuing)**

**2022 Background Traffic Calculation - Proposed PFLU Designation**

| Roadway Name                                    |                      | Existing AADT Volumes | Comm (1) Trips | 2022 Background Trips | 2022 (2) Background Growth Trips | Use For Background |
|---|----------------------|-----------------------|----------------|-----------------------|----------------------------------|--------------------|
| From  | To                   |                       |                |                       |                                  |                    |
| <b>Boggy Creek Road</b>                         |                      |                       |                |                       |                                  |                    |
| Wetherbee Rd                                    | Jeff Fuqua Blvd      | 14,576                | 9,128          | 23,704                | 16,090                           | 23,704             |
| Jeff Fuqua Blvd                                 | Cent Fl GreenWay     | 27,755                | 9,804          | 37,559                | 30,640                           | 37,559             |
| Cent Fl GreenWay                                | Osceola County Line  | 29,028                | 1,275          | 30,303                | 32,050                           | 32,050             |
| <b>Central Florida GreenWay</b>                 |                      |                       |                |                       |                                  |                    |
| Landstar Blvd                                   | Boggy Creek Rd       | 48,000                | 1,799          | 49,799                | 52,990                           | 52,990             |
| Boggy Creek Rd                                  | Narcoossee Rd        | 45,627                | 1,337          | 46,964                | 50,370                           | 50,370             |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                      |                       |                |                       |                                  |                    |
| Heintzelman Blvd                                | Cent Fl GreenWay     | 35,873                | 584            | 36,457                | 39,600                           | 39,600             |
| <b>Lake Nona Boulevard</b>                      |                      |                       |                |                       |                                  |                    |
| Boggy Creek Rd                                  | Tavistock Lakes Blvd | 3,370                 | 709            | 4,079                 | 3,720                            | 4,079              |
| <b>Landstar Boulevard</b>                       |                      |                       |                |                       |                                  |                    |
| Osceola County Line                             | Cent Fl GreenWay     | 33,158                | 79             | 33,237                | 36,610                           | 36,610             |
| <b>Rhode Island Woods Circle</b>                |                      |                       |                |                       |                                  |                    |
| Landstar Blvd                                   | Wyndham Lakes Blvd   | 20,859                | 22             | 20,881                | 23,030                           | 23,030             |
| Wyndham Lakes Blvd                              | Landstar Blvd        | 8,311                 | 787            | 9,098                 | 9,180                            | 9,180              |

**2040 Background Traffic Calculation - Proposed PFLU Designation**

| Roadway Name                                    |                      | 2040 Model Trips | Background (MOCF 0.98) | 2040 Background Trips | 2040 (2) Background Growth Trips | Use For Background |
|---|----------------------|------------------|------------------------|-----------------------|----------------------------------|--------------------|
| From  | To                   |                  |                        |                       |                                  |                    |
| <b>Boggy Creek Road</b>                         |                      |                  |                        |                       |                                  |                    |
| Wetherbee Rd                                    | Jeff Fuqua Blvd      | 17,732           | 0.98                   | 17,380                | 32,240                           | 32,240             |
| Jeff Fuqua Blvd                                 | Cent Fl GreenWay     | 27,603           | 0.98                   | 27,050                | 51,080                           | 51,080             |
| Cent Fl GreenWay                                | Osceola County Line  | 26,209           | 0.98                   | 25,680                | 43,590                           | 43,590             |
| <b>Central Florida GreenWay</b>                 |                      |                  |                        |                       |                                  |                    |
| Landstar Blvd                                   | Boggy Creek Rd       | 79,504           | 0.98                   | 77,910                | 72,070                           | 77,910             |
| Boggy Creek Rd                                  | Narcoossee Rd        | 73,491           | 0.98                   | 72,020                | 68,500                           | 72,020             |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                      |                  |                        |                       |                                  |                    |
| Heintzelman Blvd                                | Cent Fl GreenWay     | 53,072           | 0.98                   | 52,010                | 53,860                           | 53,860             |
| <b>Lake Nona Boulevard</b>                      |                      |                  |                        |                       |                                  |                    |
| Boggy Creek Rd                                  | Tavistock Lakes Blvd | 8,883            | 0.98                   | 8,710                 | 5,550                            | 8,710              |
| <b>Landstar Boulevard</b>                       |                      |                  |                        |                       |                                  |                    |
| Osceola County Line                             | Cent Fl GreenWay     | 60,877           | 0.98                   | 59,660                | 49,790                           | 59,660             |
| <b>Rhode Island Woods Circle</b>                |                      |                  |                        |                       |                                  |                    |
| Landstar Blvd                                   | Wyndham Lakes Blvd   | 14,297           | 0.98                   | 14,010                | 31,320                           | 31,320             |
| Wyndham Lakes Blvd                              | Landstar Blvd        | 10,750           | 0.98                   | 10,540                | 12,480                           | 12,480             |

