



ORANGE COUNTY

PLANNING DIVISION

2022-1 REGULAR CYCLE AMENDMENT 2022-1-A-1-1

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS

**FEBRUARY 8, 2022
TRANSMITTAL PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION






Interoffice Memorandum

February 8, 2022

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

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

THROUGH: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development Services Department

SUBJECT: 2022-1 Regular Cycle Comprehensive Plan
Amendment 2022-1-A-1-1 (Friedman Property Apartments)
Board of County Commissioners (BCC) Transmittal Public Hearing

2022-1 Regular Cycle Comprehensive Plan Amendment 2022-1-A-1-1 is scheduled for a BCC transmittal public hearing on February 8, 2022. This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on January 20, 2022.

The report is also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

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

The above-referenced 2022-1 Regular Cycle Amendment scheduled for consideration on February 8 entails a privately-initiated Future Land Use Map Amendment located in District 1. The requested amendment involves a change to the Future Land Use Map (FLUM) for a property over 10 acres in size.

Following the BCC transmittal public hearing, the proposed amendment 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 March 2022. Pursuant to 163.3184, Florida Statutes, the requested amendment must be adopted within 180 days of receipt of the comment letter. The adoption hearings are tentatively scheduled before the LPA on April 21, 2022, and before the BCC on May 10, 2022.

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

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AAV/sw

Enc: 2022-1 Regular Cycle Amendment 2022-1-A-1-1
BCC Transmittal Staff Report

c: Christopher R. Testerman, AICP, Deputy County Administrator
Joel Prinsell, Deputy County Attorney
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Read File

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2022 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 the First Regular Cycle Amendment 2022-1-A-1-1 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on January 20, 2022, and is scheduled for a transmittal public hearing before the BCC on February 8, 2022.

The above-referenced 2022-1 Regular Cycle Amendment entails a privately-initiated map amendment located in District 1. Since this is the transmittal stage for this amendment, 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 amendment and provide comments, expected in March 2022. Adoption public hearings are tentatively scheduled before the LPA on April 21, 2022 and before the BCC on May 10, 2022.

Once the Regular Cycle amendment has been adopted by the BCC, it will become effective 31 days after DEO notifies the County that the plan amendment package is complete. This amendment is expected to become effective in June 2022, provided no challenges are brought forth for the amendment.

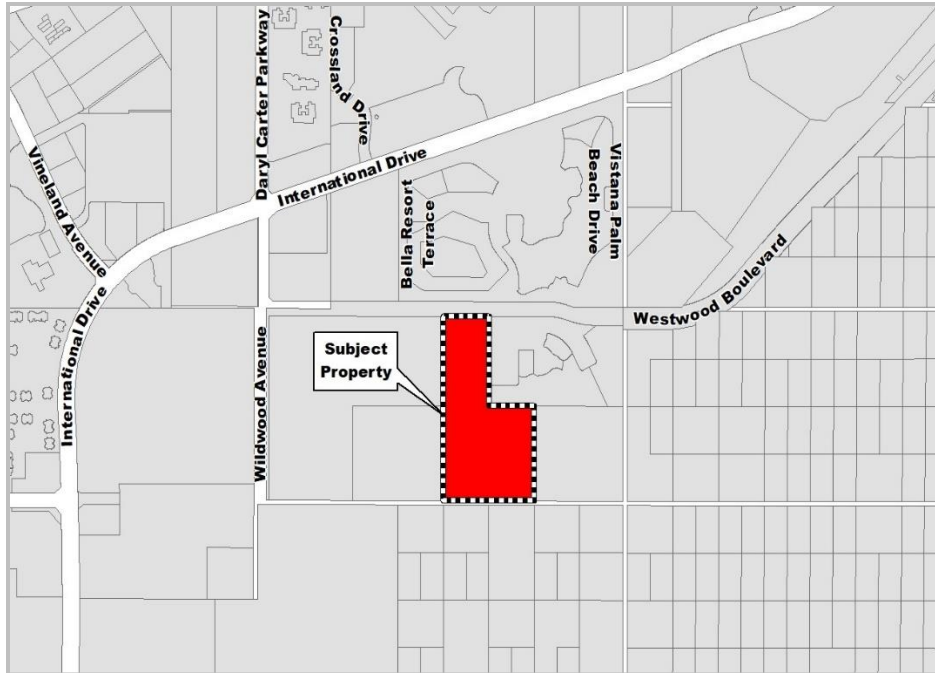
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**2022-1 Regular Cycle State-Expedited Review Comprehensive Plan Amendment
Privately-Initiated Future Land Use Map Amendment**

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2022-1-A-1-1 (Friedman Property Apartments)	LUP-21-11-353	Rita J. Friedman	M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	23-24-28-5844-00-680	Generally located south of International Drive S and the planned Westwood Blvd. extension, east of Wildwood Ave., and west of Vistana Palm Beach Dr.	Activity Center Mixed Use (ACMU)	Activity Center Residential (ACR)	R-CE (Country Estate District)	PD (Planned Development District) (Friedman Property Apartments PD/LUP)	14.43 gross ac./12.86 net developable ac.	Jennifer DuBois	Transmit	Transmit (8-0)

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/1-Rural Settlement 1/1; RS 1/2-Rural Settlement 1/2; RSLD 2/1-Rural Settlement Low Density; GC-Growth Center; LP-Lake Pickett; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; A-2-Farmland Rural District; R-CE-Country Estate District; RCE-S-Rural Country Estate Residential District; PD-Planned Development District; PD-RP-Planned Development-Regulating Plan; PD-RS-Planned Development-Rural Settlement; SR-State Road; AC-Acres



Applicant/Owner:

M. Rebecca Wilson,
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A. / Rita J.
Friedman

Location: Generally located
south of International Drive
S and the planned
Westwood Boulevard
extension, east of
Wildwood Avenue, and
west of Vistana Palm Beach
Drive.

