



Applicant/Owner:
Tyrone K. Smith, AICP,
for Orange County
Public Schools (OCPS)

Location: Generally
located on the east side
of International Drive
South, south of Lake
Forest Dr., and north of
Lake Bryan Beach Blvd.

Existing Use:
Undeveloped land

Parcel ID Numbers:
23-24-28-0000-00-004
and 26-24-28-5844-00-
100

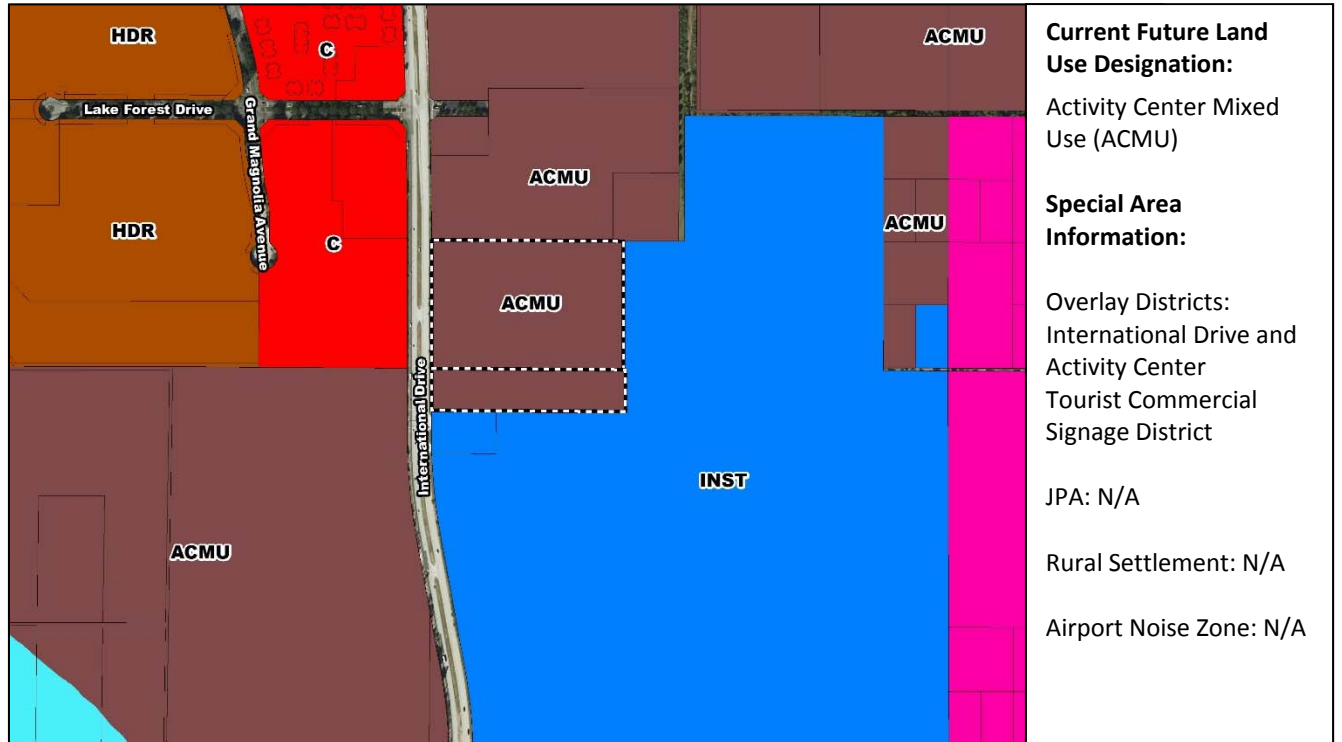
Tract Size: 19.97 gross
acres

The following meetings and hearings have been held for this proposal:			Project Information	
Report/Public Hearing		Outcome	Request: Activity Center Mixed Use (ACMU) to Educational (EDU)	
✓	Community meeting held on April 26, 2017 (195 notices sent; 8 people in attendance)	Positive	Concurrent Rezoning: Case LUP-17-08-238 R-CE (Country Estate District) and A-2 (Farmland Rural District) to PD (Planned Development District) (International Drive Area Elementary School Site #20-E-SW-4 PD)	
✓	Staff Report	Recommend Transmittal	Proposed Development Program: The development of a public elementary school facility up to 100,000 square feet in size and a Special Exception use of up to 50,000 square feet of future ancillary office space.	
✓	LPA Transmittal June 15, 2017	Recommend Transmittal (8-0)	Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility.	
✓	BCC Transmittal July 11, 2017	Transmit (6-0)	Transportation: The proposed use will generate 356 pm peak hour trips resulting in a net reduction of 4,066 pm peak hour trips. This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements.	
✓	Agency Comments	August 2017	Environmental: Per the Orange County Environmental Protection Division (EPD), wetlands may be present on the subject site.	
✓	LPA Adoption October 19, 2017	Recommend Adoption (9-0)		
✓	PZC Rezoning October 19, 2017	Recommend Approval, subject to thirteen (13) conditions (9-0)		
	BCC Adoption	November 14, 2017		
	BCC Rezoning Hearing	November 14, 2017		

