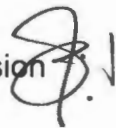




Interoffice Memorandum

April 18, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners (BCC)

FROM: Alberto A. Vargas, MArch., Manager, Planning Division 

THROUGH: Tim Boldig, Interim Director
Planning, Environmental, and Development Services Department

SUBJECT: 2023-1 Regular Cycle Comprehensive Plan
Amendments 2023-1-A-3-1 and 2023-1-B-FLUE-2
(Dean Road Multifamily)
Board of County Commissioners (BCC) Transmittal Public Hearing

2023-1 Regular Cycle Comprehensive Plan Amendments 2023-1-A-3-1 and 2022-2-B-FLUE-2 are scheduled for a BCC transmittal public hearing on May 2, 2023. These amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on March 16, 2023, and recommended to be transmitted.

The subject property is located south of E. Colonial Drive on the west side of Dean Road. The request is to change the Future Land Use Map designation from Office (O) and Low-Medium Density Residential (LMDR) to Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS).

A community meeting was held for the request on February 15, 2023, with 43 residents in attendance with general concern for building height.

Following the BCC transmittal public hearing, the proposed amendments will be transmitted to the Florida Department of Economic Opportunity (DEO) and other State agencies for review and comment. Staff expects to receive comments from DEO and/or the other State agencies in June 2023. Pursuant to 163.3184, Florida Statutes, the proposed amendments must be adopted within 180 days of receipt of the comment letter.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net or Jason Sorensen, AICP, Chief Planner at (407) 836-5602 or Jason.Sorensen@ocfl.net.

AAV/jhs/sw

Enc: 2023-1 Regular Cycle Amendments 2023-1-A-3-1 and 2023-1-B-FLUE-2

BCC Transmittal Staff Report

c: Jon V. Weiss, P.E., Deputy County Administrator
Joel Prinsell, Deputy County Attorney
Whitney Evers, Assistant County Attorney
Roberta Alfonso, Assistant County Attorney
Jason Sorensen, AICP, Chief Planner, Planning Division
Olan D. Hill, AICP, Assistant Manager, Planning Division
Nicolas Thalmueller, AICP, Planning Administrator, Planning Division
Read File



ORANGE COUNTY

PLANNING DIVISION

2023-1 REGULAR CYCLE AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS

**MAY 2, 2023
TRANSMITTAL PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION



2023 FIRST REGULAR CYCLE AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN TRANSMITTAL PUBLIC HEARING

INTRODUCTION

This is the Board of County Commissioners (BCC) transmittal staff report for proposed First Regular Cycle Amendments 2023-1-A-3-1 and 2023-1-B-FLUE-2 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). These amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on March 16, 2023, and are scheduled for a transmittal public hearing before the BCC on May 2, 2023.

The 2023-1 Regular Cycle Amendments include a privately-initiated map amendment located in District 3 and an associated staff-initiated text amendment. Since this is the transmittal stage for these amendments, there will be a second round of public hearings for adoption after the Florida Department of Economic Opportunity (DEO) and other State agencies complete their review of the proposed amendments and provide comments, expected in June 2023.

Once the Regular Cycle amendments have been adopted by the BCC, they will become effective 31 days after DEO notifies the County that the plan amendment package is complete.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch., Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net, or Jason Sorensen, AICP, Chief Planner, at (407) 836-5602 or Jason.Sorensen@ocfl.net.

Privately Initiated Future Land Use Map Amendment

ADMINISTRATIVE INDEX[illegible]

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2023 FIRST REGULAR CYCLE AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN TRANSMITTAL PUBLIC HEARING

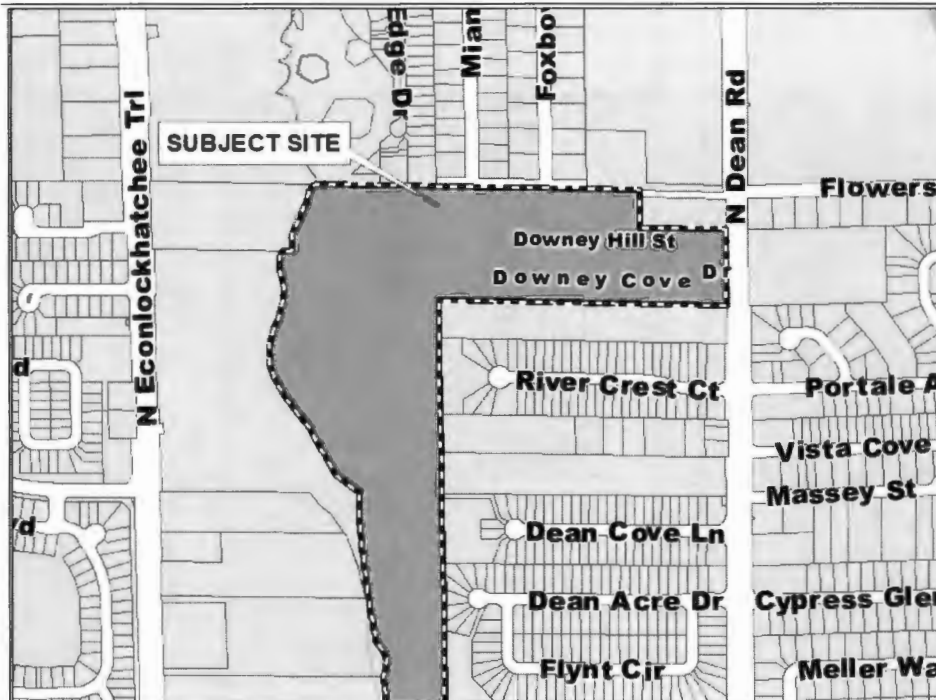
INTRODUCTION

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Applicant/Owner: Eric Raasch, Inspire Placemaking Collective, Inc., for Manohar Jain, Trustee, Chaines Land Trust, and Pique Land Trust

Location: 1410 and 1480 N. Dean Rd. and 1480 N. Dean Rd.; generally located west of N. Dean Rd., south of E. Colonial Dr., north of River Crest Ct., and east of N. Econlockhatchee Trl.

Existing Use: Undeveloped land and Lake Downey Mobile Home Park

Parcel ID Numbers:
19-22-31-0000-00-023/024
19-22-31-0000-00-070 (portion east of the Little Econlockhatchee River)

Tract Size: 42.10 gross acres / 21.40 net developable acres

The following meetings and hearings have been held for this proposal:

Report/Public Hearing	Outcome
✓ Community Meeting February 15, 2023 2,054 notices sent; 43 people in attendance	Mixed - Some residents were in favor of the proposal, and some were opposed to the proposal.
✓ Staff Report	Recommend Transmittal
✓ LPA Transmittal March 16, 2023	Recommend Transmittal (6-1)
BCC Transmittal	May 2, 2023
State Agency Comments	TBD
LPA Adoption	TBD
BCC Adoption	TBD

Project Information

Request: Office (O) and Low-Medium Density Residential (LMDR) to Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS)

Proposed Development Program: Up to 420 multi-family dwelling units.

Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility.

Transportation: The proposed use will generate 164 p.m. peak hour trips, resulting in a decrease of 180 p.m. peak hour trips.

Environmental: Conservation Area Determination CAD-22-01-006 was issued on January 6, 2023, with an expiration date of January 6, 2028.

Schools: Per School Capacity Determination OC-22-071, dated February 6, 2023, capacity is not available at University High School. The mitigation of 26.0 seats will be required. This determination expires August 2, 2023.

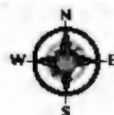
Concurrent Rezoning: Case LUP-22-12-387

A proposed rezoning from P-O (Professional Office District), R-T (Mobile Home Park District), R-1 (Single-Family Dwelling District), and R-CE (Country Estate District) to PD (Planned Development District) (Dean Road Multi-Family PD/LUP) is proceeding through DRC review and is expected to be considered in conjunction with the requested Future Land Use Map Amendment during the adoption public hearing stage.