Existing Use: Undeveloped
land

Parcel ID Number:

23-24-28-5844-00-680

Tract Size: 14.43 gross /

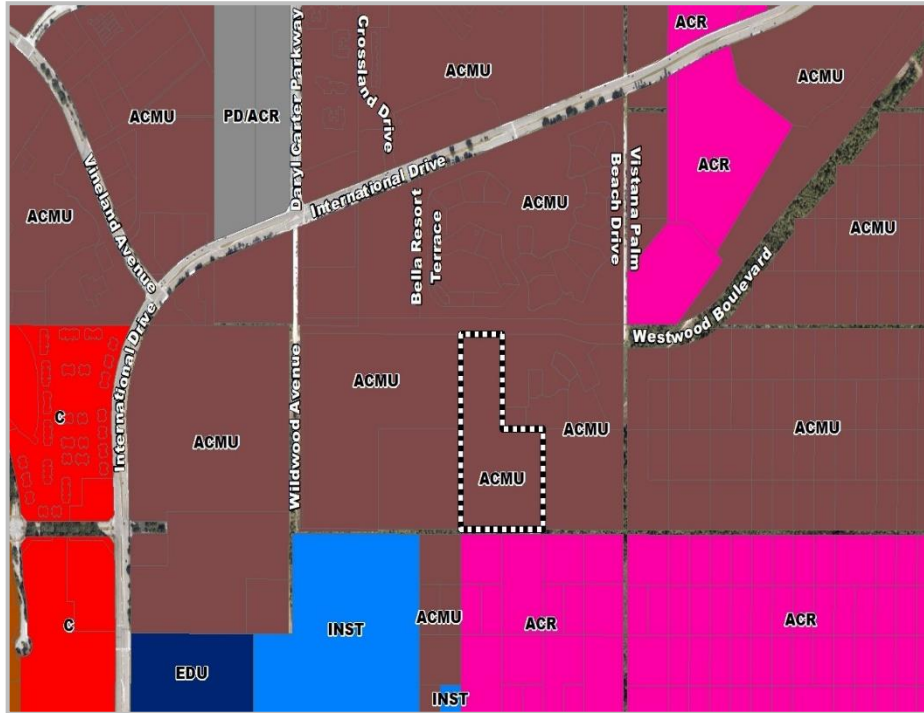
12.86 net developable acres

The following meetings and hearings have been held for this proposal:			Project Information	
Report/Public Hearing		Outcome	Request: Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR)	
✓	Community meeting held December 2, 2021, with four members of the public in attendance.	Positive	Proposed Development Program: Multi-family residential community featuring up to 350 dwelling units	
✓	Staff Report	Recommend Transmittal	Public Facilities and Services: Please see the Public Facilities & Services Appendix for specific analyses of each public facility.	
✓	LPA Transmittal January 20, 2022	Recommend Transmittal (8-0)	Environmental: Conservation Area Determination CAD 91-026 delineated 1.57 acres of onsite Class III wetlands. As impacts to these wetlands are proposed, the submittal and approval of a Conservation Area Impact (CAI) Permit application shall be required.	
	BCC Transmittal	February 8, 2022	Transportation: Safe and adequate access shall be required from the intersection of International Drive and Wildwood Avenue, south to Westwood Boulevard, and then east along Westwood Boulevard to the entrance to the subject property.	
	State Agency Comments	March 2022	Schools: Per School Capacity Determination OC-21-044, dated November 15, 2021, capacity is not available at Freedom Middle School. The mitigation of 18.750 seats will be required. This determination expires May 14, 2022.	
	LPA Adoption	April 21, 2022	Concurrent Rezoning: Case LUP-21-11-353	
	BCC Adoption	May 10, 2022	A proposed rezoning from R-CE (Country Estate District) to PD (Planned Development District) (Friedman Property Apartments 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.	

AERIAL



FUTURE LAND USE – CURRENT



Current Future Land Use:
Activity Center Mixed Use (ACMU)