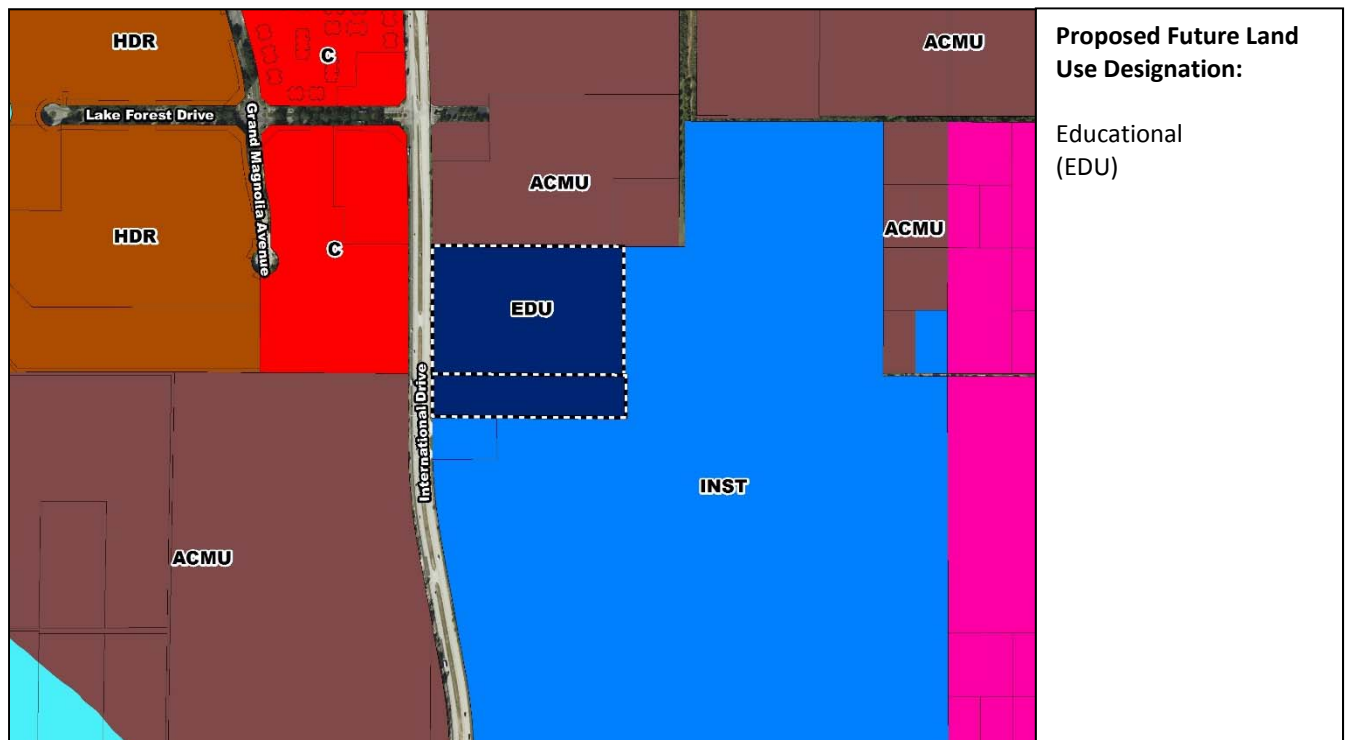
AERIAL



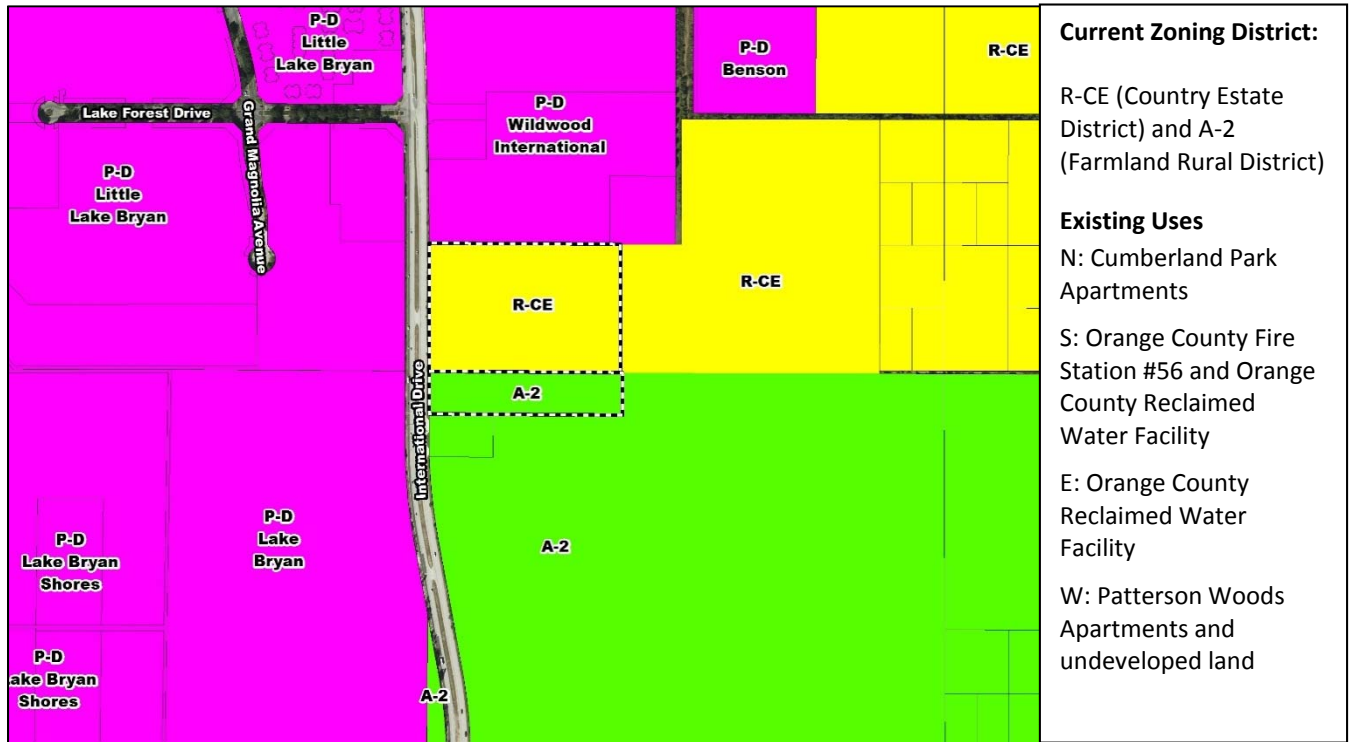
FUTURE LAND USE - CURRENT



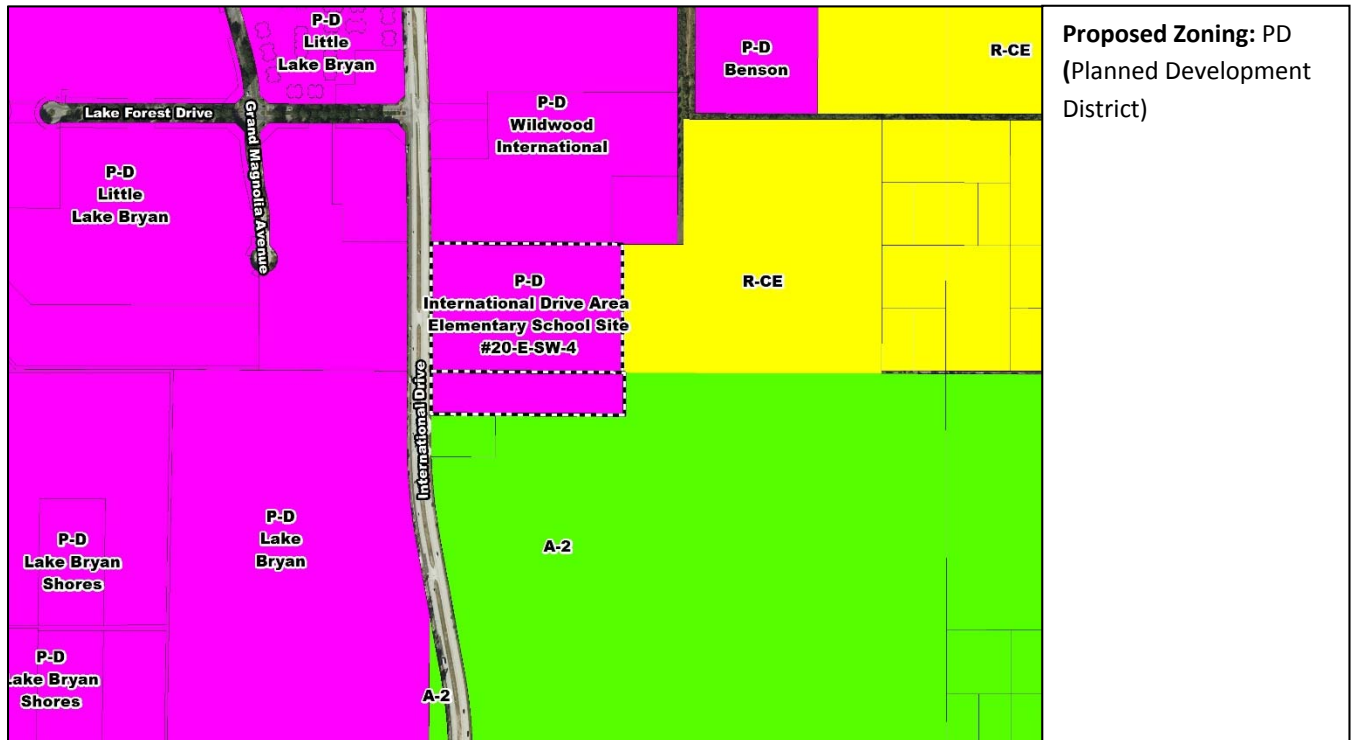
FUTURE LAND USE - AS PROPOSED



ZONING - CURRENT



ZONING - PROPOSED



Staff Recommendations

If the requested Future Land Use Map Amendment is approved, the Board will then take action on the requested rezoning. These items must be addressed as two separate motions by the Board. 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 Element Objective FLU8.2 and Policies FLU1.1.4(A), FLU8.1.1(a), FLU8.7.5, FLU8.7.9, and FLU8.2.1, and Public Schools Facilities Element Policy PS2.2.5), determine that the amendment is in compliance, and recommend **ADOPTION** of Amendment 2017-2-A-1-1, Activity Center Mixed Use (ACMU) to Educational (EDU).
2. **REZONING (Development Review Committee – September 20 2017):** Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the International Drive Area Elementary School Site #20-E-SW-4 Planned Development/Land Use Plan (PD/LUP), dated "Received September 21, 2017," subject to the following ~~sixteen (16)~~ **thirteen (13)** conditions:
 1. Development shall conform to the International Drive Area Elementary School Site # 20- E-SW-4 Planned Development / Land Use Plan (PD / LUP) dated "Received September 21, 2017," 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 September 21, 2017," 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. ~~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.~~
Condition #5 deleted by staff (duplicate of Condition #4).
6. Right-of-Way is required for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on all plans and shall be conveyed concurrently at time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.
7. ~~Neither the installation or operation of potable and irrigation water supply wells will be allowed on this site unless soil and groundwater testing indicates the absence of contamination in excess of the appropriate Florida Department of Environmental Protection (FDEP) standards.~~ Condition #7 deleted by the Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) on October 19, 2017.