2023-1-A-3-1



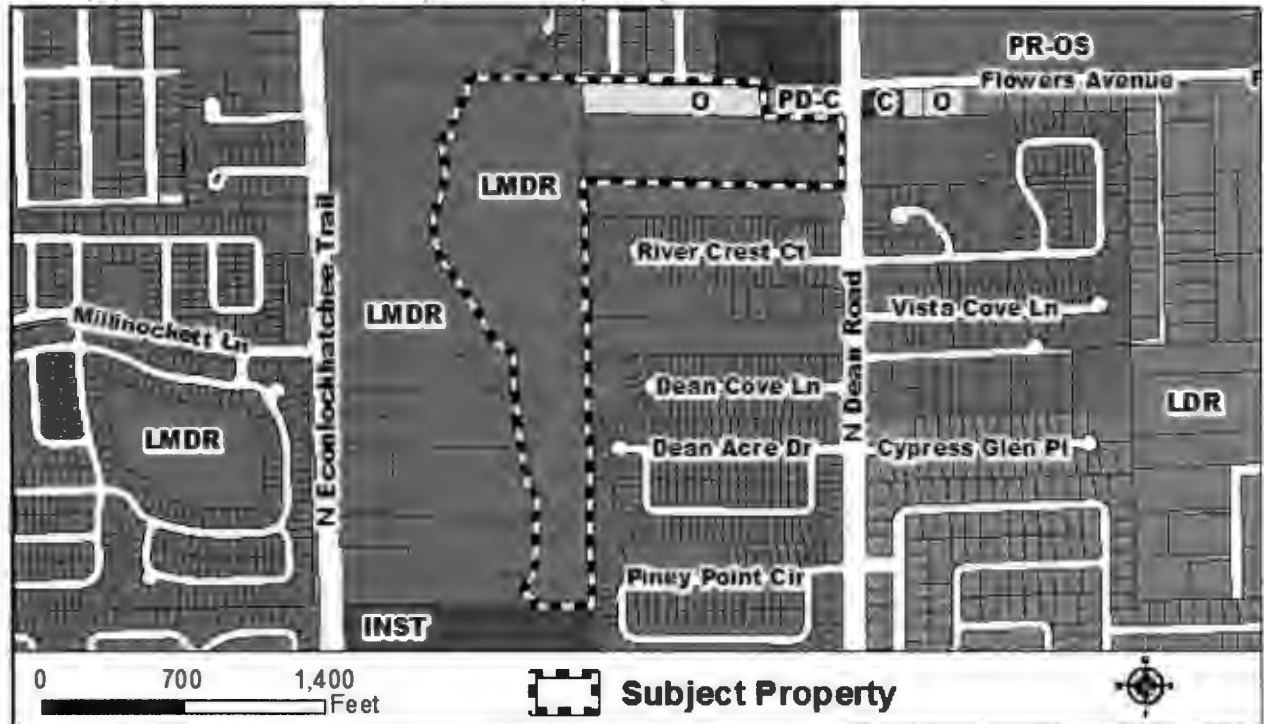
 Subject Property



0 445 890 Feet

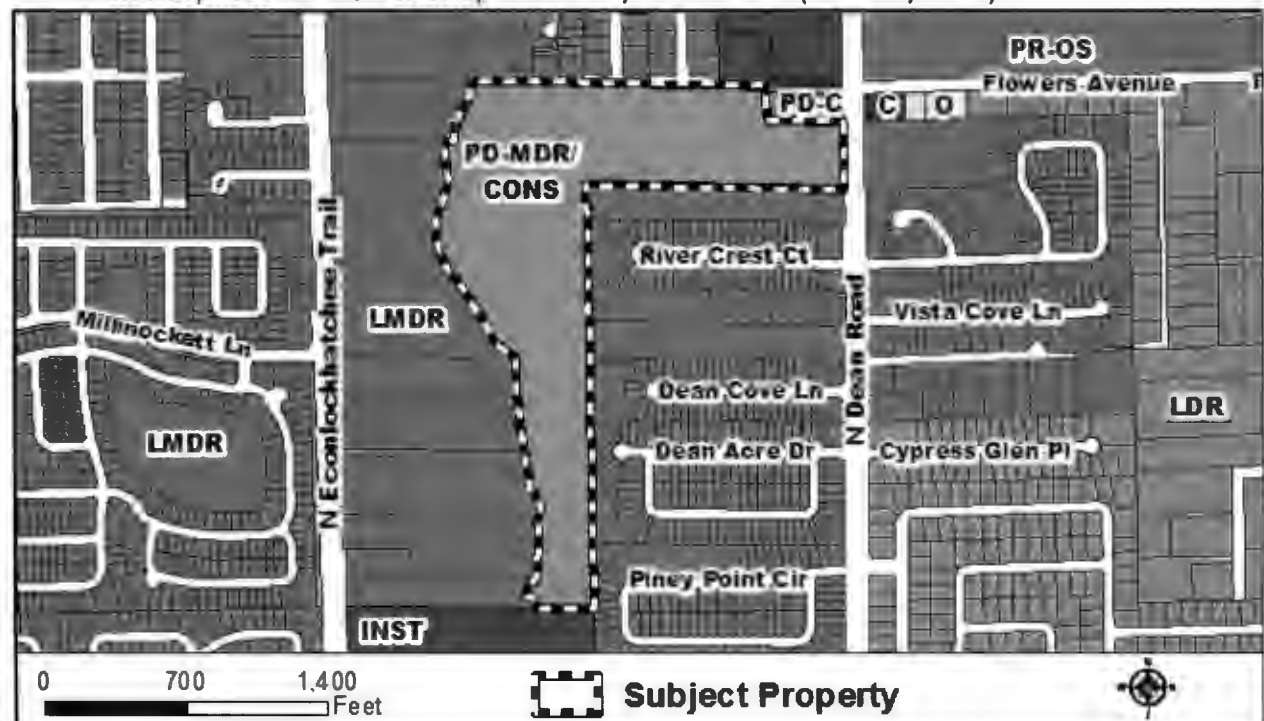
FUTURE LAND USE - CURRENT

Office (O) and Low-Medium Density Residential (LMDR)



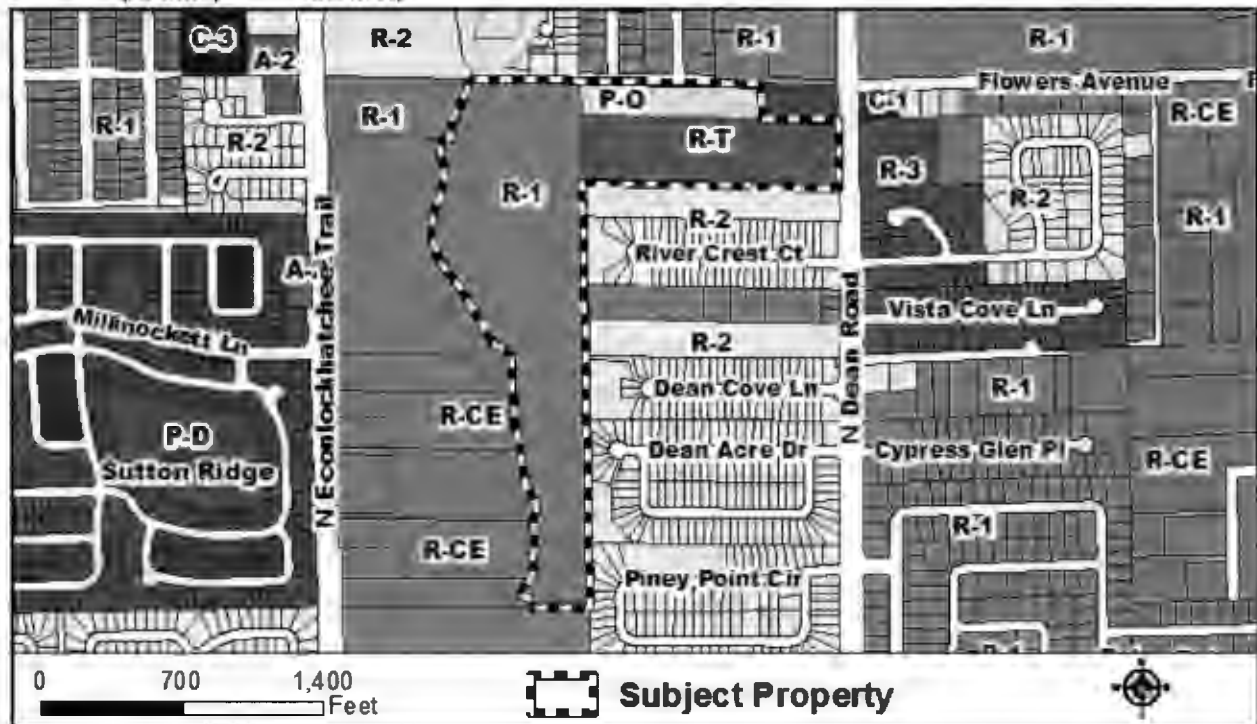
FUTURE LAND USE - PROPOSED

Planned Development- Medium Density Residential/Conservation (PD-MDR/CONS)



ZONING – CURRENT

P-O (Professional Office District), R-T (Mobile Home Park District), R-1 (Single-Family Dwelling District), and R-CE (Country Estate District)



STAFF RECOMMENDATION

1. **FUTURE LAND USE MAP AMENDMENT 2023-1-A-3-1:** Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment as the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Local Planning Agency that the amendment, 2023-1-A-3-1, be **TRANSMITTED** to the state reviewing agencies.
2. **FUTURE LAND USE TEXT AMENDMENT 2023-1-B-FLUE-2:** Make a finding the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Local Planning Agency that Amendment 2023-1-B-FLUE-2, to include the development program for Amendment 2023-1-A-3-1 in Future Land Use Element Policy FLU8.1.4, be **TRANSMITTED** to the state reviewing agencies.

ANALYSIS

1. Background and Development Program

The applicant, Eric Raasch, has requested to change the Future Land Use Map (FLUM) designation of the 42.10-acre site from Office (O) and Low-Medium Density Residential (LMDR) to Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS). The subject property consists of approximately 21.40 acres of developable land and 20.70 acres of wetlands. The applicant is proposing a development program of up to 420 multi-family dwelling units. The present O FLUM designation allows for the consideration of professional office development with a maximum floor area ratio (FAR) of 1.25, and the LMDR classification permits residential activity at a maximum net density of ten (10) dwelling units per acre. The MDR FLUM designation requested by the applicant allows for residential development at a maximum net density of twenty (20) dwelling units per acre, with the proposed Conservation (CONS) map overlay intended to recognize lands designated for the conservation of natural resources. The applicant has communicated that the onsite wetlands and upland buffers associated with the Little Econlockhatchee River will be preserved.

On January 6, 2023, the Orange County Environmental Protection Division (EPD) issued Conservation Area Determination CAD-22-01-006, with an expiration date of January 6, 2028. The CAD established the upland, wetland, and surface water acreages for Parcels 19-22-31-0000-00-00-023, 19-22-31-0000-00-00-024, and 19-22-31-0000-00-00-070 (both east and west of the Little Econlockhatchee River). Per the approved CAD, there are approximately a total of 24.62 acres of delineated Class I wetland and Class III surface water wetland onsite and approximately a total of 33.035 acres of upland onsite, totaling 57.65 acres of wetland and upland for the three parcels.

The 42.10-acre subject property is comprised of Parcels 19-22-31-0000-00-00-023, 19-22-31-0000-00-00-024, and a portion of 19-22-31-0000-00-00-070 (the portion east of the Little Econlockhatchee River). Parcel 19-22-31-0000-00-00-023, a 3.45-acre undeveloped parcel, is zoned P-O (Professional Office District) and has a corresponding Office (O) FLUM designation. Under the FAR cap of 1.25, up to 187,852 square feet of office space could be constructed. Parcel 19-22-31-0000-00-00-024 is a developed 62-lot mobile home park, Lake Downey Mobile Home Park. Parcel 19-22-31-0000-00-00-024 has a R-T (Mobile Home Park District) zoning classification and a corresponding LMDR FLUM designation. Parcel

19-22-31-0000-00-024 contains 9.81 gross acres, of which 9.55 acres are upland and 0.25 acres are classified as surface water Class III wetland. Parcel 19-22-31-0000-00-070 (portion east of Little Econlockhatchee River) is undeveloped. The majority of the parcel is zoned R-1 (Single-Family Dwelling District), with a small sliver zoned R-CE (Country Estate District), and it has a corresponding LMDR FLUM designation. This portion of Parcel 19-22-31-0000-00-070, portion east of Little Econlockhatchee River, contains approximately 10.71 acres of upland. Portions of this parcel contain Class I wetland and Class III surface water wetland. Parcel 19-22-31-0000-00-070 (both east and west of Little Econlockhatchee River) contains an approximate total of 24.31 acres of Class I wetland and an approximate total of 0.11 acres of Class III surface water wetland.

