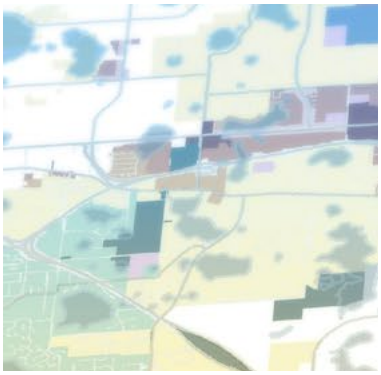


ORANGE COUNTY
FLORIDA

VISION 2050

COMPREHENSIVE PLAN 2025-2050
GOALS, OBJECTIVES, & POLICIES

LPA Adoption Version

Prepared March 17, 2025

As transmitted by the Board of County Commissioners on July 25, 2023

With additional highlighted edits

PREPARED BY:

ORANGE COUNTY PLANNING, ENVIRONMENTAL AND DEVELOPMENT SERVICES DEPARTMENT

ORANGE COUNTY PLANNING DIVISION

VISION 2050 DOCUMENT STRUCTURE

The Vision 2050 document is comprised of three parts: **PART I** introduces the Plan, including the County's new Guiding Principles and Planning Framework. **PART II** contains the Plan's ten chapter/subject areas, including elements required by Section 163.3177, F.S. and concurrency requirements in Section 163.3180, F.S. (denoted by *), as well as three optional chapters; and each chapter's associated goals, objectives, and policies. The Plan has also identified six geographic planning areas in the County by defining characteristics, features, and community types. **PART III** contains Goals, Objectives, and Policies specific to these Market Areas.

PART I - INTRODUCTION TO VISION 2050

Purpose of the Plan Update
Vision 2050 Framework and Guiding Principles

PART II - ADOPTED POLICIES AND MAPS	STATE OF FLORIDA REQUIRED ELEMENTS
Chapter 1. Land Use, Mobility, and Neighborhoods*	Future Land Use* Transportation*
Chapter 2. Housing and Community Services*	Housing*
Chapter 3. Tourism, Arts, and Culture	***
Chapter 4. Economy, Technology, and Innovation	***
Chapter 5. Natural Resources and Conservation*	Conservation* Wetland Protection*
Chapter 6. Recreation and Open Space*	Recreation and Open Space*
Chapter 7. Transportation*	Transportation*
Chapter 8. Public Schools	Intergovernmental Coordination*
Chapter 9. Community Facilities and Services*	General Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge*
Chapter 10. Implementation and Property Rights*	Capital Improvements* Concurrency (Sewer, Solid Waste, Drainage, Portable Water)** Level of Service* Intergovernmental Coordination* Private Property Rights*
Map Series	

PART III. MARKET AREAS

Market Area Profiles
Market Area-Specific Adopted Policies

**Elements Required by Section 163.3177, F.S*
***Elements Required by Section 163.3180, F.S*
**** Optional Elements as permitted by Section 163.377 (1), F.S*

AMERICAN WITH DISABILITIES ACT COMPLIANCE NOTICE

If you have any accessibility issues with this document please contact the Orange County Planning Division by emailing planning@ocfl.net or calling (407) 836-5802 during normal Orange County Government business hours (Monday through Friday, 8 am to 5 pm Eastern Standard Time).

TABLE OF CONTENTS

PART I: INTRODUCTION TO VISION 2050 8

A CULMINATION OF BEST PRACTICES & RESEARCH 8
SMART GROWTH PRINCIPLES TO ACHIEVE ORANGE COUNTY'S VISION 9
ORANGE COUNTY'S PLANNING FRAMEWORK 20
VISION 2050'S LAYOUT & FORMAT 23
VISION 2050 AS A TOOL FOR ALL 24

PART II: ADOPTED POLICIES 32

1.LAND USE, MOBILITY, AND NEIGHBORHOODS 33

GOAL LMN 1: GROWTH FRAMEWORK FOR COMMUNITY PLACEMAKING 44
GOAL LMN 2: URBAN PLACE TYPES 67
GOAL LMN 3: INTENDED SECTOR FUTURE LAND USES 105
GOAL LMN 4: RURAL SERVICE AREA PLACE TYPES & FUTURE LAND USES ~~DESIGNATIONS~~ 111
GOAL LMN 5: COUNTYWIDE FUTURE LAND USES 126
GOAL LMN 6: LAND USE AND MOBILITY 136
GOAL LMN 7: NEIGHBORHOOD CHARACTER AND DEVELOPMENT 142
GOAL LMN 8: SUSTAINABLE AND RESILIENT DEVELOPMENT 152