1. Orange County CMS committed trips converted to AADT based on existing K and D factors from Table 5.

2. Background growth is estimated based on 2% annual growth rate.

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**TABLE 7**  
2022 Level of Service - Existing AFU Designation Land Use Density

| Roadway Name                     | From   | To                   | # of Lanes | Adopted LOS | Project Trip Distribution | Daily Traffic Volumes |            |             | P.M. Peak Hour Traffic Volumes |                |            | Project P.M. Peak |     |               |          |
|----------------------------------|--|----------------------|------------|-------------|---------------------------|-----------------------|------------|-------------|--------------------------------|----------------|------------|-------------------|-----|---------------|----------|
|                                  |  |                      |            |             |                           | Back Trips (1)        | AFLU Trips | Total Trips | Peak Volume (2)                | Peak Direction | AFLU Trips | Total Trips       | LOS | % of LOS Std. | 3% Sig ? |
| <b>Boggy Creek Road</b>          | Weatherbee Rd  | Jeff Fuqua Blvd      | 4          | E           | 2.4%                      | 23,704                | 0          | 23,704      | 1,171                          | SB             | 0          | 1,171             | C   | 0.0%          | No       |
|                                  | Jeff Fuqua Blvd  | Cent FI GreenWay     | 4          | E           | 2.4%                      | 37,559                | 0          | 37,559      | 1,893                          | SB             | 0          | 1,893             | C   | 0.0%          | No       |
|                                  | Cent FI GreenWay   | Osceola County Line  | 4          | D           | 20.8%                     | 31,930                | 2          | 31,932      | 1,678                          | SB             | 0          | 1,678             | F   | 0.0%          | No       |
|                                  | <b>Central Florida GreenWay</b>  |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |          |
| Landstar Blvd                    | Boggy Creek Rd   | Boggy Creek Rd       | 4          | E           | 1.1%                      | 52,800                | 0          | 52,800      | 2,495                          | EB             | 0          | 2,495             | C   | 0.0%          | No       |
|                                  | Boggy Creek Rd   | Narcoossee Rd        | 4          | E           | 6.3%                      | 50,190                | 1          | 50,191      | 2,477                          | EB             | 0          | 2,477             | C   | 0.0%          | No       |
| Heintzelman Blvd                 | Cent FI GreenWay   | Cent FI GreenWay     | 4          | E           | 10.2%                     | 39,460                | 1          | 39,461      | 1,960                          | SB             | 0          | 1,960             | C   | 0.0%          | No       |
| Lake Nona Boulevard              | Boggy Creek Rd   | Tavistock Lakes Blvd | 4          | E           | 2.9%                      | 4,079                 | 0          | 4,079       | 219                            | WB             | 0          | 219               | C   | 0.0%          | No       |
| Landstar Boulevard               | Osceola County Line  | Cent FI GreenWay     | 4          | E           | 15.8%                     | 36,470                | 2          | 36,472      | 1,850                          | SB             | 0          | 1,850             | C   | 0.0%          | No       |
| <b>Rhode Island Woods Circle</b> | Landstar Blvd  | Wyndham Lakes Blvd   | 4          | E           | 0.0%                      | 22,940                | 0          | 22,940      | 1,060                          | EB             | 0          | 1,060             | C   | 0.0%          | No       |
|                                  | Wyndham Lakes Blvd   | Landstar Blvd        | 2          | E           | 0.0%                      | 9,140                 | 0          | 9,140       | 465                            | EB             | 0          | 465               | D   | 0.0%          | No       |
|                                  | <b>2040 Level of Service - Existing AFU Designation Land Use Density</b> |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |          |
| Roadway Name                     | From   | To                   | # of Lanes | Adopted LOS | Project Trip Distribution | Daily Traffic Volumes |            |             | P.M. Peak Hour Traffic Volumes |                |            | Project P.M. Peak |     |               |          |
|                                  |  |                      |            |             |                           | Back Trips (1)        | AFLU Trips | Total Trips | Peak Volume (2)                | Peak Direction | AFLU Trips | Total Trips       | LOS | % of LOS Std. | 3% Sig ? |
| <b>Boggy Creek Road</b>          | Weatherbee Rd  | Jeff Fuqua Blvd      | 4          | E           | 5.6%                      | 32,240                | 1          | 32,241      | 1,596                          | SB             | 0          | 1,596             | C   | 0.0%          | No       |
|                                  | Jeff Fuqua Blvd  | Cent FI GreenWay     | 4          | E           | 5.6%                      | 51,080                | 1          | 51,081      | 2,528                          | SB             | 0          | 2,528             | F   | 0.0%          | No       |
|                                  | Cent FI GreenWay   | Osceola County Line  | 4          | D           | 22.7%                     | 43,420                | 2          | 43,422      | 2,149                          | SB             | 0          | 2,149             | F   | 0.0%          | No       |
|                                  | <b>Central Florida GreenWay</b>  |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |          |
| Landstar Blvd                    | Boggy Creek Rd   | Boggy Creek Rd       | 6          | E           | 0.3%                      | 77,910                | 0          | 77,910      | 4,499                          | EB             | 0          | 4,499             | C   | 0.0%          | No       |
|                                  | Boggy Creek Rd   | Narcoossee Rd        | 6          | E           | 6.5%                      | 72,030                | 1          | 72,031      | 4,160                          | EB             | 0          | 4,160             | C   | 0.0%          | No       |
| Heintzelman Blvd                 | Cent FI GreenWay   | Cent FI GreenWay     | 4          | E           | 8.5%                      | 53,670                | 1          | 53,671      | 2,657                          | SB             | 0          | 2,657             | D   | 0.0%          | No       |
| Lake Nona Boulevard              | Boggy Creek Rd   | Tavistock Lakes Blvd | 4          | E           | 2.7%                      | 8,710                 | 0          | 8,710       | 431                            | WB             | 0          | 431               | C   | 0.0%          | No       |
| Landstar Boulevard               | Osceola County Line  | Cent FI GreenWay     | 6          | E           | 10.6%                     | 59,680                | 1          | 59,681      | 2,954                          | SB             | 0          | 2,954             | D   | 0.0%          | No       |
| <b>Rhode Island Woods Circle</b> | Landstar Blvd  | Wyndham Lakes Blvd   | 4          | E           | 0.0%                      | 31,200                | 0          | 31,200      | 1,544                          | EB             | 0          | 1,544             | C   | 0.0%          | No       |
|                                  | Wyndham Lakes Blvd   | Landstar Blvd        | 2          | E           | 0.0%                      | 12,430                | 0          | 12,430      | 615                            | EB             | 0          | 615               | D   | 0.0%          | No       |
|                                  | <b>1. Background Trips from Table 6.</b>                                 |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |          |