The 42.10-acre subject site is located at 1410 and 1480 N. Dean Road; generally located west of N. Dean Road, south of E. Colonial Drive, north of River Crest Court, and east of N. Econlockhatchee Trail. The subject property is located in an area characterized by a mix of commercial, institutional, and residential uses and a variety of housing types, including single-family attached and detached homes and apartments. Union Park Elementary School, Foxbower Manor and Rivers Edge Subdivisions, an Orange County retention pond, and a Family Dollar retail store abuts the subject property immediately to the north. Both the elementary school and the Orange County retention pond have Institutional (INST) FLUM designations and both have corresponding R-1 zoning classifications. The Foxbower Subdivision has both LMDR and Commercial (C) FLUM designations and corresponding R-1 and C-1 (Retail Commercial District) zoning classifications. The Rivers Edge Subdivision has a LMDR FLUM designation and a R-2 (Residential District) zoning classification. The Family Dollar retail store, located immediately north of Lake Downey Mobile Home Park, has a Planned Development-Commercial (PD-C) FLUM designation and is zoned PD (Planned Development District) (Family Dollar Dean & Flowers PD). Undeveloped land and the Little Econlockhatchee River are located west of the subject site and a majority of the parcel is zoned R-1 with a small sliver zoned R-CE. The property has a LMDR FLUM designation.

Currently, this portion of Parcel 19-22-31-0000-00-070 (portion west of the Little Econlockhatchee River) is also the subject of a proposed FLUM Amendment, 2023-1-A-3-2 (Econ Trail Multifamily). The applicant is requesting to change the FLUM designation of the 15.50 gross acre parcel from LMDR to PD-MDR/CONS to develop up to 180 multifamily dwelling units. Dean Woods Place Apartments, a 48-unit apartment complex, is located immediately south and possesses a LMDR FLUM designation and corresponding R-2 zoning classification. Duplexes and detached single-family homes are located further south and east of the subject parcel and are either zoned R-2, R-1, or R-3 (Multiple-Family Dwelling District). All the properties have LMDR FLUM designations. A convenience store, Thank You Come Again/Citgo, is located across the street on N. Dean Road, east of the subject site. It is zoned C-1 and has a corresponding C FLUM designation. Faith United Methodist Church is also located across the street on N. Dean Road, east of the subject site. It has a R-3 zoning classification and a LMDR FLUM designation. Downey Park, an Orange County Park, located across the street at the northeast corner of Flowers Avenue and Dean Road, will provide additional recreational opportunities for residents of the proposed apartment complex. Union Park Middle School is located further north of the subject site, immediately north of E. Colonial Drive. Valencia College East Campus and Polytechnic University of Puerto Rico are located on N. Econlockhatchee Trail, south and west of the subject site.

Orange County Code Violations

Two of the subject property's Parcels (19-22-31-0000-024, Lake Downey Mobile Home Park; and 19-22-31-0000-00-070, undeveloped parcel) have been cited for several code violations by the Orange County Neighborhood Services Division and the Orange County Fire Rescue Office of the Fire Marshal. Listed below are the code violations provided by Neighborhood Services and the Office of the Fire Marshal for each parcel. Per an email dated February 28, 2023, from Mark McSwain, Lead Code Inspector, Orange County Neighborhood Services Division, Code Compliance Section, Cases 589909, 589471, and 582299 are still active, accruing fines, and appear to be worsening. Per an email dated March 1, 2023, from Brian Kmak, Fire Inspector/Training/EMT, Office of the Fire Marshal, the property located at 1410 N. Dean Road (Parcel 19-22-31-0000-00-024, Lake Downey Mobile Home Park), has two Open Notice of Violations with the Office of the Fire Marshal. Report #2 has gone to Special Magistrate where the property owner has been accruing fines of \$1,000 per day since 2019, and unfortunately, the property owner has not made any efforts towards compliance. Mr. Kmak estimates Report #2 has 1,247 days of non-compliance after the Special Magistrate's ruling.

For the Parcel ID#: 19-22-31-0000-00-024 - there is an Incident #: 589909/CEB 2022-449716H – Roof damage on Community Recreation Building.

This violation is still an active violation and has not been corrected as of the writing of this staff report.

For the Parcel ID#: 19-22-31-0000-00-024 - there is an Incident #: 589471/CEB 2021-448993Z – Multiple zoning violations / farm animals in mobile home park. Some of the zoning violations associated with this incident report include not obtaining all applicable permits and meeting all required development standards for unpermitted accessory structures; not obtaining Zoning approval and applicable permits for unpermitted structures/mobile homes or obtaining a demolition permit for the unpermitted structures/mobile homes under Orange County Demolition permits; inoperable and improperly licensed vehicles; outside storage of trash, junk, and debris; dual rear wheeled vehicles parked on the property and/or right-of-way; horses and farm animals (poultry) located on the property; commercial equipment and recreational vehicles located on the property; and unpermitted fencing.

This violation is still an active violation and has not been corrected as of the writing of this staff report.

For the Parcel ID#: 19-22-31-0000-00-024 - there is an Incident #: 544711/SM 2019-411410FR – OCFD/FIRE HYDRANTS.

Report #1 began on 06/24/2022 and was last inspected 02/02/2023 with no resolution.

1. Floor 1 North Side Road – Fire inspector observed along the North SIDE ROAD there were several branches hanging low over the road that would make it difficult for a fire apparatus to fit under. Property failed this inspection. **ACTION REQUIRED:** Trim all trees to provide vertical clearance of no less than 13 feet 6 inches.
2. Floor 1 South Side Road – Fire inspector observed along SOUTH SIDE ROAD numerous vehicles parked on road limiting access for fire apparatus. Property failed this inspection. **ACTION REQUIRED:** Fire department access roads shall have an unobstructed width of not less than 20 feet. No vehicles are to be parked on the road.

This violation is still an active violation and has not been corrected at time of writing this staff report.

Report #2 began on 03/04/2019 and has been ruled on by the magistrate and still not corrected as of 02/02/2023.

1. Floor 1 – Code 18.5.9 – Hydrants Out of Service. Property failed this inspection.

2. **Floor 1** – Code 18.5.7.1 – Hydrant clearance of 36 inches shall be maintained. Property failed this inspection.
3. **Floor 1** – Code 18.5.10.1 – Excerpt: Fire hydrants shall be marked with an approved reflector... Deficiency - Fire hydrants site wide are missing the required blue road way reflector. Property failed this inspection.
4. **Floor 1** – Code 18.2.3.5.1 – Excerpt: Where required by the AHJ, approved signs, approved roadway... Deficiency – A) Unless property owner is relocating hydrants to the roadside, a sign should be placed pointing the direction and notifying each hydrant location. In addition, curb striping must meet Orange County Fire Lane marking Standard 6009. B) Where required by the AHJ, approved signs, approved roadway surface markings, or other approved notices shall be provided and maintained to identify fire department access roads or to prohibit the obstruction thereof or both. Property failed this inspection. This violation is still an active violation and has not been corrected at the time of writing this staff report.

For the Parcel ID#: 19-22-31-0000-00-070 - there is an Incident #: 582299/CEB 2021-440631Z – Transient camp / Trash, junk, debris and a junk vehicle. Some of the zoning violations associated with this incident report include inoperable and improperly licensed vehicles; outside storage of trash, junk, and debris, including but not limited to tarps, tents, shopping carts, grills, tires, consumer garbage, etc. This violation is still an active violation and has not been corrected at the time of writing this staff report.

COMMUNITY MEETING

A community meeting was held for this proposed amendment on February 15, 2023, with 43 residents in attendance. The applicant, Eric Raasch, Inspire Placemaking Collective, Inc., gave an overview of the proposed project. Mr. Raasch stated that the proposed amendment is to construct up to 420 multi-family dwelling units. He also stated that the proposed amendment includes the Lake Downey Mobile Home Park property. Mr. Raasch stated they will not impact the Little Econlockhatchee River, and they will concentrate the proposed units on the north side of the property, with a landscape buffer along the north property line. He stated the clubhouse would be located on Dean Road. Mr. Raasch opened the meeting up for questions and comments. Some of the questions and concerns the citizens had for the proposed amendment were for the building height (four stories), access points, protections for the Little Econlockhatchee River, rental price, will the proposed units be a rental or a condominium project, will the proposed units be on septic, stormwater, traffic concerns, and the impact the proposed multi-family units will have on the local schools.

Mr. Raasch and the proposed developer of the property, Mr. Kamil Salame, Royal Palm Companies (RPC), answered the residents questions and concerns. Mr. Salame stated that the additional supply of rental units will eventually reduce the rental rates in the area. As far as the rental price of the units, he stated that the rental rates will be market rate. The proposed apartments will range from one bedroom to three bedrooms, ranging in size from 700 square feet to 1,400 square feet. Mr. Salame stated the units will only be multi-family residential, not condominiums. As far as the access is concerned, Mr. Raasch stated that they will have two entrances – one at Flowers Avenue and the other at N. Dean Road. One resident requested that they have a fence or barrier wall along the northern property line to separate the single-family residential homes from the multi-family residential. The applicant agreed they could provide fencing as well as provide landscaping. For the traffic concerns, the applicant's traffic engineer stated that the proposed multi-family development will reduce the PM Peak hours trips. With regards to using septic for wastewater, the applicant stated

they will connect to Orange County Utilities' wastewater lines for wastewater. With regards to stormwater, the applicant stated Orange County requires that all stormwater be managed on-site and he stated that the stormwater ponds will be designed to meet all codes.

Some of the residents in attendance were opposed to the proposed apartments because they felt that they were too many units, the height (4 stories), and increased traffic. They stated they would rather see two story buildings rather than four story buildings. A few of the citizens expressed approval for the proposed apartments and also expressed that the proposed apartments will make the neighborhood safer especially with the Lake Downey Mobile Home Park's ongoing code violations, and they hope that they will help clean up the area.