8. 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).
9. ~~No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such~~

approval has been provided to the Environmental Protection Division of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in Section 376.308, Florida Statutes. Condition #9 deleted by the Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) on October 19, 2017.

10. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a state application and approved permit, to be provided to Orange County. Approval of this plan does not authorize any direct or indirect conservation area impacts.
11. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater and reclaimed water systems have been designed to support all development within the PD.
12. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
13. The proposed development is adjacent to the existing and permitted Orange County Western Effluent Disposal site (WEDS). The design and permitting (stormwater, etc.) for the proposed development shall take into account the groundwater mounding produced by the adjacent WEDs when loaded at full permitted capacity and during wet weather conditions. At the time of construction plan submittal, provide calculations and documentation certifying that the design complies with this condition.
14. Billboards and pole signs shall be prohibited.
15. The following waiver from Orange County Code is granted:
 - a. A waiver from Section 38-1754(1) to allow for an elementary school to be located on an arterial roadway, in lieu of a local or collector street.
16. A special exception use is granted for a freestanding administrative and support office building of up to 50,000 square feet and up to forty-five (45) feet in height.

Analysis

1. Background Development Program

The applicant, Tyrone Smith, representing Orange County Public Schools (OCPS), has requested to change the Future Land Use Map (FLUM) designation of the 19.97-acre site from Activity Center Mixed Use (ACMU) to Educational (EDU) to allow for the development of a public elementary school facility (Site #20-E-SW-4) up to 100,000 square feet in size and a Special Exception use up to 50,000 square feet of future ancillary office space. The proposed ancillary office use would be used by OCPS to provide administrative support to students, teachers, and schools in this part of the County, and the building would have a maximum height of three (3) stories.

In conjunction with this proposed amendment, the applicant has applied for a rezoning of the property from R-CE (Country Estate District) and A-2 (Farmland Rural District) to PD (Planned Development District) to establish the International Drive Area Elementary School Site #20-E-SW-4 PD. This request, Case LUP-17-08-238, will be considered concurrently with the Future Land Use Map Amendment application. On September 20, 2017, the Orange County Development Review

Committee (DRC) voted to recommend approval of the PD Land Use Plan (LUP), subject to the sixteen (16) conditions listed above.

The subject site consists of two undeveloped contiguous parcels located on International Drive South. The northern parcel (23-24-28-0000-00-004) is zoned R-CE (Country Estate District), and the southern parcel (26-24-28-5844-00-100) is zoned A-2 (Farmland Rural District). Both parcels are designated ACMU. Since elementary schools are not permitted in the ACMU future land use category, a Future Land Use Map Amendment (FLUMA) to EDU is required to allow for the proposed elementary school and ancillary office use. If this proposed amendment is transmitted to the Florida Department of Economic Opportunity (DEO), the applicant intends to apply for a rezoning of the subject site to PD (Planned Development District), and both applications will be considered concurrently at the adoption public hearing stage.