1. Background Trips from Table 6.  
2. Peak Volume calculated using Demand K and D factors from Table 5. Daily Background x K x D = Peak Volume  
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**TABLE 8**  
2022 Level of Service - Proposed PFLU Designation Land Use Density

| Roadway Name                                    | From                | To                   | # of Lanes | Adopted LOS | Project Trip Distribution | Daily Traffic Volumes |            |             | P.M. Peak Hour Traffic Volumes |                |            | Project P.M. Peak |     |               |         |
|---|---------------------|----------------------|------------|-------------|---------------------------|-----------------------|------------|-------------|--------------------------------|----------------|------------|-------------------|-----|---------------|---------|
|   |                     |                      |            |             |                           | Back Trips (1)        | AFLU Trips | Total Trips | Peak Volume (2)                | Peak Direction | AFLU Trips | Total Trips       | LOS | % of LOS Std. | 3% Sig? |
| <b>Boggy Creek Road</b>                         | Wetherbee Rd        | Jeff Fuqua Blvd      | 4          | E           | 2.4%                      | 23,704                | 12         | 23,716      | C                              | SB             | 1          | 1,172             | C   | 0.1%          | No      |
|   | Jeff Fuqua Blvd     | Cent Fl GreenWay     | 4          | E           | 2.4%                      | 37,559                | 12         | 37,571      | C                              | SB             | 1          | 1,894             | C   | 0.1%          | No      |
|   | Cent Fl GreenWay    | Osceola County Line  | 4          | D           | 20.8%                     | 32,050                | 107        | 32,157      | F                              | SB             | 7          | 1,691             | F   | 0.4%          | No      |
| <b>Central Florida GreenWay</b>                 |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Landstar Blvd       | Boggy Creek Rd       | 4          | E           | 1.1%                      | 52,990                | 6          | 52,996      | C                              | EB             | 0          | 2,504             | C   | 0.0%          | No      |
|   | Boggy Creek Rd      | Narcoossee Rd        | 4          | E           | 6.3%                      | 50,370                | 32         | 50,402      | C                              | EB             | 2          | 2,488             | C   | 0.1%          | No      |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Heintzelman Blvd    | Cent Fl GreenWay     | 4          | E           | 10.2%                     | 39,600                | 53         | 39,653      | C                              | SB             | 3          | 1,970             | C   | 0.1%          | No      |
| <b>Lake Nona Boulevard</b>                      |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Boggy Creek Rd      | Tavistock Lakes Blvd | 4          | E           | 2.9%                      | 4,079                 | 15         | 4,094       | C                              | WB             | 1          | 220               | C   | 0.1%          | No      |
| <b>Landstar Boulevard</b>                       |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Osceola County Line | Cent Fl GreenWay     | 4          | E           | 15.8%                     | 36,610                | 81         | 36,691      | C                              | SB             | 5          | 1,862             | C   | 0.3%          | No      |
| <b>Rhode Island Woods Circle</b>                |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Landstar Blvd       | Wyndham Lakes Blvd   | 4          | E           | 0.0%                      | 23,030                | 0          | 23,030      | C                              | EB             | 0          | 1,065             | C   | 0.0%          | No      |
|   | Wyndham Lakes Blvd  | Landstar Blvd        | 2          | E           | 0.0%                      | 9,180                 | 0          | 9,180       | D                              | EB             | 0          | 467               | D   | 0.0%          | No      |