Future Land Use Map Amendment Analysis

CONSISTENCY

The requested FLUM amendment initially appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

The subject property is located within the County's Urban Service Area (USA) Boundary and is located within an area characterized by a mix of commercial, institutional, residential uses and a variety of housing types including single-family attached and detached homes, and apartments. As mentioned above, the applicant is seeking the PD-MDR/CONS Future Land Use Map designation to allow for the development of the 42.10 gross acre infill site to construct up to 420 multi-family units. It should be noted that per approved Conservation Area Determination CAD-22-01-006, Class I wetland and Class III surface water wetland are present on the site and has reduced the amount of developable acreage to approximately 21.40 acres.

As mentioned previously, the subject property is located in the immediate area of Union Park Elementary School and Union Park Middle School, as well as located in close proximity to Valencia College East Campus and Polytechnic University of Puerto Rico. In addition to its proximity to the educational facilities, the subject site lies in the vicinity of several major employers, including AdventHealth East Orlando and Lockheed Martin, making it well situated for residential development. In addition, the property is located in close proximity to the State Road 417/State Road 408 interchange, providing easy access to downtown Orlando and Interstate-4 to the west, the University of Central Florida to the north, and Lake Nona/Medical City to the south. Staff finds this proposal consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options. Also applicable is **Future Land Use Element Objective FLU2.1**, which establishes that Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

The requested amendment is consistent with **Future Land Use Element Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. As noted previously, the subject property is surrounded by commercial, institutional, and residential uses and is considered to be an infill development.

With the proposal to develop 420 multi-family dwelling units, the proposed FLUM amendment is consistent with **Housing Element GOAL H1** and **Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs. It is staff's belief that the proposed project will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Policy FLU1.1.1**. Further, Future Land Use Element **Policy FLU1.4.1** states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

Lastly, **Conservation-related OBJ C1.4** and its supporting policies call for the protection of wetlands and existing native wildlife (flora and fauna). Per the Orange County Environmental Protection Division, Conservation Area Determination CAD 22-01-006 identified Class I wetland and Class III surface water wetland resulting in approximately 21.40 net developable acres. The CAD expires on January 6, 2028. It is the applicant's intent to preserve the wetlands and upland buffers associated with the Little Econlockhatchee River through conditions of approval placed on the proposed Dean Road Multi-Family Planned Development (PD)/Land Use Plan (LUP) rezoning, Case # LUP-22-12-387.

As explained in **Future Land Use Element Policy FLU 1.1.2(B)**, 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. The net developable land area is defined as the gross land area, less surface waters and wetland areas. The CAD completed by EPD on January 6, 2023 identified approximately 21.40 net developable acres. The proposed development program is based on the 21.40 net developable acres which results in a maximum number of 428 dwelling units. The applicant is proposing 420 dwelling units.

In order to include Class I, II, and III conservation areas in the density and FAR calculations, prior to the adoption of the FLUM amendment, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD as per **Future Land Use Element Policy FLU1.1.2(B)**.

Inclusion of the 20.70 acres of wetlands in the density calculations would require an approved Conservation Area Impact (CAI) permit approved by EPD. Staff is limited to including currently recognized net developable acreage in the density calculations. The Conservation Area Determination (CAD) recognizes approximately 21.40 acres of upland on the site.

COMPATIBILITY

The proposed FLUM amendment appears to be **compatible** with the existing development and development trend of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and development trends in the area. As stated above, the subject property is located within an area characterized by a mix of commercial, institutional, residential uses and a variety of housing types including single-family attached and detached homes, and apartments. In addition to the site's close proximity to the elementary and middle schools, Valencia College East Campus and Polytechnic University of Puerto Rico, it is located in the vicinity of regional transportation corridors and major employers such as AdventHealth East Orlando and Lockheed Martin, adding to its suitability for residential development. **Future Land Use Element Policy FLU8.2.11** states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surrounds it, and it also

states that the design attributes of a project, its urban form, and the physical integration of a project may be considered in determining compatibility. The PD zoning serves as a tool to implement site standards, buffering, placement, and other requirements that further enable compatibility. A proposed rezoning from P-O (Professional Office District), R-T (Mobile Home Park District), R-1 (Single-Family Dwelling District), and R-CE (Country Estate District) to PD (Planned Development District)(Dean Road Multi-Family PD/LUP), Case # LUP-22-12-387, is proceeding through DRC review and is expected to be considered in conjunction with the requested Future Land Use Map Amendment during the adoption public hearing stage.

It is staff's belief that the proposed multi-family project is compatible with the existing mix of commercial, institutional, residential uses and a variety of housing types including single-family attached and detached homes, and apartments in the surrounding area.

2. Staff-Initiated Text Amendment 2023-1-B-FLUE-2

Future Land Use Element Policy FLU8.1.4 establishes the development programs for Planned Development (PD) and Lake Pickett (LP) FLUM designations adopted since January 1, 2007. The development program for this requested amendment is proposed for incorporation into Policy FLU8.1.4 via a corresponding staff-initiated text amendment, Amendment 2023-1-B-FLUE-2.

The maximum development program for Amendment 2023-1-A-3-1, if adopted, would be as follows:

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2023-1-A-3-1</u> <u>Dean Road Multifamily</u>	<u>Planned Development-</u> <u>Medium Density Residential</u> <u>Conservation</u> <u>(PD-MDR/CONS)</u>	<u>Up to 420 multi-family</u> <u>dwelling units</u>	<u>2023-</u>

DIVISION COMMENTS: ENVIRONMENTAL, PUBLIC FACILITIES, AND SERVICES

Environmental:

EPD Review Summary:

- An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.
- Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division as outlined in Chapter 15, Article X Wetland Conservation Areas.
- Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these

concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

FLUM Amendment Comments:

1. CAD Complete - An Orange County Conservation Area Determination CAD-22-01-006 was completed with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on 1/6/23. The CAD identified 24.31 acres of Class I wetlands/surface waters (including the Little Econ River) and 0.364 acre of Class III wetlands and surface waters.
2. Conservation Area Impacts – In addition to any state or federal wetland permitting requirements, the applicant shall satisfy Orange County's wetland permitting requirements. Any wetland encroachments will require submittal of an application for a Conservation Impact Permit to the Orange County Environmental Protection Division. *Reference Orange County Code Chapter 15, Article X Wetland Conservation Areas.*
3. No Clearing – No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) permit approved by the county and obtaining other applicable jurisdictional agency permits. Submit a CAI permit application to Orange County Environmental Protection Division by mail or email to wetlandpermitting@ocfl.net. *Reference Orange County Code Chapter 15, Article X Wetland Conservation Areas.*
4. Outstanding Florida Waters – The Little Econlockhatchee River is designated as an Outstanding Florida waterbody by Florida Department of Environmental Protection (FDEP). The applicant shall comply with the Florida Department of Environmental Protection rule 62-302.700 Special Protection, Outstanding Florida Waters, Outstanding Natural Resource Waters. No degradation of water quality, other than that allowed in Rule 62-4.242(2) and (3), F.A.C., is to be permitted in Outstanding Florida Waters and Outstanding national Resource Waters, respectively, notwithstanding any other Department rules that allow water quality lowering.
5. Impaired Waters – The Little Econlockhatchee River has been designated as an impaired water body by the Impaired Waters Rule, *Chapter 62-303 of the Florida Administrative Code*. Be aware that the Environmental Protection Division will not support any variance requests affecting the water quality of the Little Econlockhatchee River or wetlands connected to the river without some extra protective measures by the applicant. These will likely include but are not limited to: a high efficiency septic system, shoreline plant enhancement, wetland buffer and a pollution abatement swale easement. In addition, state code may have other restrictions.
6. Habitat Permit Compliance – Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible to determine the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

7. Jurisdictional Coordination – This environmental review only addresses Orange County environmental regulatory code, however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: the Army Corps of Engineers, the Florida Department of Environmental Protection, and the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed request be addressed on a multi-agency basis.

Additional EPD Comments:

1. Demolition – Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to the Orange County Environmental Protection Division (EPD). For more information, or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400. *Reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 4 Asbestos requirements, Sec.108 Notification procedure and requirements, Subsection A(1).*
2. Solid Waste Disposal – Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides, and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.
3. Erosion Control – Use caution to prevent erosion during construction along the boundary of the property, into wetlands and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2-inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads and the affected storm drainage system shall be protected. This may require periodic street sweeping. *Reference Orange County Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*

Transportation:

The applicant is requesting to change ~42.10 acres from O and LMDR to PD-MDR/CONS to allow for the construction of 420 multi-family dwelling units. Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed multi-family use will result in a decrease in the number of 180 pm peak trips and therefore will not impact the area roadways. The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.

Future Roadway Network
Road Agreements: None

Planned and Programmed Roadway Improvements: Future improvements detailed in the MetroPlan Orlando 2045

Metropolitan Transportation Plan (MTP) Cost Feasible Plan were included for study area roadway segments for both the Short-Term (2030) and Long-Term (2040) analyses. The following cost feasible capacity improvement projects were included:

- Econlockhatchee Trail from Colonial Drive to Trevarthon Road – Widen to 4 lanes (MTP ID 7520)
 - Econlockhatchee Trail from Trevarthon Road to SR 417 – Widen to 4 lanes (MTP ID 7521)
- Right-of-Way Requirements: None

Summary

The applicant is requesting to change ~42.10 gross acres gross (~21.40 net acres) from LMDR and O to PD-MDR/CONS and rezone from P-O, R-T, R-CE, and R-1 to PD.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed residential use will result in a decrease in the number of p.m. peak trips and therefore will not impact the area roadways.

Roadway Capacity Analysis

A Traffic Study was submitted with the case for review and comment. The subject property is generally located west of N. Dean Rd., south of E. Colonial Dr., north of River Crest Ct., and east of N. Econlockhatchee Trl. Based on existing conditions, the following segments are operating over capacity. This information is dated and subject to change.

- Econlockhatchee Trail from Colonial Drive to Central Florida Greenway (Daily and P.M.)
- Colonial Drive from Central Florida Greenway to Dean Road (Daily)

The short term (Year 2030) analysis under the proposed FLU designation showed that the following roadway segments are projected to operate at an adverse level of service due to background traffic:

- Colonial Drive, from Central Florida Greenway to Rouse Road (Daily and PM)
- Valencia College Lane, from Econlockhatchee Trail to Chickasaw Trail (Daily and P.M.)