Special Area Information

Activity Center:
International Drive
Activity Center

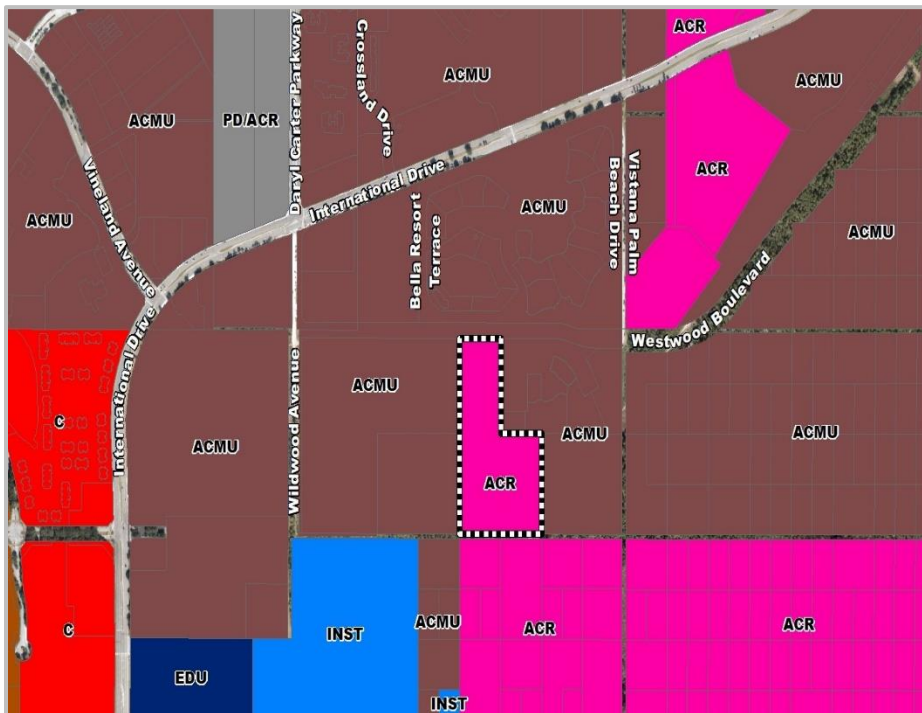
Overlay District: Tourist
Commercial Signage
District

Rural Settlement: N/A

JPA: N/A

Airport Noise Zone: N/A

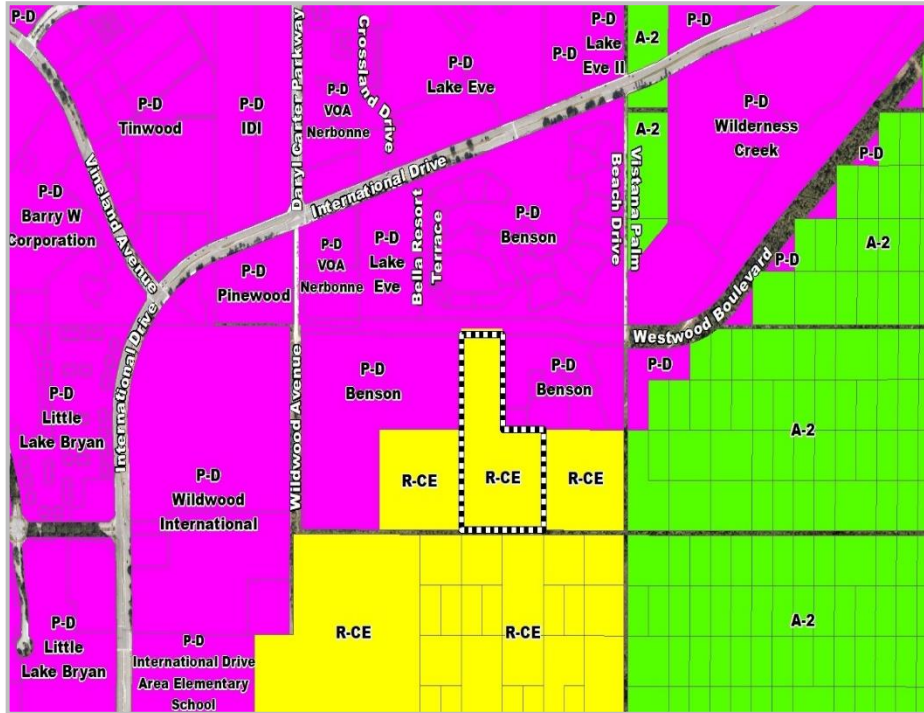
FUTURE LAND USE – AS PROPOSED



Proposed Future Land Use:

Activity Center
Residential (ACR)

ZONING - CURRENT



Current Zoning District:

R-CE (Country Estate District)

Existing Uses:

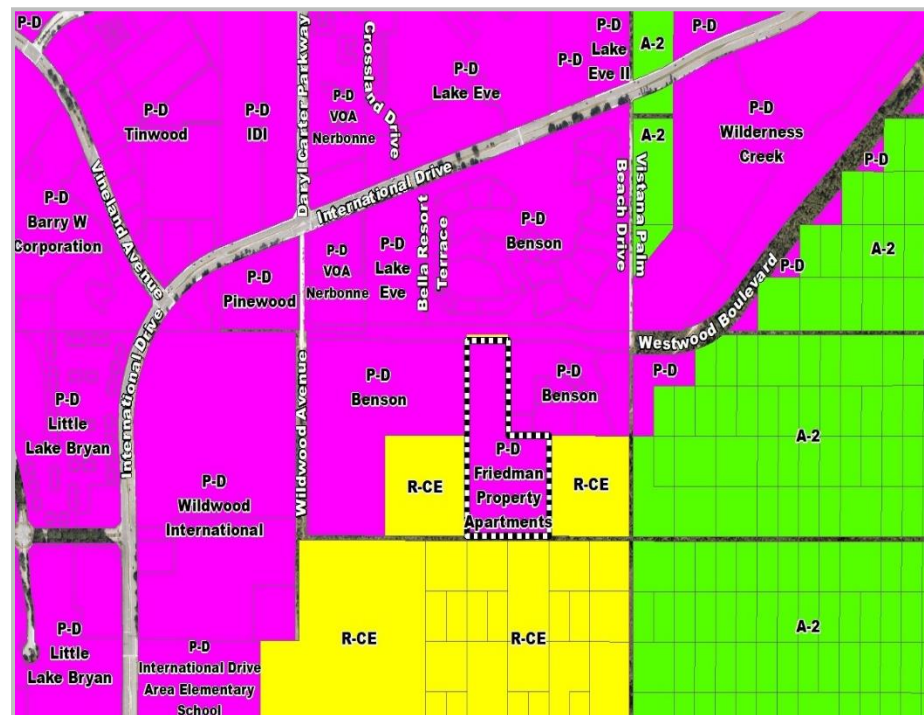
North: Sheraton Vistana Villages Orlando