2.HOUSING AND COMMUNITY SERVICES 159

GOAL HCS 1: HOUSING CHOICE AND AFFORDABILITY 160
GOAL HCS 2: PRIVATE SECTOR, HOUSING PRODUCTION, AND COMMUNITY PARTNERSHIPS 162
GOAL HCS 3: HOUSING PROGRAMS, GRANTS, AND FUNDING 163
GOAL HCS 4: SUBSTANDARD HOUSING, REHABILITATION, AND PRESERVATION 164
GOAL HCS 5: ACCESS TO AFFORDABLE AND ATTAINABLE HOUSING, ENGAGEMENT AND COLLABORATION 165
GOAL HCS 6: PUBLIC HEALTH, HOMELESSNESS, AND SOCIAL SERVICES 166
GOAL HCS 7: CRIME PREVENTION AND PUBLIC SAFETY 168
GOAL HCS 8: PRESERVATION OF RESIDENTIAL COMMUNITIES 169

3.TOURISM, ARTS, AND CULTURE 173

GOAL TAC 1: ARTS AND CULTURAL RESOURCES 174
GOAL TAC 2: TOURISM & ARTS AND CULTURE VENUES 174
GOAL TAC 3: ARTS AND CULTURAL EDUCATION 175
GOAL TAC 4: EQUITY AND DIVERSITY 176
GOAL TAC 5: ART IN PUBLIC PLACES 177
GOAL TAC 6: CARING FOR OUR CREATIVES 177
GOAL TAC 7: COMMUNITY AND CULTURAL TOURISM 178

4.ECONOMY, TECHNOLOGY, AND INNOVATION 181

GOAL ETI 1: ECONOMIC DIVERSIFICATION 182
GOAL ETI 2: NEIGHBORHOOD-SCALE ECONOMIC DEVELOPMENT 183
GOAL ETI 3: WORKFORCE AND QUALITY OF LIFE 185
GOAL ETI 4: INCENTIVES, GRANTS, AND PARTNERSHIPS 186

5.NATURAL RESOURCES AND CONSERVATION 189

GOAL C 1: COMPREHENSIVE MANAGEMENT OF NATURAL RESOURCES AND SYSTEMS 190
GOAL C 2: AIR QUALITY 191
GOAL C 3: WATER RESOURCE MANAGEMENT 192
GOAL C 4: ECOSYSTEMS PRESERVATION, PROTECTION, AND MANAGEMENT 193
GOAL C 5: SOILS, MINERALS, OIL AND GAS 199
GOAL C 6: POTENTIAL POLLUTANT RAW MATERIALS AND WASTES 200
GOAL C 7: GEOGRAPHIC REGIONS OF SPECIAL CONCERN 202
GOAL C 8: ENVIRONMENTAL ASPECTS OF RESILIENCE, SUSTAINABILITY, AND QUALITY OF LIFE 206

WEKIVA RIVER, WEKIWA, AND ROCK SPRINGS 209

GOAL WEK 1: FUTURE LAND USE 210
GOAL WEK 2: TRANSPORTATION 220
GOAL WEK 3: CONSERVATION 221

GOAL WEK 4: OPEN SPACE 224
GOAL WEK 5: POTABLE WATER, WASTEWATER AND RECLAIMED WATER 229
GOAL WEK 6: STORMWATER 231
GOAL WEK 7: SOLID WASTE 234
GOAL WEK 8: INTERGOVERNMENTAL AND INTERAGENCY COORDINATION 234

6.RECREATION AND OPEN SPACE 237
GOAL ROS 1: RECREATION 238
GOAL ROS 2: OPEN SPACE 242

7.TRANSPORTATION 245
GOAL T 1: MULTIMODAL TRANSPORTATION SYSTEM 246
GOAL T 2: MOBILITY STANDARDS 252
GOAL T 3: TECHNOLOGY AND SUSTAINABILITY 256
GOAL T 4: VISION ZERO AND SAFETY 259