2040 Level of Service - Proposed PFLU Designation Land Use Density

| Roadway Name                                    | From                | To                   | # of Lanes | Adopted LOS | Project Trip Distribution | Daily Traffic Volumes |            |             | P.M. Peak Hour Traffic Volumes |                |            | Project P.M. Peak |     |               |         |
|---|---------------------|----------------------|------------|-------------|---------------------------|-----------------------|------------|-------------|--------------------------------|----------------|------------|-------------------|-----|---------------|---------|
|   |                     |                      |            |             |                           | Back Trips (1)        | PFLU Trips | Total Trips | Peak Volume (2)                | Peak Direction | PFLU Trips | Total Trips       | LOS | % of LOS Std. | 3% Sig? |
| <b>Boggy Creek Road</b>                         | Wetherbee Rd        | Jeff Fuqua Blvd      | 4          | E           | 5.6%                      | 32,240                | 29         | 32,269      | C                              | SB             | 2          | 1,598             | C   | 0.1%          | No      |
|   | Jeff Fuqua Blvd     | Cent Fl GreenWay     | 4          | E           | 5.6%                      | 51,080                | 29         | 51,109      | F                              | SB             | 2          | 2,530             | F   | 0.1%          | No      |
|   | Cent Fl GreenWay    | Osceola County Line  | 4          | D           | 22.7%                     | 43,590                | 117        | 43,707      | F                              | SB             | 7          | 2,165             | F   | 0.4%          | No      |
| <b>Central Florida GreenWay</b>                 |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Landstar Blvd       | Boggy Creek Rd       | 6          | E           | 0.3%                      | 77,910                | 2          | 77,912      | C                              | EB             | 0          | 4,499             | C   | 0.0%          | No      |
|   | Boggy Creek Rd      | Narcoossee Rd        | 6          | E           | 6.5%                      | 72,020                | 33         | 72,053      | C                              | EB             | 2          | 4,161             | C   | 0.0%          | No      |
| <b>Jeff Fuqua Boulevard (South Access Road)</b> |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Heintzelman Blvd    | Cent Fl GreenWay     | 4          | E           | 8.5%                      | 53,860                | 44         | 53,904      | D                              | SB             | 3          | 2,669             | D   | 0.1%          | No      |
| <b>Lake Nona Boulevard</b>                      |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Boggy Creek Rd      | Tavistock Lakes Blvd | 4          | E           | 2.7%                      | 8,710                 | 14         | 8,724       | C                              | WB             | 1          | 432               | C   | 0.1%          | No      |
| <b>Landstar Boulevard</b>                       |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Osceola County Line | Cent Fl GreenWay     | 6          | E           | 10.6%                     | 59,660                | 55         | 59,715      | D                              | SB             | 3          | 2,956             | D   | 0.1%          | No      |
| <b>Rhode Island Woods Circle</b>                |                     |                      |            |             |                           |                       |            |             |                                |                |            |                   |     |               |         |
|   | Landstar Blvd       | Wyndham Lakes Blvd   | 4          | E           | 0.0%                      | 31,320                | 0          | 31,320      | C                              | EB             | 0          | 1,550             | C   | 0.0%          | No      |
|   | Wyndham Lakes Blvd  | Landstar Blvd        | 2          | E           | 0.0%                      | 12,480                | 0          | 12,480      | D                              | EB             | 0          | 618               | D   | 0.0%          | No      |

1. Background Trips from Table 6.  
2. Peak Volume calculated using Demand K and D factors from Table 5. Daily Background x K x D = Peak Volume  
Luke Transportation Engineering Consultants, Inc., 2017



Under the review of the long-term PFLU (Year 2040) analysis, with the planned roadway improvements in place, two segments of Boggy Creek Road between Jeff Fuqua Boulevard and the Osceola County line are projected to operate at an adverse level of service due to daily traffic and P.M. peak hour traffic. All the remaining roadway segments will continue to operate at an acceptable LOS. Again, none of the study roadway segments are significantly impacted by the PFLU proposed land use density.