South: Undeveloped land (Shingle Creek Management Area and Duke Energy property)

East: Sheraton Vistana Villages Orlando and undeveloped land (Duke Energy property)

West: Future Davis Vistana Apartments site (approved 400-unit multi-family community) and undeveloped land

ZONING – PROPOSED



Proposed Zoning District:

PD (Planned Development District) (Friedman Property Apartments PD/LUP)

Staff Recommendation

Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that 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 the amendment, 2022-1-A-1-1, be **TRANSMITTED** to the state reviewing agencies.

Analysis

1. Background and Development Program

The applicant, Rebecca Wilson, is seeking to change the Future Land Use Map (FLUM) designation of the 14.43-acre subject parcel, presently undeveloped, from Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR). The property—consisting of 12.86 upland acres and 1.57 acres of Class III wetlands—is located in the International Drive Activity Center, to which its present ACMU and requested ACR future land use designations correspond. The site’s current ACMU designation is intended to provide for a combination of tourist-related development and supporting residential activity. However, as established in **Future Land Use Element Policy FLU1.1.4.D** of the Orange County Comprehensive Plan, no more than 30 percent of an ACMU-classified site may be developed for residential purposes. As the prospective developer, Hanover Land Company, LLC, desires to utilize the entire 14.43-acre property for the construction of a multi-family community featuring up to 350 dwelling units, the applicant is thus proposing this change in land use to ACR.

As depicted on the aerial map, the subject property is located just south of a stretch of the International Drive tourist commercial corridor characterized by resort development (including the Sheraton Vistana Villages Orlando resort bordering the site to the north and east), vacation condominium communities, and supporting commercial activity. Interspersed with these tourist-oriented uses are multi-family residential complexes, including the future 400-unit Davis Vistana Apartments development directly west of the subject property, approved by the Orange County Development Review Committee on October 6, 2021 (DP-21-02-048). If ultimately approved, the proposed 350-unit multi-family community, presently known as the Friedman Property Apartments, will provide an additional housing opportunity for residents of Orange County, particularly those employed by the numerous theme parks (including nearby Sea World, Discovery Cove, and Walt Disney World), resorts, hotels, tourist attractions, shopping areas, and restaurants in the surrounding area.

Currently, the subject property is bounded to the north by the unimproved Westwood Boulevard/Wildwood Avenue right-of-way, with a width of 100 feet, which the prospective developer and the developer of the neighboring Davis Vistana Apartments complex must improve to County standards, in accordance with their respective development approvals. In their analysis of this proposed amendment, the Orange County Transportation Planning Division emphasizes that safe and adequate access will be required from the intersection of International Drive and Wildwood Avenue, south to Westwood Boulevard, and then east along Westwood Boulevard to the entrance of the subject property. This will require, at a minimum, a two-lane road built to County specifications. If the developer chooses to build a four-lane road to County standards, the developer will need to go before the Roadway Agreement Committee (RAC) with a construction agreement. Transportation Planning adds that if the four-lane option is chosen, additional right-of-way will be needed along Wildwood Avenue.

As discussed above, 1.57 acres of Class III wetlands are present on the subject property, as delineated via Orange County Conservation Area Determination CAD 91-26, issued March 11, 1992, with no

expiration date. The applicant has informed staff that the prospective developer intends to impact these wetlands, which will require the submittal and approval of a Conservation Area Impact (CAI) Permit application. Staff notes that the multi-family project's proposed maximum unit count of 350 is not dependent upon the approval of a CAI Permit, as a maximum of 385 units could be constructed on the site's 12.86 upland acres in accordance with the requested ACR land use category's density cap of 30 dwelling units per net acre. While this FLUM Amendment application can move forward, the Orange County Environmental Protection (EPD) has advised the applicant to submit a CAI Permit application as soon as possible, as subsequent Development Plan (DP) and permit approvals will depend upon the attainment of the permit.

In addition, EPD has informed staff that the subject site is located in close proximity to the Shingle Creek Management Area, managed by the South Florida Water Management District, including abutting property to the south. The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent land use includes publicly-managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but are not limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.

Finally, **Future Land Use Element Policy FLU1.1.4.D** mandates that a Planned Development (PD) zoning classification shall be required for all new development on ACR-designated land. Accordingly, the applicant is petitioning to rezone the subject property from R-CE (Country Estate District) to PD (Planned Development District) to create the Friedman Property Apartments PD and establish design and development standards for the project. This rezoning application, Case LUP-21-11-353, is currently proceeding through DRC review and is expected to be considered concurrently with this requested FLUM Amendment during the adoption public hearing stage.