The proposed elementary school is needed to relieve Tangelo Park Elementary School and Waterbridge Elementary School. According to OCPS, an elementary school is needed in this location due to the increase in births and recent multi-family development approvals in the International Drive/Universal Boulevard area. According to birth data from the Florida Department of Health, 450 births occurred in 2015 within these two elementary school attendance zones. A majority of these children will start kindergarten in 2020, the year Site #20-E-SW-4 is proposed to open, according to OCPS' Capital Improvement Program. The proposed elementary school will also reduce the travel time and distance for families who have children that attend either Tangelo Park Elementary School or Waterbridge Elementary School. Currently, the Tangelo Park Elementary School attendance zone begins north of Sand Lake Road and stretches to the Orange/Osceola County line, and the children living at the southern end of the zone must travel more than 10 miles to attend the school. Waterbridge Elementary School's western attendance zone's boundary is also a significant distance from the school. OCPS provided a table below that summarizes the existing enrollment, permanent program capacity, and projections of Tangelo Park Elementary School and Waterbridge Elementary School. The table indicates that both elementary schools are near or exceed permanent program capacity for the 2016-17 school year, and both schools are projected to exceed the permanent program capacity in the next ten (10) years.

Table 1 – Tangelo Park E.S. and Waterbridge E.S. OCPS Student Enrollment Projections

School	Permanent Program Capacity	2016-17 (Existing)	Projected									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Tangelo Park	593	571	640	719	744	792	861	921	1,011	1,116	1,253	1,407
Waterbridge	814	1,246	1,253	1,287	1,279	1,271	1,286	1,312	1,337	1,356	1,397	1,443
CSA OO	1,407	1,817	1,893	2,006	2,023	2,063	2,147	2,233	2,348	2,472	2,650	2,850

Source: 2016-17 Enrollment Projections, February 2017, OCPS Student Enrollment

The subject site is situated in an area characterized by a mix of residential, commercial, and institutional uses. Several multi-family residential apartment complexes are located near the proposed elementary school. Cumberland Park Apartments, a 456-unit apartment complex, is located immediately north of the subject site and is designated ACMU. Patterson Woods Apartments, a 288-unit apartment complex, and Patterson Woods Apartments-Phase 2, a 96-unit apartment complex, are located across the street on International Drive, west of the site. Both properties possess Commercial (C) Future Land Use Map designations and are zoned PD (Little Lake Bryan PD). Another 448-unit apartment complex, Chatham Square, is also located west of the subject site on Lake Forest Drive and possesses a High Density Residential (HDR) Future Land Use Map designation and PD (Little Lake Bryan PD) zoning classification. Commons at Little Lake Bryan, a 280-unit apartment complex, is located northwesterly of the subject site on Little Lake Bryan Parkway, has an HDR Future Land Use Map designation, and is also zoned PD (Little Lake Bryan PD). Discovery Palms Condominiums, a 336-unit residential condominium complex, is located on Lake Forest Drive, northwesterly of the subject site. The condominium complex possesses a Commercial Future Land Use Map designation and is also part of the Little Lake Bryan PD. Institutional uses are located immediately south and east of the subject site. Orange County Fire Station #56 is located immediately south of the subject property, and an Orange County Water Reclamation Facility is located south and east of the site. Undeveloped property located across the street on International Drive South, west of the subject property, possesses an ACMU Future Land Use Map designation.

Several existing residential (single-family and multi-family) developments and proposed multi-family residential communities are also located within two miles of the proposed elementary school site. Lake Willis Camps Subdivision, an existing single-family residential subdivision, located northeasterly of the site, has thirty nine (39) residential lots. The following multi-family residential projects (existing and proposed), also located northeasterly of the site, have been approved for a total of 2,947 multi-family dwelling units: Oasis at Grande Pines Apartments (282 units), Mission Club Villa Residences Apartments (356 units), McKinley at Westwood Suites Apartments (104 units), Advenir at Broadwater Apartments (408 units), Citi Lakes Apartments (346 units), Ancora Apartments (289), Bainbridge Apartments (322 units), Vinings at Westwood Apartments (400 units), and Vineland Pointe Planned Development/Vineland Pointe Condominiums (440 units).

A community meeting was held for this proposed amendment on April 26, 2017, with eight (8) residents in attendance. The attendees were supportive of the proposed elementary school and ancillary office use. One resident commented that there is a need for an additional elementary school in the area.

2. Project Analysis

Consistency

The requested FLUM amendment 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 situated in an urbanized area characterized by a mix of residential, commercial, and institutional uses. As mentioned above, the applicant is seeking the EDU Future Land Use Map designation to allow for the development of a public elementary school facility (Site #20-E-SW-4) up to 100,000 square feet in size and up to 50,000 square feet of future ancillary office space.