### **Transit**

LYNX (Central Florida Regional Transportation Authority) has routes on two roadways that serve the south-central Orange County area. Lake Nona Boulevard, to the east, has Routes 406, 407 and 418 within the Lake Nona development. These stops are approximately 3.25 miles away. Landstar Boulevard, to the west, has Routes 18 and 407 within the Meadow Woods development. These stops are approximately 2.30 miles away, via Buenaventura Boulevard.

### **Pedestrian**

Currently no sidewalks exist along either side of Ward Road adjacent to the proposed development parcel. North of the development parcel a 5-foot sidewalk exists along the west side Ward Road. The sidewalk terminates at the northern property line of the proposed development parcel. At the proposed connection to the existing Phifer Lane stub out, future sidewalks are programmed for both sides of Phifer Lane.

### **Bicycle**

Existing bike paths are located approximately 1.28 miles from the proposed development parcel along the east side of Caneel Bay Boulevard. The closest trail, will be the Meadows Woods Trail, which will be located north of the development parcel approximately 2.78 miles away via connecting roadways. The Meadow Woods Trail is currently unfunded.

## Study Conclusions

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### Study Conclusions

This study was undertaken for a Comprehensive Policy Plan Transportation Amendment for the development of a parcel in west Orange County. The proposed Bishop Landing Phase 3 site will consist of ±14.80 acres'. The proposed land use will be low density residential.

This analysis was undertaken to support an application to amend the Comprehensive Plan, changing the existing AFLU designation from Rural/Agricultural to Low Density Residential. The following is a summary of the results and recommendations. The results of the study as documented herein are summarized below:

- As documented in this analysis, under the existing AFLU designation the development density will be one (1) single family dwelling unit. Under the proposed PFLU designation the development density will be 47 single family dwelling units.
- The Proposed residential land use (PFLU) density will result in an **increase** of 515 daily trip ends and 52 P.M. peak hour trip ends, relative to the adopted AFLU densities.
- As documented in this analysis for the short term (Year 2022), under the existing AFLU designation and the proposed PFLU designation, the segment of Boggy Creek Road between Central Florida GreeneWay and the Osceola County line will continue to operate at an adverse level of service due to daily traffic and P.M. peak hour traffic. All the remaining roadway segments will continue to operate at acceptable levels of service.
- The proposed land use change traffic volumes *are not* significant, in 2022 on any of the study Roadway segments.
- As documented in the 2040 analysis, under the existing AFLU designation and the proposed PFLU designation with the planned roadway improvements in place, two segments of Boggy Creek Road between Jeff Fuqua Boulevard and the Osceola County line are projected to operate at an adverse level of service due to daily traffic and P.M. peak hour traffic. All the remaining roadway segments will continue to operate at an acceptable LOS.
- Again, the proposed land use change traffic volumes *are not* significant, in 2040 on any of the study roadways.
- The proposed land use change should be considered for approval.