Community Meeting

A community meeting for this proposed FLUM Amendment and associated PD/LUP rezoning petition was held on December 2, 2021, at Sand Lake Elementary School. Four members of the public attended the meeting. Staff provided an overview of the requested amendment and rezoning, noting the scheduled dates of the transmittal and adoption public hearings. McGregor Love of Lowndes, Drosdick, Doster, Kantor and Reid, representing the applicant team, provided details about the proposed multi-family project, noting that it is expected to feature a mix of one-, two-, and three-bedroom apartments and townhome-style units. The height of each building would be limited to four stories.

Mr. Love informed the area residents in attendance that under the current ACMU future land use designation, approximately 1.8 million square feet of tourist commercial development could occur on the subject site. With respect to concerns about traffic and congestion on area roads, utilization of the property for a multi-family community with a maximum unit count of 350 would result in an approximately 90 percent reduction in vehicle trips. In response to a meeting participant, he stated that the current access management plan calls for the improvement of the Westwood Boulevard right-of-way from Wildwood Avenue east to the subject property, with the road to be constructed to County standards. Mr. Love added that further improvements to the unpaved right-of-way may be made in the future, eventually connecting to the existing Westwood Boulevard, but emphasized that

such improvements are not associated with this request. The attendees voiced no objections to the proposed multi-family development, and the tone of the meeting was **POSITIVE**.

2. Future Land Use Map Amendment Analysis

Consistency

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

As discussed above, the subject property is located within the International Drive Activity Center, an area characterized by intense tourist-oriented development. The site lies just south of a stretch of International Drive characterized by resort development, vacation condominium communities, and supporting commercial uses, with existing and planned multi-family complexes integrated into this non-residential activity. As stated in **Future Land Use Element Policy FLU1.1.4.D**, the requested ACR future land use designation is intended to provide for residential development in proximity to employment areas to minimize travel distances between uses. Staff finds this proposed amendment consistent with **International Drive Activity Center Element Goal ID3**, which establishes that it is Orange County's goal to facilitate the development of residential communities in proximity to employment areas of the activity center in order to minimize workers' travel distances and times.

In accordance with **Future Land Use Element Policy FLU1.1.2.A**, the applicant has specified the maximum desired development program for the residential project, proposing up to 350 multi-family dwelling units under the "urban-scale" ACR future land use designation, which allows residential development at a minimum density of twelve (12) dwelling units per net acre and a maximum density of thirty (30) units per net acre. Staff finds the proposed amendment consistent with Orange County's commitment to ensuring that sufficient land is available to meet the identified housing needs of its present and future residents. The applicant's intent to develop a multi-family residential community 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, with 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 project, if approved, would provide an additional housing option for employees of the numerous tourist-oriented businesses in the larger surrounding area.

Staff further finds the proposed project consistent with **Future Land Use Element Objective OBJ FLU2.2**, which establishes that Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive planning and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community. Staff notes that if approved, the project will use infrastructure that is either already in place or planned for construction. Per Orange County Utilities (OCU), the property lies within its potable water, wastewater, and reclaimed water service areas. OCU has informed staff that it presently has sufficient plant capacity to serve the proposed development. In addition, the multi-family community would use the existing and planned transportation network, which serves pedestrians, transit riders, and automobile drivers. A LYNX bus stop is located on International Drive to the north of the property, at the entrance to the Sheraton Vistana Villages Orlando resort, and sidewalks are in place along both sides of International Drive and along one side of the improved segment of Wildwood Avenue to help ensure pedestrian safety. As noted previously, access to the subject property will be achieved via the improvement of the Westwood Boulevard right-of-way, in accordance with County standards, from Wildwood Avenue

east to the site entrance. Lastly, staff finds this request consistent with **International Drive Activity Center Element Policy ID4.1.1**, which mandates that approval of development within the International Drive Activity Center shall be conditioned upon the availability of adequate services and facilities, as measured by the adopted level of service standards of the Comprehensive Plan.

Compatibility

The proposed FLUM amendment appears to be **compatible** with the 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 discussed above, the subject property is located in the International Drive Activity Center, an area characterized by intense tourism-related development, including theme parks, resorts, hotels, tourist attractions, shopping areas, and restaurants. The property's proximity to this activity makes it well-suited for the development of housing for employees of these tourist-oriented establishments.

It is staff's belief that the proposed multi-family project would contribute to the County's larger goals of promoting infill and compact urban form within the Urban Service Area, providing for a range of living options, efficiently using existing and planned infrastructure, and reducing trip lengths. Staff, therefore, recommends transmittal of this requested amendment.

Division Comments: Environmental, Public Facilities, and Services

Environmental. The Environmental Protection Division (EPD) has reviewed the proposed amendment and provided the following comments:

Conservation Area Determination - The project site was included in a completed Orange County Conservation Area Determination, CAD 91-026, with a certified wetland boundary survey approved by EPD on March 11, 1992. This historic CAD has no expiration. The project site contains 1.57 acres of Class III wetlands.

Conservation Area Impacts - Any proposed wetland encroachments will require submittal of an application for a Conservation Area Impact (CAI) Permit to EPD, as outlined in Chapter 15, Article X, Wetland Conservation Areas of the Orange County Code.