The long-term analysis year 2040 revealed in addition to the segments mentioned above, the following segments will be operating above their capacity:

- Dean Road, from Colonial Drive to Winder Trail (Daily and P.M.)
- Econlockhatchee Trail, from Valencia College Lane to Colonial Drive (Daily and P.M.)

Based on the analysis, the study roadway segments are projected to fail prior to the addition of project trips as a result of existing deficiency and high background or committed traffic on the remaining segments. The FLU change will not cause any additional deficiencies within the project impact area. The project will not be adding any trips on the failing roadway segments.

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 Policy Plan.

Utilities:

This property is within Orange County Utilities Water, Wastewater, and Reclaimed Water Service Areas. In accordance with Orange County Code Chapter 37:

Potable Water: Development within this property will be required to connect to Orange County Utilities Water system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Wastewater: Development within this property will be required to connect to Orange County Utilities wastewater system. The connection points will be assessed during Final Engineering/Construction Plan permitting.

Reclaimed water: There are no reclaimed water mains within the vicinity of this property. Reclaimed water is considered not available. Connection is not required.

Orange County Public Schools:

Per School Capacity Determination OC-22-071, issued February 6, 2023, capacity is currently available at the elementary school (Union Park Elementary) and middle school (Union Park Middle) that would currently serve the proposed multi-family project. However, capacity is presently not available at the high school that would serve the development, University High. As stated in the School Capacity Determination, the mitigation of 26,000 seats will be required. This determination expires August 2, 2023.

3. Policy References

GOAL H1 – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

OBJ H1.1 – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

GOAL FLU2 – URBAN STRATEGIES. Orange County will encourage urban strategies such as, but not limited to, infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

OBJ FLU8.2 – COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

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.

FLU1.1.2 (B) – Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. Accessory Dwelling Units (ADUs) shall not be included in density calculations. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. In order to include new 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 permit from the Orange County Environmental Protection Division.

FLU1.1.5 – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County's desired urban framework. Infill is defined as development consistent with the *Infill Master Plan* (2008).

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.

OBJ FLU2.1 – INFILL. Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

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.

FLU8.2.1 – Future land use changes shall be required to be compatible with the existing development and development trends in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.11 – Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

OBJ C1.4 – Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats by implementing the following policies.

ACTION REQUESTED

Local Planning Agency (LPA) Recommendation – (March 16, 2023)

Make a finding that the information contained in the application for the proposed amendment has the potential to be found “in compliance” as defined by Section 163.3184(1)(b), Florida Statutes, and recommend to the Board of County Commissioners that Amendments 2023-1-A-3-1 and 2023-1-B-FLUE-2 be TRANSMITTED to the state review agencies.

LOCAL PLANNING AGENCY (LPA) PUBLIC HEARING SYNOPSIS

The staff report was presented to the Local Planning Agency (LPA) with the recommendation to transmit the amendments to the state review agencies.

The applicant was present and agreed with the staff recommendations. No members of the public appeared to speak regarding these amendments. Two thousand fifty-four (2,054) notices were sent to property owners extending 1,350 feet surrounding the property. Staff received four commentaries opposing the amendment and one commentary in favor.

A motion was made by Commissioner Pavon and seconded by Commissioner Spears to recommend transmittal of Amendment 2023-1-A-3-1 and Amendment 2023-1-B-FLUE-2. The motion carried 6-1.

Motion / Second	<i>Walter Pavon / Gordon Spears</i>
Voting in Favor	<i>George Wiggins, Walter Pavon, Gordon Spears, Camille Evans, Nelson Pena, Michael Arrington</i>
Voting in Opposition	<i>David Boers</i>
Absent	<i>Eddie Fernandez and Evelyn Cardenas</i>

Site Visit Photos
Subject Site



North – Union Park Elementary School



South – Dean Woods Place Apartments

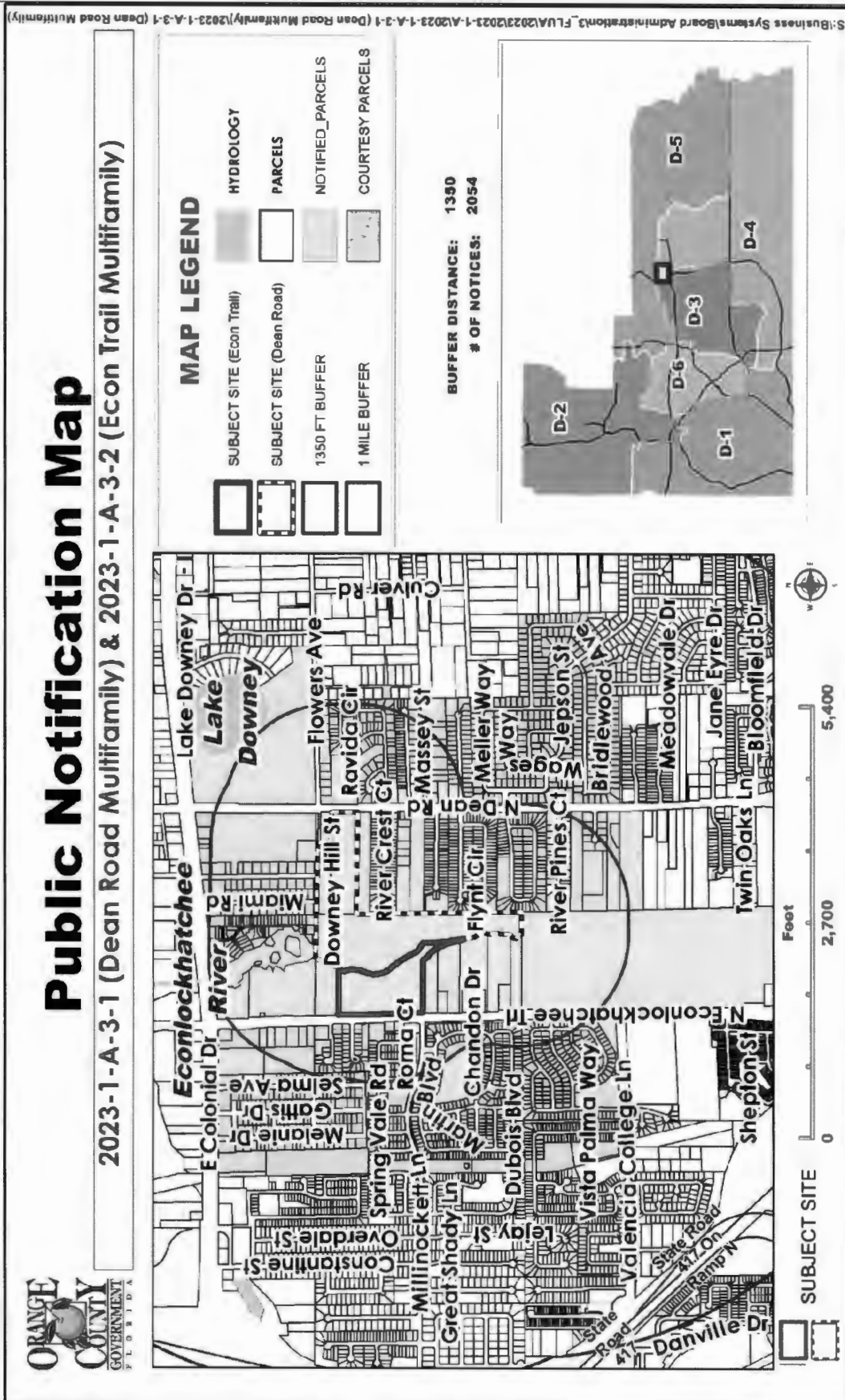


East – Undeveloped Land



West – Faith United Methodist Church







Orange County Public Schools

6501 Magic Way • Building 200 • Orlando, Florida 32809 • (407) 317-3700 • www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

February 6, 2023

VIA E-MAIL: ERAASCH@SMEINC.COM

Eric Raasch
S & ME, INC
1615 Edgewater Dr, Suite 200
Orlando, FL 32804

Application OC-22-071 (Dean Rd Multifamily)

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	<input checked="" type="checkbox"/> FLUM <input type="checkbox"/> Rezoning <input type="checkbox"/> Amendment or Extension
Development Application #:	2023-1-A-3-1
Project Name:	Dean Rd Multifamily
OCPS Completed Application Date:	
Parcel #(s):	19-22-31-0000-00-023; 19-22-31-0000-00-024; AND 19-22-31-0000-00-070
Requested New Units (#):	SF: MF: 325 TH:
Vested Unit(s):	SF: MF: 95 TH:
Total Project Units:	420
School Board District:	# 2

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Union Park ES	Union Park MS	University HS
Jurisdictional Analysis	N/A	N/A	N/A

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from Orange County.

This determination expires on August 2nd, 2023. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from Orange County by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of Orange County's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,



Christopher Mills, AICP
Senior Administrator, Facilities Planning

SC/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Sue Watson, Orange County (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



School Capacity Determination

User ID CCM February 2, 2023 08:44:16

Project ID: CEA - OC -22 -071 Valid Until: August 1, 2023

Project Name		DEAN ROAD MULTIFAMILY		
Unvested Units	Single Family Units:	0	Single Family Units:	0
	Multi Family Units:	325	Multi Family Units:	95
	Multi Family High Rise Units:	0	Multi Family High Rise Units:	0
	Town Homes Units:	0	Town Homes Units:	0
	Mobile Home Units:	0	Mobile Home Units:	0
		Vested Units		

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	R		
	School:	UNION PARK ES	UNION PARK MS	UNIVERSITY HS
	Analysis of Existing Conditions			
	School Capacity (2021-2022)	673	1,478	2,534
	Enrollment (2021-2022)	460	706	2,563
	Utilization (2021-2022)	70.0%	49.0%	102.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	280	772	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	0	32	0
	Reserved Capacity	6	3	0
	Adjusted Utilization	69.2%	50.1%	101.1%
	Adjusted Available Seats	274	737	0
	Analysis of Proposed Development			
	Students Generated	45.825	21.125	26.000
	Adjusted Utilization	76.0%	51.6%	102.2%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	26.000

UNION PARK ES	
UNION PARK MS	
UNIVERSITY HS	



Environmental Protection Division

**CONSERVATION AREA
DETERMINATION**

Determination No: CAD-22-01-006

Date Issued: January 6, 2023

Date Expires: January 6, 2028

Activity Location:

N Econlockhatchee Trail, 1480 N Dean Road, & 1410 N Dean Road,
Orlando, FL 32825

Parcel ID Nos.: 19-22-31-0000-00-070, 19-22-31-0000-00-023 & 19-22-31-
0000-00-024

Parcel Descriptions: See attached

Orange County Commission District: 3

Permittees / Authorized Entities:

Pique Land Trust, Manohar H. Jain, and Chaines Land Trust
c/o Daniel Gough, Bio-Tech Consulting, Inc.