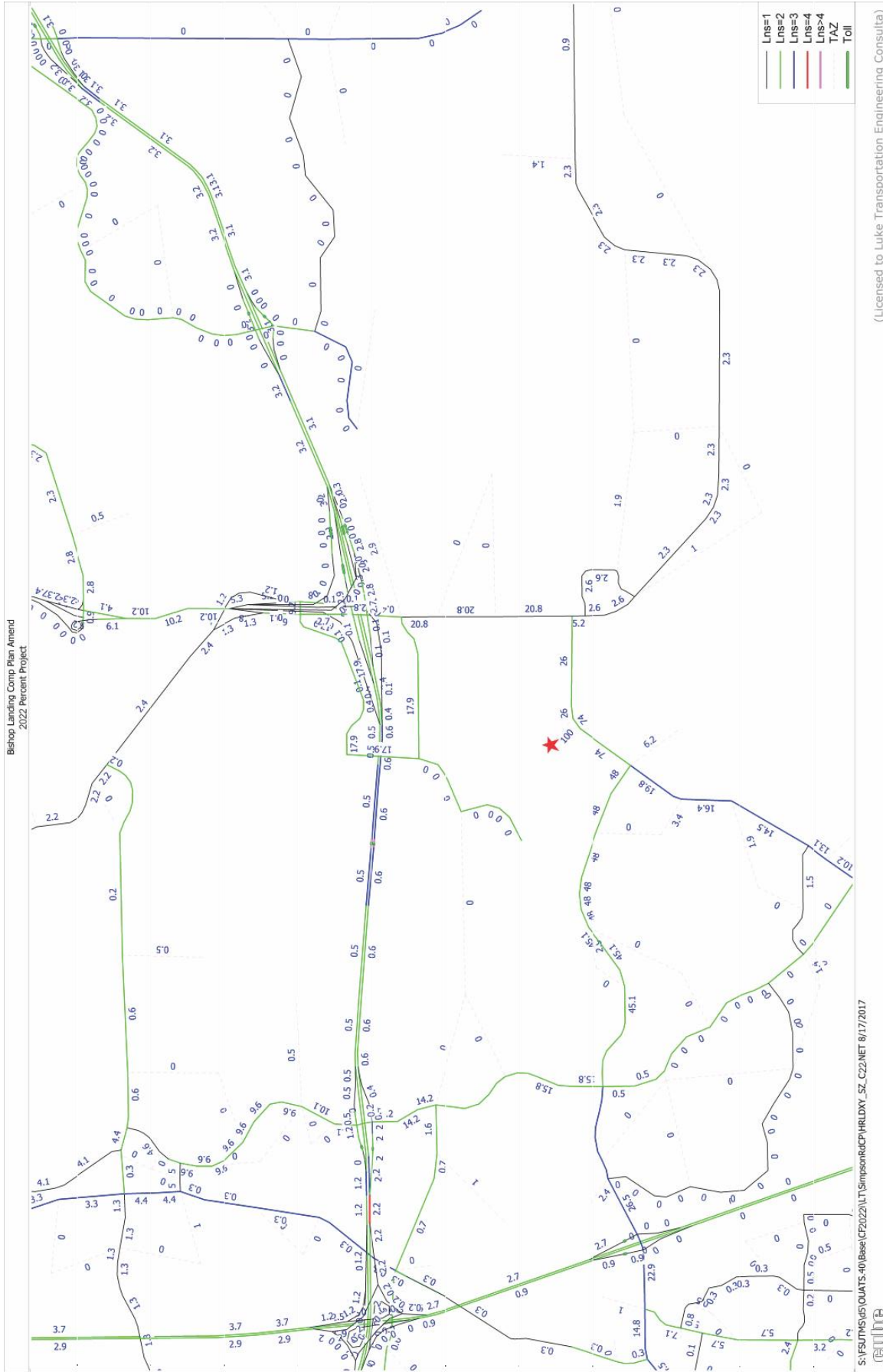
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**APPENDICES**

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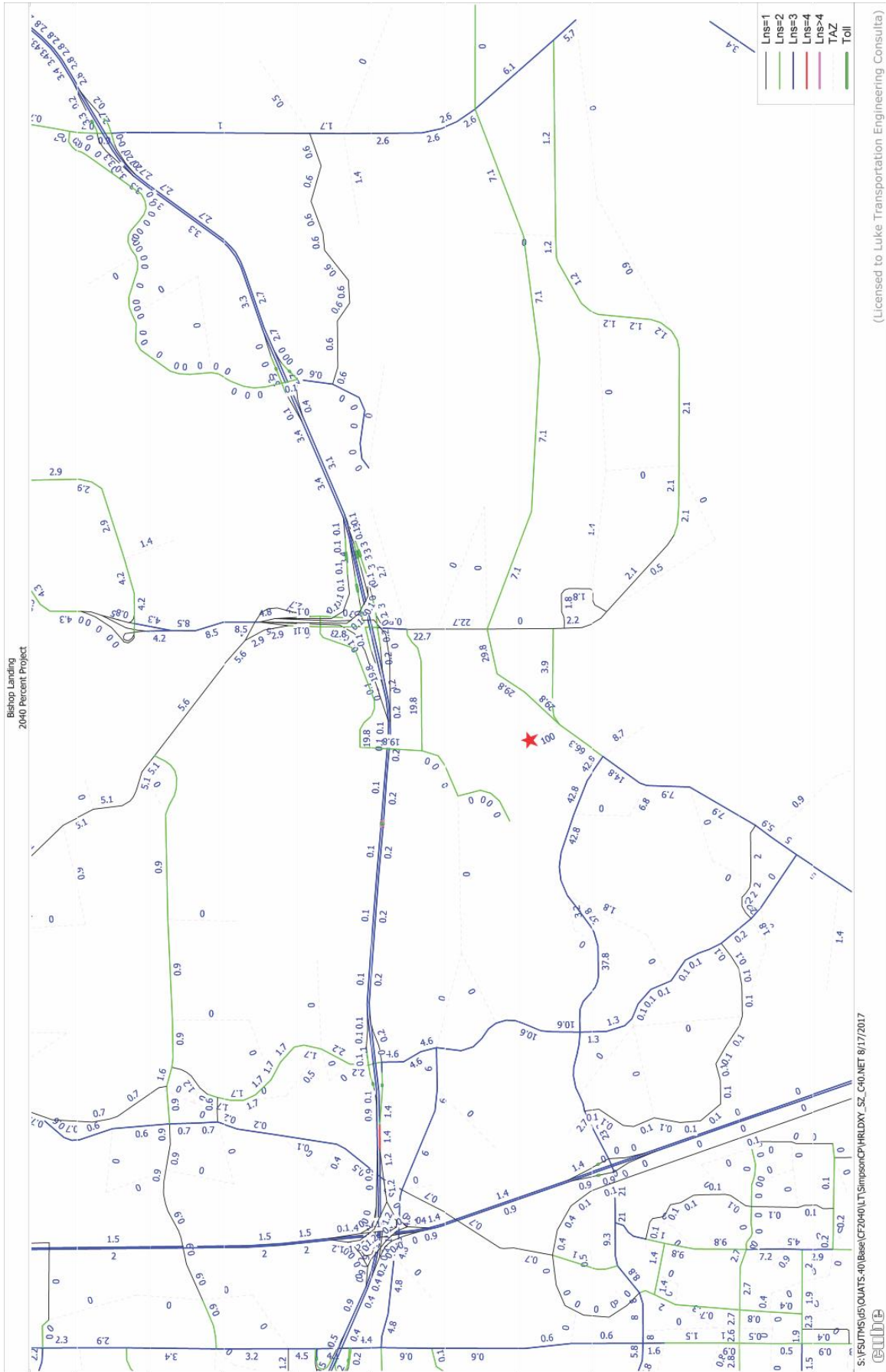
**Appendix A – 2022/2040 Project Trip Distribution Plots**