Acreage Approximation - All acreages that assume wetland and/or wetland buffer encroachment are considered approximations until finalized by a CAI Permit. Every application for development activity affecting wetlands is subject to Orange County Code Chapter 15, Environmental Control, and shall be reviewed to determine the functional significance, scarcity, replaceability, vulnerability, and productivity of the habitat on the lands to be considered in both their pre- and post-development condition. The applicants are advised not to make financial decisions based upon a presumption of approved conservation encroachment by development within the wetland or the upland protective buffer areas. Any plan showing development in a wetland or protective upland buffer area without Orange County and other jurisdictional government agency wetland permits is speculative and may not be approved.

Natural Features – Per Orange County Code Chapter 38, Zoning, Article VIII, PD Planned Development District, Division 2, General Site Development Standards, Section 38-1228, the natural topography, soils, and vegetation should be preserved and utilized, where possible, through the careful location and design of all elements (circulation ways, buildings, open space, drainage facilities, etc.). Designation and use of conservation areas must be consistent with adopted growth management policy.

Clearing Limitation - No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area (wetland or wetland buffer) without first obtaining a wetland impact permit approved by the County and obtaining other applicable jurisdictional agency permits.

Erosion Control - Use caution to prevent off-site erosion during construction along the boundary of the property into adjacent wetlands, buffers, surface waters, and open drainage facilities. Construction will require Best Management Practices (BMPs) for erosion control. Prior to earthwork or construction, the developer shall provide a copy of the completed Florida Department of Environmental Protection (FDEP) National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI). A copy of the NPDES NOI, the issued NPDES permit, and the Stormwater Pollution Prevention Plan (SWPPP) shall be kept onsite and available for inspection at any time.

Habitat Protection - 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).

Tree Protection - Any trees not within protected wetlands or wetland buffers shall be protected in compliance with Orange County Code Chapter 15, Environmental Control, Article VIII, Tree Protection and Removal, as administered by the Zoning Division.

Proximity to Managed Public Lands - This site is located in close proximity to the Shingle Creek Management Area, managed by the South Florida Water Management District. The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through an appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, that the adjacent land use includes publicly-managed property. The notice shall indicate that the adjacent property will require the use of resource management practices that may result in periodic temporary conditions that may limit outdoor activities. These practices will include, but are not limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.

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 including, but not limited to, the Army Corps of Engineers, the Florida Department of Environmental Protection, 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 plan be addressed on a multi-agency basis.

Transportation. The Transportation Planning Division has reviewed the requested amendment and has provided the following analysis:

The applicant is requesting to change the future land use designation of ~14.45 acres from ACMU to ACR and to rezone the property from R-CE to PD to develop up to 350 multi-family dwelling units. Analysis of the projected trips based on the existing and proposed land use scenarios indicates that the proposed development will result in a decrease in the number of pm peak trips and, therefore, will not impact the area roadways. However, based on the Concurrency Management System

Database, several roadways within the project's impact area do not operate at acceptable levels of service, and capacity is not available to be encumbered.

Trip Generation (ITE 10th Edition)			
Land Use Scenario	PM Peak Hour Trips	% New Trips	New PM Peak Hour Trips
Existing Use: Up to 1,888,326 square feet of tourist commercial development	7,195	83%	5,972
Proposed Use: Up to 350 multi-family dwelling units	154	100%	154
Net New Trips (Proposed Development less Allowable Development): -5,818			

Future Roadway Network

Road Agreements: None

Planned and Programmed Roadway Improvements: None. A Development Plan—DP-21-02-048, Benson PD/Davis Vistana Apartments DP—was approved for a property (Parcel 23-24-28-5844-00-691) that is contiguous to and west of the subject property.

Note: Safe and adequate access will be required from the intersection of International Drive and Wildwood Avenue, south to Westwood Boulevard, and then east along Westwood Boulevard to the entrance of the subject property. This will require a two-lane road built to County standards. If the developer chooses to build a four-lane road to County standards, the developer will need to go to the Roadway Agreement Committee with a construction agreement. If the four-lane option is chosen, additional right-of-way will be needed along Wildwood Avenue.

Right-of-Way Requirements: Please note there is an International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian, and utility easement.

Summary

- The subject property is not located within the County's Alternative Mobility Area (AMA).
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved ACMU future land use designation will generate 5,972 pm peak hour trips.
- Development of the proposed use under the requested ACR future land use classification will generate 154 pm peak hour trips, resulting in a net decrease of 5,818 pm peak hour trips.
- The subject property is located south of International Drive S, east of Wildwood Avenue, and west of Vistana Palm Beach Drive. Based on the Concurrency Management System (CMS) database dated December 2, 2021, two roadways currently operate at Level of Service F, and capacity is not available to be encumbered. All other roadway segments within the project's impact area operate at acceptable levels of service. This information is dated and is subject to change.
- An analysis of existing conditions reveals that all roadway segments within the study area are currently not operating at adequate LOS.

- Analysis of projected conditions 2025 (2026) base conditions indicates that the segment on Vineland Avenue from Winter Garden-Vineland Road to Little Lake Bryan Parkway is projected to be deficient due to background traffic growth. The proposed FLUM Amendment is not considered significant on the deficient roadway segment.
- This 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.