Staff finds this proposal consistent with Future Land Use Element **Policy FLU1.1.4(A)**, which states that the Educational Future Land Use designation recognizes all public school types, including

elementary schools. This request is consistent with **Policy FLU8.7.5**, which states that public elementary school sites located within the Urban Service Area (USA) are allowed as permitted uses in the Educational land use designation. As discussed above, the subject property is currently designated ACMU, a category in which a public elementary school is not permitted. Therefore, in order to construct the proposed elementary school, the subject property's Future Land Use Map designation must be amended to EDU. This request is also consistent with **Policy FLU8.7.9**, which establishes that subsequent to construction of a public educational facility, the Future Land Use Map shall be amended to reflect an Educational land use designation. With the existing single-family residential Lake Willis Camps Subdivision and the existing and recently-approved multi-family development projects located nearby, the proposed elementary school is consistent with **Public Schools Facilities Element Policy PS2.2.5**. This policy states that the County shall support and coordinate with the School Board's efforts to locate new elementary schools within reasonable walking distance of the dwelling units served by the school. As mentioned previously, students living in the area of the subject property are zoned for either Tangelo Park Elementary School or Waterbridge Elementary School and have to travel a great distance to attend school. The proposed elementary school site will significantly reduce the travel distance for students and will provide the students who live nearby the opportunity to walk or bike to school.

If this proposed amendment is transmitted to the Florida Department of Economic Opportunity (DEO), the applicant intends to apply for a rezoning of the subject site to PD (Planned Development District), pursuant to **Future Land Use Element Policy FLU8.1.1(a)**, Zoning and Future Land Use Correlation.

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 in an urbanized area characterized by a mix of residential, commercial, and institutional uses. With the existing single-family homes and the existing and proposed multi-family residential projects nearby, it is staff's belief that the requested elementary school site is compatible with the development pattern of the area. Approval of the FLUM Amendment application to change the designation of the property from ACMU to EDU would be compatible with the existing development pattern and uses in the area.

3. Rezoning – Land Use Plan Analysis

APPLICANT	Julie C. Salvo, Orange County Public Schools
OWNER	Adams Property Holding, LLC and Adams-Orlando, LLC
PROJECT NAME	International Drive Area Elementary School Site #20-E-SW-4 Planned Development (PD)
REQUEST	R-CE (Country Estate District) to PD (Planned Development District)

A request to rezone 19.97 gross acres from R-CE and A-2 to PD in order to construct an elementary school and ancillary office building. The request also includes the following waiver from Orange County Code:

1. A waiver from Section 38-1754(1) to allow for an elementary school to be located on an arterial roadway, in lieu of a local or collector street.

Applicant Justification: *The elementary school will face International Drive.*

LOCATION	Generally north of Lake Bryan Beach Boulevard and east of International Drive.
PARCEL ID NUMBERS	26-24-28-5844-00-100 and 23-24-28-0000-00-004
TRACT SIZE	19.97 gross acres
PROPOSED USE	Elementary School and Ancillary Office Building

SITE DATA

Existing Use	Undeveloped Land
Adjacent Zoning	N: PD (Wildwood International Planned Development) (1993) E: R-CE (Country Estate District) (1968) W: PD (Little Lake Bryan Planned Development) (1994) S: A-2 (Farmland Rural District) (1957)
Adjacent Land Uses	N: Multi-Family Residential E: Orange County Utilities W: Multi-Family Residential S: Orange County Fire Station #56

APPLICABLE PD DEVELOPMENT STANDARDS

PD Perimeter Setback:	25 feet
Maximum Building Height:	45 feet (proposed)

Minimum Building Setbacks

Front Setback:	60 feet (International Drive)
Rear Setback:	25 feet
Side Setback:	25 feet

SPECIAL INFORMATION

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is located within the Tourist Commercial Signage overlay district.

Water / Wastewater / Reclaim

Water:	Orange County Utilities
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Wastewater:	Orange County Utilities
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Reclaim:	Orange County Utilities
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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.

Division Comments: Environmental, Public Facilities and Services^[b1]

Environmental. The aerial photographs and soil maps indicate that wetlands may be present onsite. Provide copies of the documents submitted to the Water Management District and/or the Florida Department of Environmental Protection as part of the Environmental Resource Permitting (ERP) process to the Orange County Environmental Protection Division.

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

Utilities. The subject property is located within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, there is a 24-inch potable water main, a 30-inch forcemain, and a 12-inch and 24-inch reclaimed water main located on International Drive.

Transportation.