8.PUBLIC SCHOOLS 263
~~GOAL PS 1: SCHOOLS AND COMMUNITY SUPPORT 264~~
GOAL PS 1: AVAILABILITY OF PUBLIC SCHOOL FACILITIES 264
~~GOAL PS 2: SCHOOL PLANNING AND DESIGN 269~~
GOAL PS 2: INTERGOVERNMENTAL COORDINATION 271
~~GOAL PS 3: SECURITY AND SAFETY 274~~
GOAL PS 3: SCHOOL PLANNING AND DESIGN 274
~~GOAL PS 4: CAPITAL FACILITIES AND TECHNOLOGY 276~~
GOAL PS 4: 10-YEAR CAPITAL PLAN; 277
~~GOAL PS 5: INTERGOVERNMENTAL COOPERATION 278~~
GOAL PS 5: CAPITAL FACILITIES AND TECHNOLOGY 279
~~GOAL PS 6: FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES 281~~

9.COMMUNITY FACILITIES AND SERVICES 287
GOAL SM 1: STORMWATER MANAGEMENT 288
GOAL WRC 1: WATER RESOURCES CONSERVATION 295
GOAL AR 1: AQUIFER PROTECTION 299
GOAL AR 2: AQUIFER CONTAMINATION PREVENTION 301
GOAL AR 3: WATER SUPPLY FACILITIES WORK PLAN 302
GOAL WAT 1: ADEQUATE LEVEL OF SERVICE 303
GOAL WAT 2: ENVIRONMENTAL CONSERVATION AND REGULATORY COMPLIANCE 311
GOAL WAT 3: WATER SUPPLY FACILITIES WORK PLAN 316
GOAL WAT 4: WEKIVA STUDY AREA 320
GOAL SW 1: SOLID WASTE AND RECYCLING MANAGEMENT 320
GOAL SW 2: HAZARDOUS WASTE MANAGEMENT 324
GOAL FR 1: SYSTEM EVALUATION – EMERGENCY RESPONSE 324
GOAL FR 2: SYSTEM EVALUATION – NON-EMERGENCY SERVICES 328
GOAL FR 3: PUBLIC EDUCATION AND AWARENESS 329
GOAL FR 4: DISASTER PREPAREDNESS AND COORDINATION 330

ENERGY 333
GOAL E 1: ENERGY GENERATION, USAGE, AND FUTURE DEMAND 334
GOAL E 2: CONSERVATION AND EFFICIENCY 335
GOAL E 3: RENEWABLE ENERGY SOURCES 337
GOAL E 4: NEXUS OF ENERGY AND WATER 338
GOAL E 5: ENERGY EDUCATION 338
GOAL E 6: ENERGY SYSTEM RESILIENCE 339
GOAL E 7: LEADERSHIP AND ADVOCACY 340

10.IMPLEMENTATION AND PROPERTY RIGHTS 343
GOAL IMP 1: ADMINISTRATION 344

GOAL IMP 2: PRIVATE PROPERTY RIGHTS 354
GOAL IMP 3: CAPACITY BUILDING AND CITIZEN ENGAGEMENT 357
GOAL IMP 4: CAPITAL IMPROVEMENTS, CONCURRENCY, AND LEVEL OF SERVICE 362
GOAL IMP 5: REGIONAL COOPERATION AND GOVERNMENTAL COORDINATION 374

PART III: MARKET AREAS 392

11.MARKET AREAS 400
GOAL MA 1: SOUTHWEST MARKET AREA 400
GOAL MA 2: NORTHWEST MARKET AREA 450
GOAL MA 3: RURAL EAST MARKET AREA 460
GOAL MA 4: SOUTH MARKET AREA 476
GOAL MA 5: EAST MARKET AREA 502