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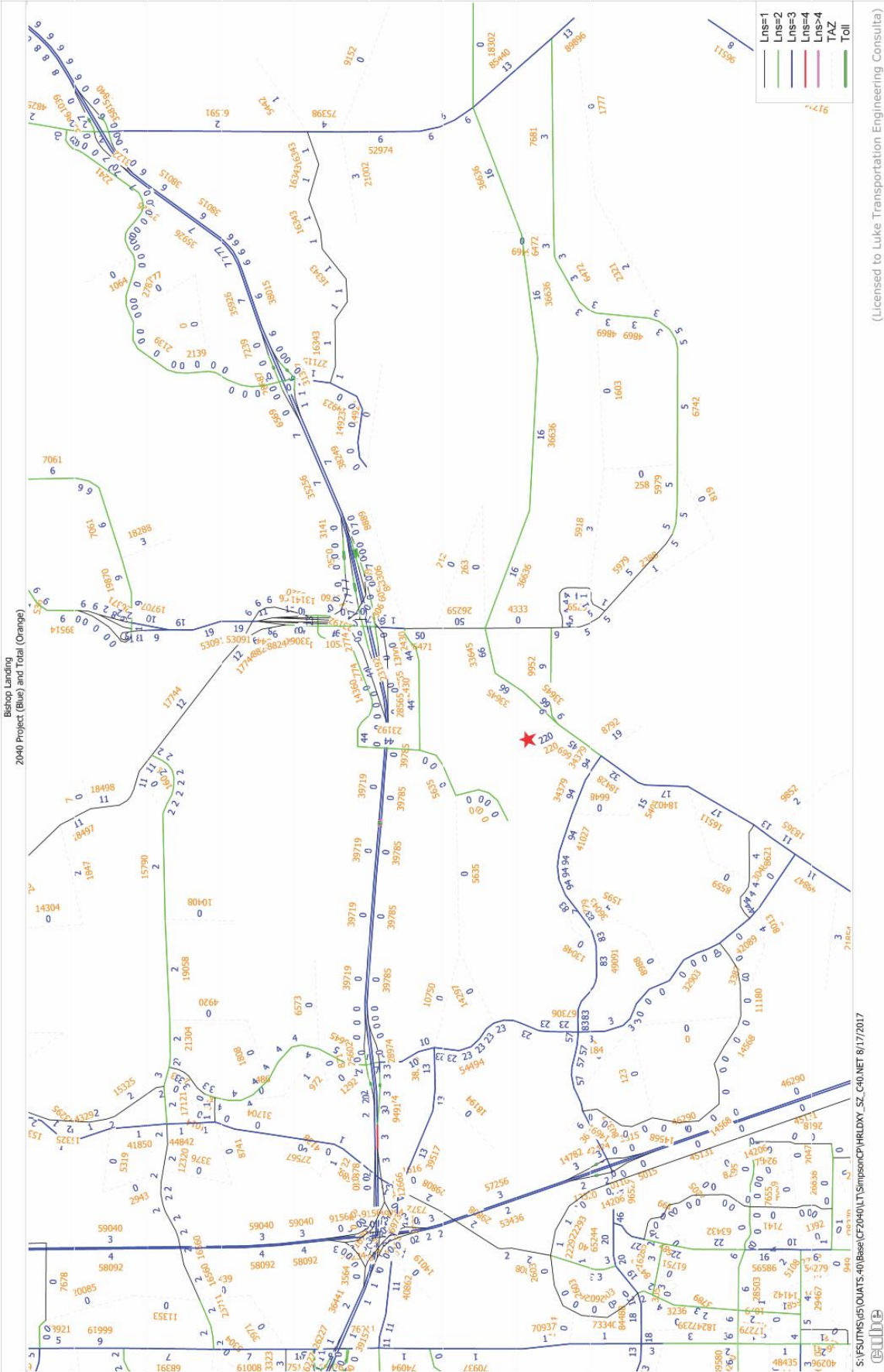