Trip Generation (ITE 9th Edition)

Land Use	PM. Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 2,609,679 SF Commercial use	5,328	83%	4,422
Proposed Development:			
100,000 SF Elementary School (830 Students)	232	100%	232
50,000 SF Office use	135	92%	124
Total Trips	633		356
Net New Trips (Proposed Development-Allowable Development): 356-4422 = (4066)			

Existing Level of Service

Roadway Segments Within a One Mile Radius	# of Lanes	Avail. Cap.	Level of Service
International Drive South • Central Florida Greenway to S. Westwood Boulevard	6	1,243	C
Palm Parkway/Turkey Lake Road • Winter Garden-Vineland Road to Central Florida Parkway	4	331	C
Vineland Avenue • Winter Garden-Vineland Road/SR 535 to Little Lake Bryan Parkway • Little Lake Bryan Parkway to International Drive	2 4	0 1,505	F C

Road Agreements: None within the project impact area.

Planned and Programmed Roadway Improvements:

- Vineland Avenue - Planned Partnership roadway improvement to widen to four lanes from 1,800 feet north of SR 535 to 3,500 feet north of SR 535. This project is included in the County's Long Range Transportation Plan.
- International Drive - Programmed roadway improvement to widen to six lanes, International Drive from S. Westwood Boulevard to N. Westwood Boulevard. This project is currently under construction and is scheduled to be completed September 2017.
- International Drive South - Planned roadway improvement to widen to six lanes. This project is included in the County's ten-year roadway program.
- Westwood Boulevard Extension - Planned roadway improvement to widen to four lanes. This improvement is included in the County's Long Range Transportation Plan.
- Little Lake Bryan Beach Boulevard - Planned roadway improvement to construct a new four lane roadway. This project is included in the County's Long Range Transportation Plan.

Right of Way Requirements: This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements.

Summary

Based on the County's Concurrency Management System database dated June 13, 2017, there is one failing roadway segment within a one-mile radius of this project. Vineland Avenue from Winter Garden-Vineland Road/SR 535 to Little Lake Bryan Parkway is currently operating at level of service F and there is no available capacity. The subject property, however, is located adjacent to International Drive South between Central Florida Greenway and S. Westwood Boulevard which currently operates at level of service C.

The allowable development based on the approved future land use will generate 4,422 pm peak hour trips.

The proposed use will generate 356 pm peak hour trips resulting in a net reduction of 4,066 pm peak hour trips.

Analysis of the short term or interim Year 2022 conditions indicates that all roadways within the project area will operate at acceptable level of service conditions including Vineland Avenue which is assumed to be widened to four lanes thus improving roadway capacities and level of service conditions.

By the Comprehensive Plan horizon year of 2030, the roadway segments within the project impact area are projected to operate within acceptable levels of service based on the planned and programmed roadway improvement projects identified for this area.

Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) as well as an assessment of roadway capacity constraints based on the Transportation Concurrency Management System. Also, the applicant will be required to mitigate any deficiencies that may occur from the proposed

development. 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.

4. Policy References

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.

FLU1.1.4(A) – 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.

A. OTHER URBAN RELATED OPTIONS – The following are non-residential Future Land Use designations that are predominately found in the Urban Service Area. These may also be located within Rural Settlements on a limited basis. (See specific policies within Chapter 5).

FLUM Designation	General Description	Density / Intensity
Urban Non-Residential – Predominantly urban in use		
Office (O)	Office uses include professional office and office park-style development. Office uses can be considered as a transitional use between two different types of land use or land use intensities.	3.0 FAR
Commercial (C)	Commercial uses include neighborhood and commercial scale commercial and office development that serves neighborhood or community or village needs. Examples include neighborhood center, community center and village commercial.	3.0 FAR unless otherwise restricted by County policy or code
Industrial (I)	Industrial uses include the processing of both hazardous and non-hazardous materials ranging from light assembly and manufacturing to chemical processing.	0.75 FAR
Institutional (INST)	Institutional uses recognize local, regional, state or Federal public facilities, structures and lands.	2.0 FAR
Educational (EDU)	Educational recognizes public elementary, middle, and high schools and ninth grade centers. Future Land Use change required for all schools proposed for RSA, and for high schools and ninth grade centers proposed in Rural Settlements.	2.0 FAR

FLU8.1.1(a) – (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>
<i>Urban Residential</i>		
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 * R-CE is not available as a rezoning request in USA.
Low-Medium Density Residential (LMDR)	(0 to 10 du/ac) + workforce housing bonus	R-1, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	(0 to 20 du/ac) + workforce housing bonus	R-3, R-2, UR-3, PD, U-V
High Density Residential (HDR)	(0 to 50 du/ac) + workforce housing bonus	R-3, R-2, UR-3, PD, U-V
<i>Urban and/or Non-Residential</i>		
Office (O)	3.0 FAR	P-O, PD
Commercial (C)	3.0 FAR unless otherwise restricted by County policy or code	C-1, C-2, C-3, P-O, PD
Industrial (IND)	.75 FAR	I-1A, I-1/I-5, I-2/I-3, I-4, PD
Institutional (INST)	2.0 FAR	Any
Educational (EDU)	2.0 FAR	PD
<i>Urban Mixed Use</i>		
Planned Development (PD)	See FLU8.1.2 and FLU8.1.4	PD
I-Drive Activity Center Mixed Use (ACMU) I-Drive Activity Center Residential (ACR)	See I-Drive Element	PD
Mixed-Use Corridor (MUC) (Staff-initiated)	3.0 FAR unless otherwise restricted by County policy or code (11 to 20 DU/AC)	PD, (Mixed Use District – to be developed); Staff-initiated; Urban Service Area only
<i>Area Specific</i>		
Neighborhood Center (NC) Neighborhood Activity Corridor (NAC) Neighborhood Residential (NR)	40 DU/AC (2.0) 25 DU/AC (1.0) 20 DU/AC (.40) Study required per FLU8.3.1	NC NAC NR