APPENDIX 508

12.FUTURE LAND USE MAP SERIES 508
MAP 1 MARKET AREA MAP 508
MAP 2 SECTOR MAP 510
MAP 3 FUTURE LAND USE MAP 512
MAP 4 URBAN AND RURAL SERVICE AREAS 514
MAP 5 RURAL SETTLEMENTS 516
MAP 6 ORANGE COUNTY MUNICIPAL BOUNDARIES 518
MAP 7 EXISTING LAND USE, UNINCORPORATED ORANGE COUNTY 520
MAP 8 DEVELOPMENTS OF REGIONAL IMPACT 522
MAP 9 VEGETATION AND LAND COVER 524
MAP 10 COMMITTED LAND USE INVENTORY 526
MAP 11 VACANT INDUSTRIAL LAND BY EMPLOYMENT SUBMARKET 528
MAP 12 AGRICULTURAL LAND 530
MAP 13 URBAN FORM AND VACANT LAND 532
MAP 14 PLANNED COMMUTER RAIL LINE 534
MAP 15 IMPORTANT WETLANDS AND SURFACE WATERS 536
MAP 16 ENVIRONMENTAL ASSETS 538
MAP 17 HORIZON WEST SPECIAL PLANNING AREA AND VILLAGE BOUNDARY MAP 540
MAP 18 INNOVATION WAY OVERLAY 541
MAP 19 INNOVATION WAY ENVIRONMENTAL LAND STEWARDSHIP PROGRAM 542
MAP 20 LAKE HART/ LAKE WHIPPOORWILL RURAL SETTLEMENT STUDY 543
MAP 21 LAKE PICKETT STUDY AREA AND COMMUNITIES 544
MAP 22(A) LAKE MABEL RURAL RESIDENTIAL ENCLAVE 545
MAP 22(B) BERRY DEASE RURAL RESIDENTIAL ENCLAVE 546
MAP 22(C) CHICKASAW RURAL RESIDENTIAL ENCLAVE 547
MAP 22(D) ROCKING HORSE RURAL RESIDENTIAL ENCLAVE 548
MAP 22(E) ORLANDO-KISSIMMEE FARMS RURAL RESIDENTIAL ENCLAVE 549
MAP 23 FORMER PLANNED DEVELOPMENT FUTURE LAND USES 550
MAXIMUM DENSITIES AND INTENSITIES FOR THE PD AND LAKE PICKETT FLU DESIGNATIONS (A) 552
MAXIMUM DENSITIES AND INTENSITIES FOR THE PD AND LAKE PICKETT FLU DESIGNATIONS (B) 553
MAXIMUM DENSITIES AND INTENSITIES FOR THE PD AND LAKE PICKETT FLU DESIGNATIONS (C) 554
MAXIMUM DENSITIES AND INTENSITIES FOR THE PD AND LAKE PICKETT FLU DESIGNATIONS (D) 555
MAXIMUM DENSITIES AND INTENSITIES FOR THE PD AND LAKE PICKETT FLU DESIGNATIONS (E) 556
MAXIMUM DENSITIES AND INTENSITIES FOR THE PD AND LAKE PICKETT FLU DESIGNATIONS (F) 557
MAXIMUM DENSITIES AND INTENSITIES FOR THE PD AND LAKE PICKETT FLU DESIGNATIONS (G) 558
MAXIMUM DENSITIES AND INTENSITIES FOR THE PD AND LAKE PICKETT FLU DESIGNATIONS (H) 559
MAXIMUM DENSITIES AND INTENSITIES FOR THE PD AND LAKE PICKETT FLU DESIGNATIONS (I) 560

13.TRANSPORTATION MAP SERIES 562
MAP 1 LONG RANGE TRANSPORTATION PLAN 562
MAP 1A FUTURE ROADWAY FUNCTIONAL CLASSIFICATION 564
MAP 1B FUTURE ROADWAY JURISDICTION 2030 566

MAP 1C FUTURE CONDITIONS NUMBER OF LANES 2030 568
MAP 1D FUTURE CONDITIONS NUMBER OF LANES 2050 570
MAP 1E YEAR 2050 FUTURE ROADWAY LEVEL OF SERVICE 572
MAP 2A MAJOR TRANSIT TRIP GENERATORS 574
MAP 2B FUTURE LYNX TRANSIT ROUTES 576
MAP 3A FUTURE SIGNIFICANT BICYCLE FACILITIES 578
MAP 3B FUTURE SIGNIFICANT PEDESTRIAN FACILITIES 580
MAP 4A ORLANDO INTERNATIONAL AIRPORT FACILITIES CONDITION 582
MAP 4B TYPICAL AIRPORT AIRSPACE(FAR PART 77 SURFACES) ORLANDO EXECUTIVE AIRPORT - AIRPORT LAYOUT 584
MAP 4C ORLANDO EXECUTIVE AIRPORT FACILITIES FUTURE CONDITIONS AND CLEAR ZONES 586
MAP 4D TYPICAL AIRPORT AIRSPACE (FAR PART 77 SURFACES) ORLANDO EXECUTIVE AIRPORT - AIRPORT LAYOUT 588
MAP 4E ORLANDO INTERNATIONAL AND EXECUTIVE AIRPORT INCOMPATIBLE USE RESTRICTION ZONE 590
MAP 5 CENTRAL FLORIDA LONG RANGE RAIL PROGRAM IN ORANGE COUNTY 592
MAP 6 EMERGENCY EVACUATION ROUTES 594