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

Utilities. The subject site lies within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, there is a 24-inch potable water main within the International Drive right-of-way. With respect to wastewater, a 30-inch forcemain is in place within the International Drive right-of-way. Reclaimed water is also available from OCU, with 24-inch and 12-inch reclaimed water mains within the International Drive right-of-way.

Schools. Per School Capacity Determination OC-21-044, issued November 16, 2021, capacity is currently available at the elementary school (Sunshine Elementary) and high school (Lake Buena Vista High) that would currently serve the proposed multi-family project. However, capacity is presently not available at the middle school that would serve the development, Freedom Middle. As stated in the School Capacity Determination, the mitigation of 18.750 seats will be required. This determination expires May 14, 2022.

Policy References

International Drive Element

GOAL ID3 – Residential development in proximity to employment areas of the International Drive Activity Center shall be facilitated in order to minimize travel distance and time between the uses.

ID4.1.1 – Approval of development within the Activity Center shall be conditioned upon the availability of adequate services and facilities as measured by the adopted level of service standards of the Comprehensive Plan.

Housing Element

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.

Future Land Use Element

OBJ FLU2.2 – MIXED-USE. Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use

development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community.

OBJ FLU8.2 – COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

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







FLU1.1.4

D. INTERNATIONAL DRIVE ACTIVITY CENTER – The following two Future Land Use designations are located only in the International Drive Activity Center. More information about the ACR and ACMU Future Land Use designations are found in the International Drive Activity Center Element, which is a separate and optional element in the Comprehensive Plan.

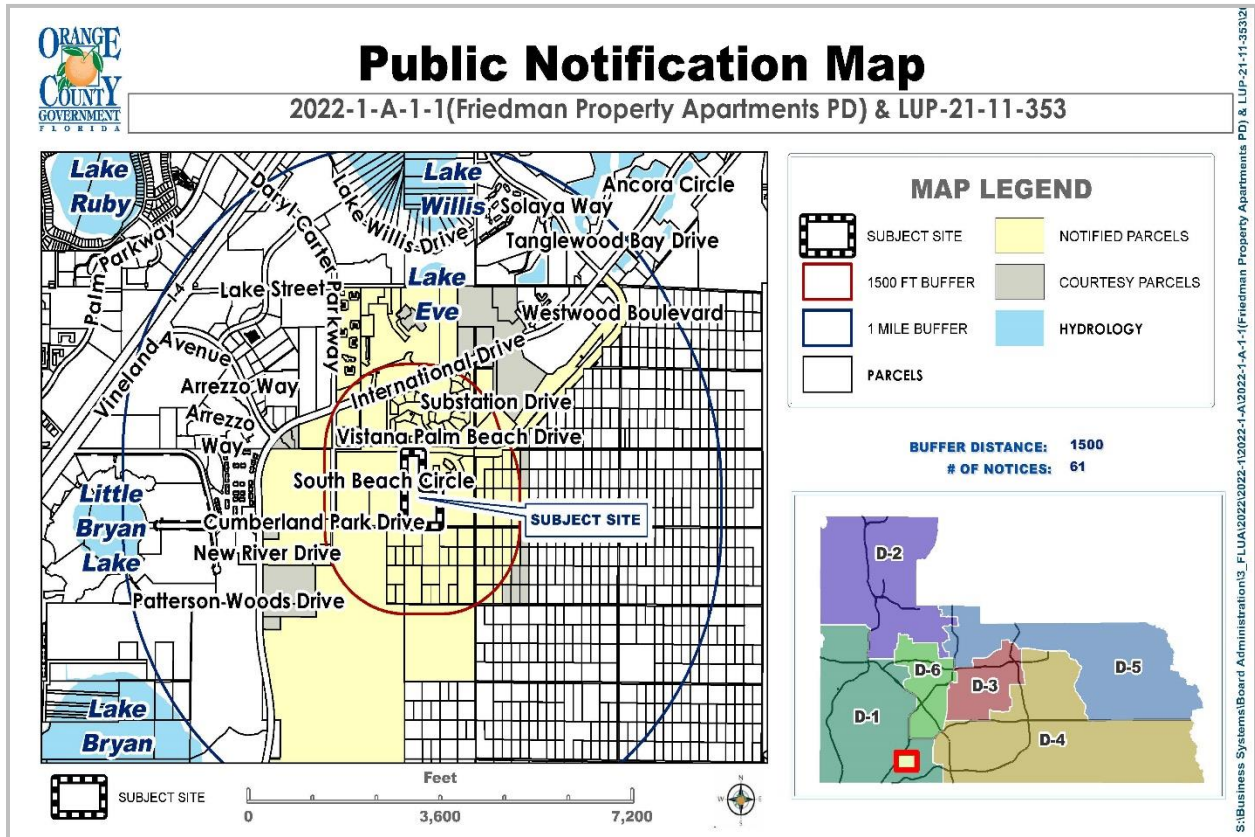
FLUM Designation	General Description	Density/Intensity
I – Drive – Refer to International Drive Activity Center Element		
Activity Center Residential (ACR)	As described in the I-Drive element, ACR facilitates residential development in proximity to employment areas to minimize travel distances between uses. Intended to promote workforce housing for tourist-oriented employment. Establishes 50,000 square feet of non-residential neighborhood support per development. A PD is required.	Minimum 12 DU/AC, up to 30 DU/AC Non-residential 10,000 SF per 125 units with a maximum of 50,000 square feet total of non-residential per development*
Activity Center Mixed Use (ACMU)	As described in the I-Drive element, ACMU is a mixture of tourist-related development and supportive residential activity. No more than 30% of a site designated ACMU shall be for residential purposes. A PD is required.	Non-residential FAR 3.0* Hotel/motel lodging 60 rooms/acre (see note) Minimum 12 DU/AC up to 30 DU/AC with a maximum of 30% of the site in residential use (see note)
<p>* The maximum FAR or square footage does not include floor area within a parking structure associated with the parking requirements for the principal use.</p> <p>Note: More than 60 hotel/motel rooms per acre or more than 30 DU/AC may be permitted if it can be demonstrated: an increase in traffic impact on the adjoining road network does not occur; and, the developable land area required for the residential portion of the development does not exceed a maximum of 30 percent of the total developable land area of the subject property.</p>		