<i>Zoning and Future Land Use Correlation</i>		
<i>FLUM Designation</i>	<i>Density/Intensity</i>	<i>Zoning Districts</i>
Village Classification (V) (Horizon West)	See SAP	PD within adopted Specific Area Plan (SAP) Densities and Intensities determined at PD based on the adopted SAP.
Traditional Neighborhood Development (TND)		PD
Growth Center (GC)	See FLUE	PD
Innovation Way Overlay (Scenario 5)	See Chapter 4	PD within adopted Detailed Area Plan (DAP) or PD consistent with DRI Development Order or Future Land Use Map amendment. Compliance with FLU8.1.4.
I-Drive District Overlay	See Conceptual Regulating Plan, Map 23 of Future Land Use Map Series	PD, C-1, C-2, I-2/I-3
<i>Rural</i>		
Rural Settlement Low Density 2/1 (RSLD 2/1)	2 DU/AC	R-CE, R-CE Cluster, R-CE-2, R-CE-5, PD***
Rural Settlement 1/1 (RS 1/1)	1 DU/AC	R-CE, R-CE Cluster, R-CE-2, R-CE-5, PD*** A-R, A-1, A-2
Rural Settlement 1/2 (RS 1/2)	1 DU/2 AC	R-CE-2, R-CE-5, A-R, A-1, A-2, PD***
Rural Settlement 1/5 (RS 1/5)	1 DU/5 AC	R-CE-5, A-1, A-2 (all previously listed districts are restricted to a minimum 5-acre lot size), PD***
Rural/Agricultural 1/10 aka (R) on FLUM See FLU6.1.1	1 DU/10 AC	A-1, A-2, A-R, R-CE

<i>Zoning and Future Land Use Correlation</i>		
<i>FLUM Designation</i>	<i>Density/Intensity</i>	<i>Zoning Districts</i>
* Rural Settlement only. ** Limited to 4 dwelling units per acre. *** Consistent with FLU6.2.3. Note: As of adoption of the 2030 update, the CVC FLUM designation no longer will be available as a FLUM request. Existing CVC-designated properties shall not be considered inconsistent as a result of this change. See FLU8.5.8. Note: Please see FLU8.2.5, FLU8.2.5.1, and FLU8.2.5.2 to determine whether a rezoning is required prior to a special exception, or to determine whether a rezoning is required in specific cases of inconsistent zoning and future land use. Note: Consistency of A-1, A-2 and A-R zoning districts with a Rural Settlement FLUM designation is limited to: residential uses permitted by right or by special exception approval; and, non-residential uses requiring approval by special exception and which are common to all zoning districts consistent with a Rural Settlement FLUM designation. A use that is not common to all listed districts is not consistent with a Rural Settlement designation. Note: Uses that may be permitted in a Planned Development zoning district are limited to those uses permitted by right or by special exception approval for districts consistent with the specific FLUM designation.		

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 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.

FLU8.7.5 – Public elementary schools shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, Institutional, Activity Center Residential and Educational. Public middle schools and free-standing ninth-grade centers shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Medium Density Residential, High Density Residential, Institutional Activity Center Residential and Educational. Public middle schools and free-standing ninth-grade centers shall be allowed as special exceptions in the following land use categories located in the Urban Service Area: Low Density Residential and Low-Medium Density Residential. Public elementary schools, middle schools, and free-standing ninth-grade centers shall be allowed as special exceptions in the following land use categories located in the Rural Settlement Areas: 1/1, 1/2, 1/5, Low Density Residential, Low-Medium Density Residential, and Institutional. In addition to the locations identified above, public elementary schools, middle schools and free-standing ninth-grade centers shall be allowed as a permitted use in all future land use categories if identified in a Planned Development Land Use Plan approved by the Board of County Commissioners.

OBJ FLU8.7.9 – Public educational facilities shall be allowed in future land use designations specified in Policies FLU8.7.5 through FLU8.7.7 as amended. Subsequent to their construction, the Future Land Use Map shall be amended to reflect an Educational designation.

PS2.2.5 – Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance of the dwelling units served by the school.

Site Visit Photos

Subject Site



North

South



East



West