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**Appendix B – 2040 OUATS Model Traffic Volumes**

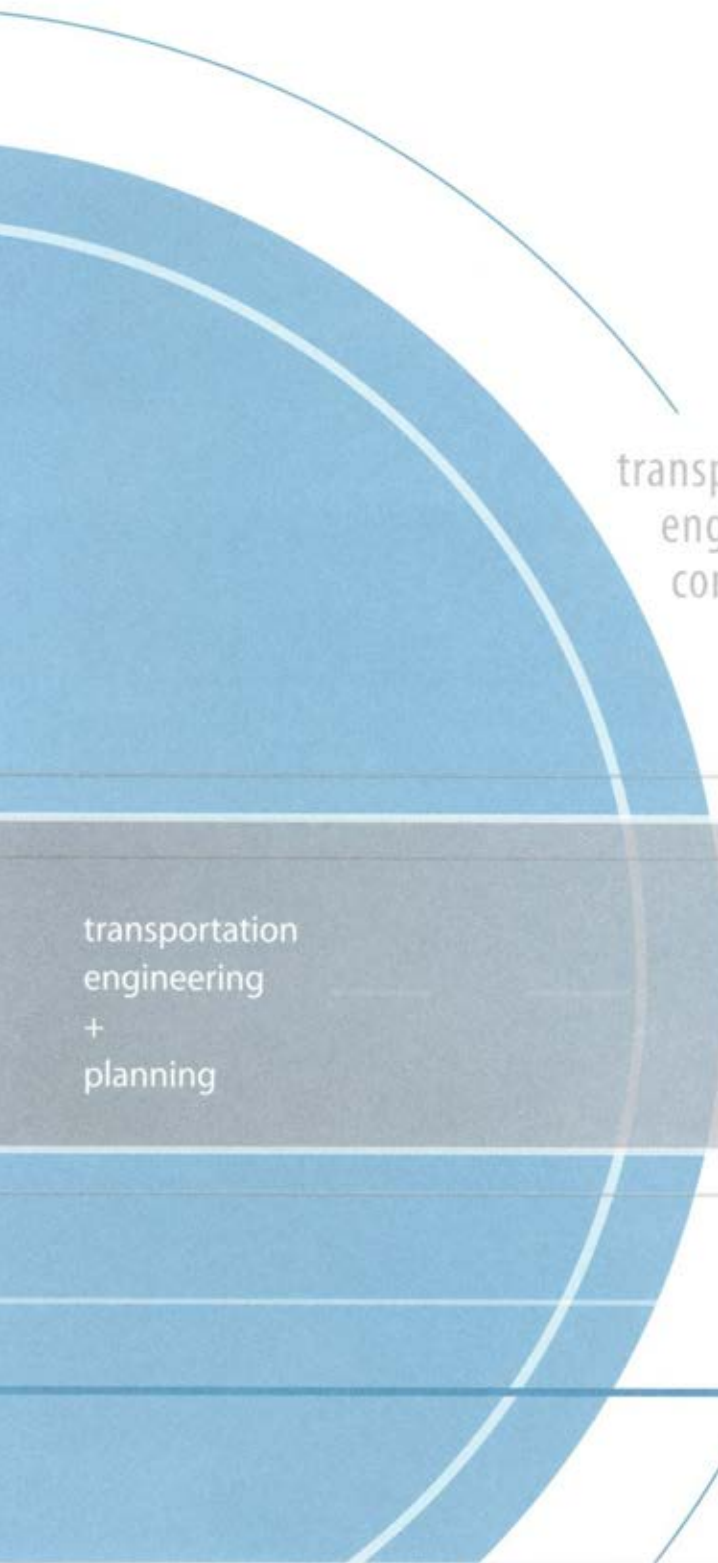
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luke  
transportation  
engineering  
consultants



[mailing address]  
po box 941556 maitland florida 32794-1556

transportation  
engineering  
+  
planning

29 east pine street orlando florida 32801  
[phone] 407 423 8055 [fax] 407 423 8022