E-mail: danny@btc-inc.com

The Environmental Protection Division (EPD) has received your certified survey received on December 22, 2022, which accurately depicts the approved limits of the jurisdictional surface waters and/or wetlands (conservation areas) on the referenced property. This Determination is binding for a period of five years.

Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, Florida 32803
407-836-1400/ Fax: 407-836-1499
www.OCEPD.org

The conservation area(s), as delineated in the field have been classified as follows:

Surface Water/
Wetland
Identification
Number

Class

FLUCCS¹ / Remarks

W-1	I	510 Streams and Waterways, 615 Stream and Lake Swamps / Little Econlockhatchee River and adjacent wetlands.
W-2	I	630 Wetland Forested Mixed / Hydrologically connected to the Little Econlockhatchee River.
SW-1	III	530 Reservoirs / Upland cut ditch less than five acres.
SW-2	III	530 Reservoirs / Upland cut ditch less than five acres.
SW-3	III	530 Reservoirs / Upland cut pond less than five acres.
SW-4	III	530 Reservoirs / Upland cut pond less than five acres.

¹Florida Land Use, Cover and Forms Classification System (FLUCCS) Handbook, Florida Department of Transportation, January 1999 (Third Edition).

Approved, subject to the following conditions:

1. The enclosed survey accurately depicts the limits of the jurisdictional surface waters/wetlands on the referenced property, as confirmed by EPD during the site inspection. This determination letter, along with the approved survey, constitutes final approval of the CAD.
2. The limits of wetlands and surface waters delineated on the approved survey are only binding for a period of five years from the date of CAD issuance provided physical conditions on the property do not change so as to alter the boundaries of surface waters or wetlands during that period. The limitations of this condition cannot be modified to allow for a longer duration without a complete reassessment of the limits of surface waters and wetlands occurring on the project. Changes in surface waters or wetland boundaries resulting from work authorized by a permit pursuant to Chapter 15, Article X, Section 15-376, will not be considered as altering the boundary for the purposes of this condition.
3. Please be advised that this permit does not grant approval to clear trees and vegetation in uplands. A site work, building, or tree mitigation permit is required in order to remove any trees or vegetation. A building permit limits clearing to the building pad including permanent power, driveway, on site disposal systems, and 15 feet around the building pad, per Orange County Code, Section 15-304. Contact 407-836-5807 for questions regarding additional clearing.
4. This CAD does not provide relief from other local, state, or federal policies, which regulate activity on the subject property. If this determination conflicts with those of any other Agency, Department, or Division, the applicant must rectify the conflict or comply with the most stringent conditions.

5. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area unless approved by the County.
6. The property owner/permittee is also responsible for addressing any adverse secondary impacts to surface waters, wetlands, or conservation areas that may occur as a result of the development of the site.
7. The County may revoke this CAD upon finding that the applicant has submitted inaccurate information to the County regarding the delineation of surface waters or wetlands on the project site.
8. This CAD supersedes any existing determinations made on this parcel.
9. An upland buffer of a minimum of 25 feet is recommended for all Class I, II, and III wetland systems unless scientific data dictate a larger or smaller buffer based on wetland function or local conditions.

If you should have any questions concerning this permit, please contact Nicole Salvatico at 407-836-1494 or Nicole.Salvatico@ocfl.net.

Project Manager:



Nicole Salvatico, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:

 for

David D. Jones, P.E., CEP, Environmental Protection Officer

NS/JR/TMH/DJ/gfdjr:

Attachment: Approved Survey

- c: Co-Permittee, Pique Land Trust, jainemergicare@outlook.com
Co-Permittee, Manohar H. Jain, 4800 South Apopka Vineland Road, Orlando, FL 32819
Co-Permittee, Chaines Land Trust, 4800 South Apopka Vineland Road, Orlando, FL 32819
Co-Permittee, Kamil Salame, Royal Palm Multifamily, LLC, kamil@rpcholdings.com
Conservation Planning Services, FWC, conservationplanningservices@MyFWC.com
Rocco Campanale, Orange County Property Appraiser's Office, rcampanale@ocpafl.org
Marc von Canal, St. Johns River Water Management District, mvoncana@sjrwmd.com

Property Descriptions

19-22-31-0000-00-070:

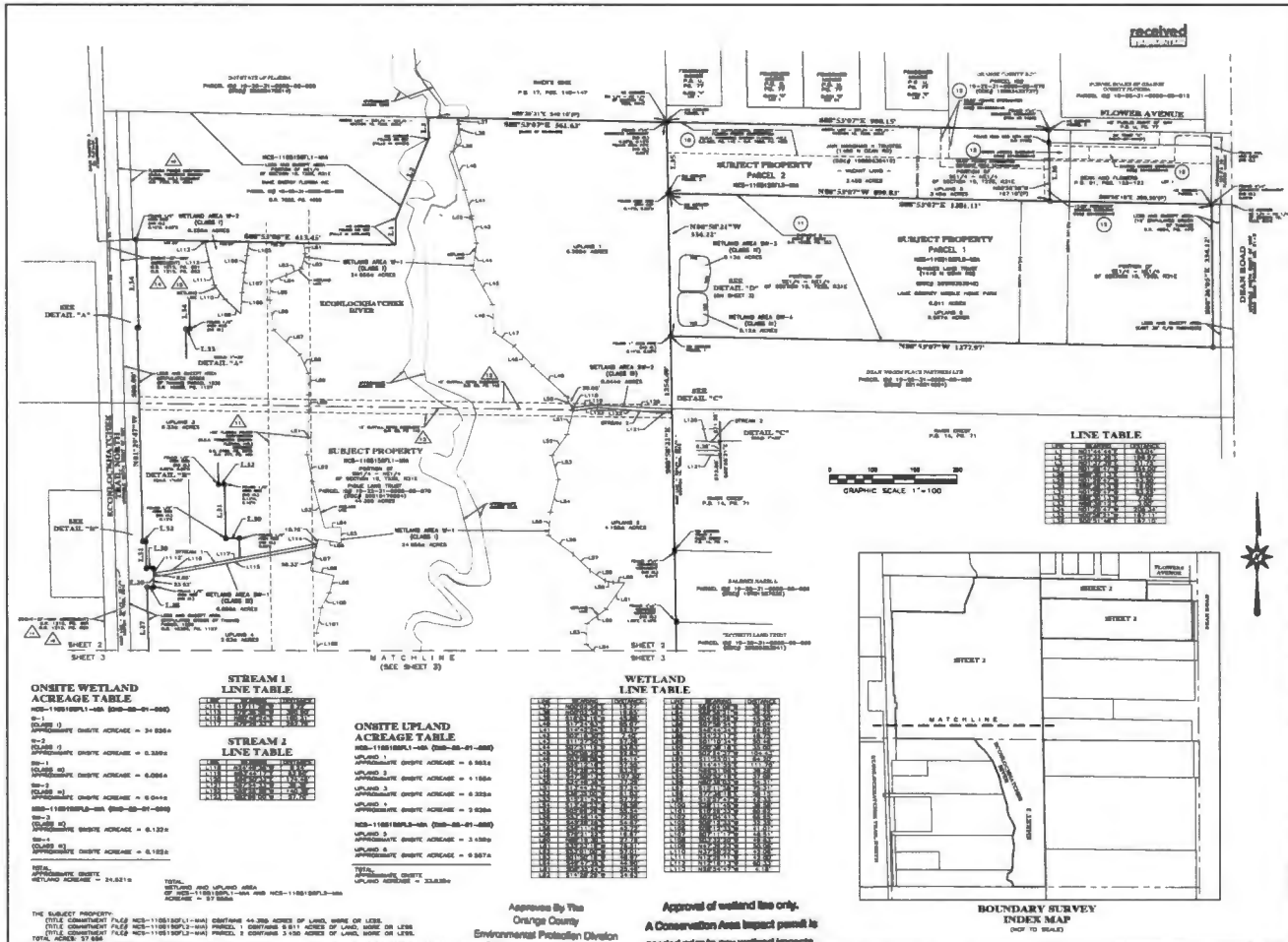
DOC 20210179824 - ERROR IN LEGAL - SW1/4 OF NE1/4 & NW1/4 OF SE1/4 LYING E OF CREEK (LESS R/W) IN SEC 19-22-31 (LESS PT OF SW1/4 OF NE1/4 OF SEC 19-22-31 DESC AS COMM NW COR OF SW1/4 OF NE1/4 OF SAID SEC 19 TH S89-06-35E 59.06 FT FOR POB TH CONT S89-06-35E 710 FT M/L TO WLY EDGE OF ECONLOCKHATCHEE RIVER TH SLY ALONG WATER'S EDGE TO A PT 300 FT S OF N LINE OF SAID SW1/4 OF NE1/4 TH N89-06-35W 574 FT M/L N01-41-46W 300.31 FT TO POB) & (LESS COMM AT SW COR OF NE1/4 OF SEC TH S89-26-46E 30.02 FT ALONG S LINE OF NE1/4 TO E EXISTING R/W LINE OF ECONLOCKHATCHEE TRL FOR POB TH N00-29-50W 1367.64 FT TH S88-53-04E 29.03 FT TH S01-28-28-15E 300.31 FT TH S88-53-04E 9.14 FT TH S01-29-39E 206.34 FT TH S88-30-21W 3 FT TH S01-29-39E 500 FT TH N88-30-21E 7 FT TH S01-29-39E 63.25 FT TH N88-30-21E 16 FT S01-29-39E 43.5 FT TH S88-30-21W 16 FT TH S01-29-39E 254 FT TH N89-26-46W 41.96 FT TO POB PER 10309/1127)

19-22-31-0000-00-023:

COMM NE COR SEC 19-22-31 TH S 1341.28 FT W 49.02 FT TH S 30.01 FT W 381.53 FT TH S 01 DEG E 137.09 FT FOR THE POB TH W 900 FT N 01 DEG W 167.11 FT E 900.13 THE S01E 167.09 FT TO POB

19-22-31-0000-00-024:

S 334 FT OF N 501 FT OF SE1/4 OF NE1/4 (LESS E 48 FT FOR RD) OF SEC 19-22-31



ON-SITE WETLAND ACREAGE TABLE
HWS-1105100PL1-000 (000-00-01-000)

WETLAND TYPE	APPROXIMATE ACREAGE
W-1	0.0000
W-2	0.0000
W-3	0.0000
W-4	0.0000
W-5	0.0000
W-6	0.0000
W-7	0.0000
W-8	0.0000
W-9	0.0000
W-10	0.0000
W-11	0.0000
W-12	0.0000
W-13	0.0000
W-14	0.0000
W-15	0.0000
W-16	0.0000
W-17	0.0000
W-18	0.0000
W-19	0.0000
W-20	0.0000
W-21	0.0000
W-22	0.0000
W-23	0.0000
W-24	0.0000
W-25	0.0000
W-26	0.0000
W-27	0.0000
W-28	0.0000
W-29	0.0000
W-30	0.0000
W-31	0.0000
W-32	0.0000
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W-96	0.0000
W-97	0.0000
W-98	0.0000
W-99	0.0000
W-100	0.0000

ON-SITE UPLAND ACREAGE TABLE
HWS-1105100PL1-000 (000-00-01-000)

UPLAND TYPE	APPROXIMATE ACREAGE
U-1	0.0000
U-2	0.0000
U-3	0.0000
U-4	0.0000
U-5	0.0000
U-6	0.0000
U-7	0.0000
U-8	0.0000
U-9	0.0000
U-10	0.0000
U-11	0.0000
U-12	0.0000
U-13	0.0000
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U-95	0.0000
U-96	0.0000
U-97	0.0000
U-98	0.0000
U-99	0.0000
U-100	0.0000

BOUNDARY SURVEY INDEX MAP
(NOT TO SCALE)

APPROVED BY THIS
Orange County
Environmental Protection Division
Date: 12/28/2022
Reviewer: M. S. [Signature]
CAD 22-01-000

APPROVAL OF WETLAND USE ONLY.
A Conservation Area Impact permit is
needed prior to any wetland impacts.



BOUNDARY SURVEY INDEX MAP
(NOT TO SCALE)

ONSITE WETLAND ACREAGE TABLE
NEB-118018PL1-00A (SW-03-01-0000)

SW-1	SW-2	SW-3	SW-4	SW-5	SW-6	SW-7	SW-8	SW-9	SW-10	SW-11	SW-12	SW-13	SW-14	SW-15	SW-16	SW-17	SW-18	SW-19	SW-20	SW-21	SW-22	SW-23	SW-24	SW-25	SW-26	SW-27	SW-28	SW-29	SW-30	SW-31	SW-32	SW-33	SW-34	SW-35	SW-36	SW-37	SW-38	SW-39	SW-40	SW-41	SW-42	SW-43	SW-44	SW-45	SW-46	SW-47	SW-48	SW-49	SW-50	SW-51	SW-52	SW-53	SW-54	SW-55	SW-56	SW-57	SW-58	SW-59	SW-60	SW-61	SW-62	SW-63	SW-64	SW-65	SW-66	SW-67	SW-68	SW-69	SW-70	SW-71	SW-72	SW-73	SW-74	SW-75	SW-76	SW-77	SW-78	SW-79	SW-80	SW-81	SW-82	SW-83	SW-84	SW-85	SW-86	SW-87	SW-88	SW-89	SW-90	SW-91	SW-92	SW-93	SW-94	SW-95	SW-96	SW-97	SW-98	SW-99	SW-100
[Data rows for wetland acreage]																																																																																																			

ONSITE UPLAND ACREAGE TABLE
NEB-118018PL1-00A (SW-03-01-0000)

SW-1	SW-2	SW-3	SW-4	SW-5	SW-6	SW-7	SW-8	SW-9	SW-10	SW-11	SW-12	SW-13	SW-14	SW-15	SW-16	SW-17	SW-18	SW-19	SW-20	SW-21	SW-22	SW-23	SW-24	SW-25	SW-26	SW-27	SW-28	SW-29	SW-30	SW-31	SW-32	SW-33	SW-34	SW-35	SW-36	SW-37	SW-38	SW-39	SW-40	SW-41	SW-42	SW-43	SW-44	SW-45	SW-46	SW-47	SW-48	SW-49	SW-50	SW-51	SW-52	SW-53	SW-54	SW-55	SW-56	SW-57	SW-58	SW-59	SW-60	SW-61	SW-62	SW-63	SW-64	SW-65	SW-66	SW-67	SW-68	SW-69	SW-70	SW-71	SW-72	SW-73	SW-74	SW-75	SW-76	SW-77	SW-78	SW-79	SW-80	SW-81	SW-82	SW-83	SW-84	SW-85	SW-86	SW-87	SW-88	SW-89	SW-90	SW-91	SW-92	SW-93	SW-94	SW-95	SW-96	SW-97	SW-98	SW-99	SW-100
[Data rows for upland acreage]																																																																																																			

Approved By Vice
Orange County
Environmental Protection Division
Date: 12/28/2002
Reviewer: N. Sabatino
LAD 22 01-000

Approval of wetland line only.
A Conservation Area Impact permit is
needed prior to any wetland impacts.

**WETLAND AREA SW-3
AND
WETLAND AREA SW-4
CURVE TABLE**

Curve No.	Stationing	Radius (ft)	Chord (ft)	Angle (deg)	Area (sq ft)
1	1+00.00 to 1+10.00	100.00	17.36	18.00	1,570.80
2	1+10.00 to 1+20.00	100.00	17.36	18.00	1,570.80
3	1+20.00 to 1+30.00	100.00	17.36	18.00	1,570.80
4	1+30.00 to 1+40.00	100.00	17.36	18.00	1,570.80
5	1+40.00 to 1+50.00	100.00	17.36	18.00	1,570.80
6	1+50.00 to 1+60.00	100.00	17.36	18.00	1,570.80
7	1+60.00 to 1+70.00	100.00	17.36	18.00	1,570.80
8	1+70.00 to 1+80.00	100.00	17.36	18.00	1,570.80
9	1+80.00 to 1+90.00	100.00	17.36	18.00	1,570.80
10	1+90.00 to 2+00.00	100.00	17.36	18.00	1,570.80

LINE TABLE

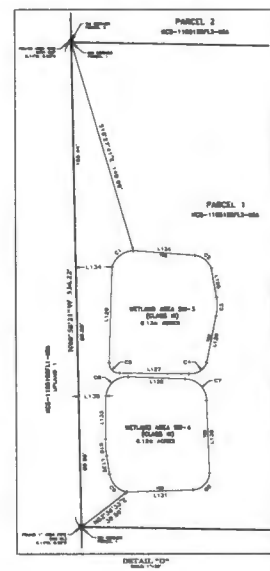
Line No.	Stationing	Distance (ft)	Bearing	Area (sq ft)
1	1+00.00 to 1+10.00	100.00	N 18.00° E	1,570.80
2	1+10.00 to 1+20.00	100.00	N 18.00° E	1,570.80
3	1+20.00 to 1+30.00	100.00	N 18.00° E	1,570.80
4	1+30.00 to 1+40.00	100.00	N 18.00° E	1,570.80
5	1+40.00 to 1+50.00	100.00	N 18.00° E	1,570.80
6	1+50.00 to 1+60.00	100.00	N 18.00° E	1,570.80
7	1+60.00 to 1+70.00	100.00	N 18.00° E	1,570.80
8	1+70.00 to 1+80.00	100.00	N 18.00° E	1,570.80
9	1+80.00 to 1+90.00	100.00	N 18.00° E	1,570.80
10	1+90.00 to 2+00.00	100.00	N 18.00° E	1,570.80

WETLAND LINE TABLE

Line No.	Stationing	Distance (ft)	Bearing	Area (sq ft)
1	1+00.00 to 1+10.00	100.00	N 18.00° E	1,570.80
2	1+10.00 to 1+20.00	100.00	N 18.00° E	1,570.80
3	1+20.00 to 1+30.00	100.00	N 18.00° E	1,570.80
4	1+30.00 to 1+40.00	100.00	N 18.00° E	1,570.80
5	1+40.00 to 1+50.00	100.00	N 18.00° E	1,570.80
6	1+50.00 to 1+60.00	100.00	N 18.00° E	1,570.80
7	1+60.00 to 1+70.00	100.00	N 18.00° E	1,570.80
8	1+70.00 to 1+80.00	100.00	N 18.00° E	1,570.80
9	1+80.00 to 1+90.00	100.00	N 18.00° E	1,570.80
10	1+90.00 to 2+00.00	100.00	N 18.00° E	1,570.80

**WETLAND AREA SW-3
AND
WETLAND AREA SW-4
LINE TABLE**

Line No.	Stationing	Distance (ft)	Bearing	Area (sq ft)
1	1+00.00 to 1+10.00	100.00	N 18.00° E	1,570.80
2	1+10.00 to 1+20.00	100.00	N 18.00° E	1,570.80
3	1+20.00 to 1+30.00	100.00	N 18.00° E	1,570.80
4	1+30.00 to 1+40.00	100.00	N 18.00° E	1,570.80
5	1+40.00 to 1+50.00	100.00	N 18.00° E	1,570.80
6	1+50.00 to 1+60.00	100.00	N 18.00° E	1,570.80
7	1+60.00 to 1+70.00	100.00	N 18.00° E	1,570.80
8	1+70.00 to 1+80.00	100.00	N 18.00° E	1,570.80
9	1+80.00 to 1+90.00	100.00	N 18.00° E	1,570.80
10	1+90.00 to 2+00.00	100.00	N 18.00° E	1,570.80



ALTANSEPS LAND TITLE SURVEY
OF
SECTION 16, TOWNSHIP 31 N., RANGE 21 E.,
COUNTY OF ORANGE, FLORIDA

LAND REFORM AND SERVICES
INCORPORATED
2001-2002
2003-2004
2005-2006
2007-2008
2009-2010
2011-2012
2013-2014
2015-2016
2017-2018
2019-2020
2021-2022
2023-2024
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2249-2250
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2255-2256
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ALTA/NSPS LAND TITLE SURVEY

**LEADING EDGE
LAND SERVICES**
1-800-877-0010

A PORTION OF LAND
LOCATED IN SECTION 18, TOWNSHIP 37 SOUTH, RANGE 31 EAST.

and 10 more super-giggle, were
Pussies (cuddled) Mashed (a couple) 10 super

FOR
KIMLEY-HORN AND ASSOCIATES, INC.