FLU8.2.1 – 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.

Site Visit Photos

Subject Site	Subject Site
	
North of Subject Site	South of Subject Site
	
West of Subject Site	East of Subject Site
	

PUBLIC NOTIFICATION MAP





Community Meeting Memorandum

DATE: January 11, 2022
TO: Gregory Golgowski, AICP, Chief Planner, Comprehensive Planning
FROM: Jennifer DuBois, Planner II
SUBJECT: Amendment 2022-1-A-1-1 (Friedman Property Apartments)—Community Meeting Memo
C: Project File

Location of Project: Generally located south of International Drive S and the planned Westwood Boulevard extension, east of Wildwood Avenue, and west of Vistana Palm Beach Drive.

Parcel ID Number: 23-24-28-5844-00-680

Meeting Date and Location: Thursday, December 2, 2021, at 6:00 p.m. at Sand Lake Elementary School, 8301 Buena Vista Woods Boulevard, Orlando, FL 32836

Attendance:

District Commissioner:	District 1 Commissioner Nicole Wilson's Representative, Drew Dietzen
Orange County Staff:	Jennifer DuBois and Sue Watson, Planning Division; Elyse Tristram, Environmental Protection Division; Mirna Barq, Transportation Planning Division; and Steven Thorp, Orange County Public Schools
Applicant Team:	McGregor Love, Lowndes, Drosdick, Doster, Kantor & Reed, P.A. Ken Churchill, Crosland Southeast
Residents	61 notices sent; four members of the public in attendance

Overview of Project:

The applicant, Rebecca Wilson, is seeking to change the Future Land Use Map (FLUM) designation of the 14.43-acre subject parcel, presently undeveloped, from Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR). The property—consisting of 12.86 upland acres and 1.57 acres of Class III wetlands—is located in the International Drive Activity Center, to which its present ACMU and requested ACR future land use designations correspond. The site's current ACMU designation is intended to provide for a combination of tourist-related development and supporting residential activity. However, as established in Future Land Use Element Policy FLU1.1.4.D of the Orange County Comprehensive Plan, no more than 30 percent of an ACMU-classified site may be developed for residential purposes. As the prospective developer, Hanover Land Company, LLC, desires to utilize the entire 14.43-acre property for the construction of a

multi-family community featuring up to 350 dwelling units, the applicant is thus proposing this change in land use to ACR.

Per Future Land Use Element Policy FLU1.1.4.D, a Planned Development (PD) zoning classification shall be required for all new development on ACR-designated land. Accordingly, the applicant is petitioning to rezone the subject property from R-CE (Country Estate District) to PD (Planned Development District) to create the Friedman Property Apartments PD and establish design and development standards for the project. This rezoning application, Case LUP-21-11-353, is currently proceeding through DRC review and is expected to be considered concurrently with this requested FLUM Amendment during the adoption public hearing stage.

Meeting Summary:

Senior Planner Jennifer DuBois welcomed the four area residents in attendance and introduced the participating County staff and the members of the applicant team. Ms. DuBois provided an overview of the proposed FLUM Amendment, the associated PD/LUP rezoning application, and the transmittal and adoption public hearing schedule.

McGregor Love of Lowndes, Drosdick, Doster, Kantor and Reid, representing the applicant team, provided details about the proposed multi-family project, noting that it is expected to feature a mix of one-, two-, and three-bedroom apartments and townhome-style units. The height of each building would be limited to four stories.

Mr. Love informed the area residents in attendance that under the current ACMU future land use designation, approximately 1.8 million square feet of tourist commercial development could occur on the subject site. With respect to concerns about traffic and congestion on area roads, utilization of the property for a multi-family community with a maximum unit count of 350 would result in an approximately 90 percent reduction in vehicle trips. In response to a meeting participant, he stated that the current access management plan calls for the improvement of the Westwood Boulevard right-of-way from Wildwood Avenue east to the subject property, with the road to be constructed to County standards. Mr. Love added that further improvements to the unpaved right-of-way may be made in the future, eventually connecting to the existing Westwood Boulevard, but emphasized that such improvements are not associated with this request. The attendees voiced no objections to the proposed multi-family development.

Ms. DuBois and Mr. Love thanked the meeting attendees for their participation.

The meeting concluded at 6:30 p.m.

The tone was **positive**.