[illegible]



Interoffice Memorandum

Date: January 6, 2023

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

From: Lindy A. Wolfe, P.E., LEED AP, Manager
Utilities Engineering Division

Lindy A. Wolfe

Digitally signed by Lindy A. Wolfe
Date: 2023.01.06 17:53:10 -05'00'

Subject: **Facilities Analysis and Capacity Report
2023-1 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 Laura Tatro at 407-254-9913.

cc: Andres Salcedo, P.E., Deputy Director, Utilities Department
Laura Tatro, P.E., Chief Engineer, Utilities Engineering Division
Alexander Castro, P.E., Senior Engineer, Utilities Engineering Division
Gregory Golgowski, Chief Planner, Planning Division
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File: 37586; 2023-1 Regular Cycle

Potable Water and Wastewater Facilities Analysis for 2023-1 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
2023-1-A-1-1 Button Lakes	31-24-27-0000-00-010, 31-24-27-0000-00-009, 31-24-27-0000-00-040, 31-24-27-0000-00-038, 31-24-27-0305-04-011	PW Taho Water Authority WW Taho Water Authority RW Orange County Utilities	PW Contact Taho Water Authority WW Contact Taho Water Authority RW Not Available	Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-CMMDRLDR)	567	0	20,000	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-1-2 Button Grande	31-24-27-0000-00-012	PW Taho Water Authority WW Taho Water Authority RW Orange County Utilities	PW Contact Taho Water Authority WW Contact Taho Water Authority RW Not Available	Medium-High Density Residential (M-HDR)	250	0	0	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-1-3 Gassy Multifamily	34-24-28-0000-00-021	PW Orange County Utilities WW Orange County Utilities RW Orange County Utilities	PW 24-inch watermain within World Center Dr right-of-way WW 20-inch forcemain within World Center Dr right-of-way RW 12-inch and 24-inch reclaimed watermain within World Center Dr right-of-way	Planned Development - Commercial/High Density Residential (PD-CHDR)	2,888	200	200,000	0.840	0.887	0.840	0.887	Yes	South
2023-1-A-1-4 Poncane Multifamily	35-24-28-0000-00-008	PW Orange County Utilities WW Orange County Utilities RW Orange County Utilities	PW 12-inch water main within Poncane Blvd right-of-way WW TBD* RW 8-inch reclaimed water main within Poncane Blvd right-of-way	Activity Center Residential (ACR)	702	0	0	0.218	0.178	0.218	0.178	Yes	South
2023-1-A-2-1 6408 N OST	04-30-27-0000-00-021	PW Florida Governmental Utilities Authority WW City of Mount Dora RW Orange County Utilities	PW Contact FGUA WW Contact City of Mount Dora RW Not Available	Growth Center - Low-Medium Density Residential (GC-LMDR) "Joining the NW Growth Center with this application"	75	0	0	N/A	N/A	N/A	N/A	No	N/A
2023-1-A-2-2 Special Heart's Farm	18-20-27-3753-00-083	PW City of Apopka WW City of Apopka RW City of Apopka	PW Contact City of Apopka WW Contact City of Apopka RW Contact City of Apopka	Institutional (INST)	Not Specified	Not Specified	Not Specified	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-3-1 Owen Road Multifamily	18-23-31-0000-00-033, 18-23-31-0000-00-024, 18-23-31-0000-00-070 (portion east of Little Econlockhatchee River)	PW Orange County Utilities WW Orange County Utilities RW Orange County Utilities	PW 20-inch water main within Owen Rd right-of-way WW TBD* RW Not Available	Planned Development-Medium Density Residential/Conservation (PD-MDRCN8)	420	0	0	0.118	0.085	0.118	0.085	No	East
2023-1-A-3-2 Egan Trail Multifamily	18-23-31-0000-00-070 (portion west of Little Econlockhatchee River)	PW Orange County Utilities WW Orange County Utilities RW Orange County Utilities	PW 24-inch water main within N Econlockhatchee Tr right-of-way WW TBD* RW Not Available	Planned Development - Medium Density Residential/Conservation (PD-MDRCN8)	180	0	0	0.050	0.041	0.050	0.041	No	East
2023-1-A-4-1 Simpson Road Multifamily	33-24-30-0000-00-014, 33-24-30-0000-00-033, 33-24-30-0000-00-032, 33-24-30-0000-00-031	PW Orlando Utilities Commission WW Orange County Utilities RW Orange County Utilities	PW Contact Orlando Utilities Commission WW TBD* RW Not Available	Planned Development - Medium-High Density Residential (PD-MH-DNR)	360	0	0	N/A	0.081	N/A	0.081	No	South
2023-1-A-4-2 Stonebrook Enclave	01-23-31-0000-00-001 (portion off)	PW Orange County Utilities WW Orange County Utilities RW Orange County Utilities	PW TBD* WW TBD* RW TBD*	Low Density Residential (LDR)	125	0	0	0.034	0.028	0.034	0.028	TBD	East
2023-1-A-4-3 Cedar Crossing	24-23-31-0000-00-027	PW Orange County Utilities WW Orange County Utilities RW Orange County Utilities	PW 24-inch water main within Old Cherry Hwy right-of-way WW 18-inch force main within Old Cherry Hwy right-of-way RW Not Available	Commercial Urban Service Area Boundary Expansion	0	0	88,113	0.008	0.005	0.008	0.005	No	East

NOTES:

No plant improvements are needed to maintain LOS standards. The 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.

* 2023-1-A-3-1, 2023-1-A-1-4, 2023-1-A-3-2, 2023-A-4-1, 2023-1-A-4-2 Water, Wastewater, and Reclaimed Water (as applicable) demands and connection points will be addressed as the project proceeds through the DRG and construction permitting processes.

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.

AMENDMENT 2023-1-A-3-1 (Dean Road Multifamily)

PROJECT SPECIFICS

Parcel ID: 19-22-31-0000-00-023; 19-22-31-0000-00-024; 19-22-31-0000-00-070 (portion east of Little Econlockhatchee River)

Location: 1410 N. Dean Rd. and 1480 N. Dean Rd.

Acreage: ~42.10 gross acres gross (21.40 net acres)

Request FLUM: From: Low-Medium Density Residential (LMDR) and Office (O)
To: Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS)

Request Zoning: From: P-O (Professional Office District); R-T (Mobile Home Park District),
R-CE (Country Estate District), and R-1 (Single-Family Dwelling District)
To: PD (Planned Development District) (Dean Road Multifamily PD)

Existing Development: 19-22-31-0000-00-023 - Undeveloped
19-22-31-0000-00-024 - Mobile Home Park (9.81 acre parcel)
62 Mobile Homes (MH) Lots
19-22-31-0000-00-070 (portion east of Little Econlockhatchee River) - Undeveloped

Development Permitted Under Current FLUM: 1. 19-22-31-0000-00-023 - 3.45 acres Office FLUM and P-O Zoning
Up to 187,852.50 sq. ft. of Office uses
2. 19-22-21-0000-00-024 - 9.81 acres LMDR FLUM and R-T Zoning up to 68 MH Lots
3. 19-22-31-0000-00-070 (portion east of Little Econlockhatchee River) - 10.717 net developable acres LMDR FLUM and R-1 and Small Sliver of R-CE Zoning
10.71 net dev. ac x 10 = 107 SF dwelling units

Proposed Density/Intensity: 420 multi-family units

Trip Generation (ITE 11th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Use: (See Above)	350	98%	344
Proposed Use: 420 multi-family units	164	100%	164

Net New Trips (Proposed Development less Allowable Development): -180

Future Roadway Network

Road Agreements: None

Planned and Programmed Roadway Improvements: Future improvements detailed in the MetroPlan Orlando 2045 Metropolitan Transportation Plan (MTP) Cost Feasible Plan were included for study area roadway segments for both the Short-Term (2030) and Long-Term (2040) analyses. The following cost feasible capacity improvement projects were included:

- Econlockhatchee Trail from Colonial Drive to Trevathon Road – Widen to 4 lanes (MTP ID 7520)
- Econlockhatchee Trail from Trevathon Road to SR 417– Widen to 4 lanes (MTP ID 7521)

Right of Way Requirements: None

Summary

The applicant is requesting to change ~42.10 gross acres gross (~21.40 net acres) from LMDR and O to PD-MDR/CONS and rezone from P-O; R-T, R-CE, and R-1 to PD.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed residential use will result in a decrease in the number of pm peak trips and therefore will not impact the area roadways.

Roadway Capacity Analysis

A Traffic Study was submitted with the case for review and comment. The subject property is generally located west of N. Dean Rd., south of E. Colonial Dr., north of River Crest Ct., and east of N. Econlockhatchee Trl. Based on existing conditions, the following segments are operating over capacity. This information is dated and subject to change.

- Econlockhatchee Trail from Colonial Drive to Central Florida Greenway (Daily and PM)
- Colonial Drive from Central Florida Greenway to Dean Road (Daily)

The short term (Year 2030) analysis under the proposed FLU designation showed that the following roadway segments are projected to operate at an adverse level of service due to background traffic:

- Colonial Drive, from Central Florida Greenway to Rouse Road (Daily and PM)
- Valencia College Lane, from Econlockhatchee Trail to Chickasaw Trail (Daily and PM)

The long-term analysis year 2040 revealed in addition to the segments mentioned above, the following segments will be operating above their capacity:

- Dean Road, from Colonial Drive to Winder Trail (Daily and PM)
- Econlockhatchee Trail, from Valencia College Lane to Colonial Drive (Daily and PM)

Based on the analysis, the study roadway segments are projected to fail prior to the addition of project trips as a result of existing deficiency and high background or committed traffic on the remaining segments. The FLU change will not cause any additional deficiencies within the project impact area. The project will not be adding any trips on the failing roadway segments.

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 Policy Plan.