14.WEKIVA STUDY AREA MAP SERIES 596
VISION 2050 COMPREHENSIVE PLAN WEKIVA OVERLAY AREAS 2020-2050 596
WSA-2 WEKIVA STUDY AREA - LOCAL GOVERNMENTS 597
WSA-3 WEKIVA STUDY AREA MOST EFFECTIVE RECHARGE AREAS & KARST FEATURES 598
WSA-4 WEKIVA STUDY ENVIRONMENTALLY SENSITIVE HABITATS 599
WSA-5 WEKIVA STUDY AREA WEKIVA AQUIFER VULNERABILITY ASSESSMENT 600

15.GLOSSARY OF COMPREHENSIVE PLAN TERMS 602

[PAGE INTENTIONALLY LEFT BLANK]

PART I: INTRODUCTION TO VISION 2050

VISION 2050:

A CULMINATION OF BEST PRACTICES & RESEARCH

As Orange County's population continues to grow over the next 30 years, where and how people locate will drastically alter the way Orange County looks and functions. A comprehensive plan is the leading tool to help a community create a vision, guiding principles, and recommendations for decision-making within their jurisdiction. The comprehensive plan informs decisions that the County will make as a community by guiding other initiatives, policy documents, and regulations such as the strategic plan (the County's short-term work priorities), the land development code (rules for development), and small area plans (specific studies of certain sites).

Feedback from citizens, the development community, and elected officials has pushed Orange County to reorganize and update its comprehensive plan. Similarly, the County has created standards for the County's new form-based land development code, Orange Code, which will implement the policies in the comprehensive plan. Throughout the process of updating the comprehensive plan and land development code, the County's goal was to simplify and update the documents, eliminate outdated policies, and make both documents easier to use and access.

LAND DEVELOPMENT TIMELINE WITHIN ORANGE COUNTY

The Vision 2050 Comprehensive Plan is a roadmap for future growth to ensure that future development benefits everyone. Orange County must protect the things residents and businesses love about Central Florida by ensuring growth is accommodated in a way that will support the health and economic well-being of all, while preserving the region's natural resources, protecting its wildlife, and avoiding the negative consequences of growth and sprawl, such as pollution, school overcrowding, and traffic. Data and analysis of Orange County's demographics, economy, ecosystems, etc. were used to identify existing conditions as well as future needs and emerging trends. They were used to ascertain how future challenges could be met, while providing flexibility to embrace new opportunities as they arise. Keeping these objectives in mind, Orange County created an innovative new planning framework in the Vision 2050 Comprehensive Plan, that will create a more streamlined, transparent, and adaptable development process.

SMART GROWTH PRINCIPLES TO ACHIEVE ORANGE COUNTY'S VISION

Orange County's previous growth framework separated the County into areas based on specific land uses, which continued patterns of urban sprawl and its associated negative environmental, economic, and social costs. To achieve Orange County's goal of creating safe, healthy, and connected communities to live, work, and play in, the County cannot continue to use the old, rigid zoning framework. Instead, Vision 2050 establishes a long-range planning vision that will make Orange County more prosperous, healthy, equitable, livable, and sustainable for all residents over the next 30 years.

Vision 2050 embraces the diversity of lands throughout the County, and leverages the potential of context-sensitive planning by protecting environmentally sensitive lands and the rural lifestyles, while strategically targeting growth and development in appropriate areas near transit corridors and job and services centers. By directing growth to previously urbanized areas that are located near existing or planned transit corridors, Vision 2050 seeks to promote new and intensified development through urban infill and redevelopment, with a greater mix of uses and enhanced walkability.

VISION 2050
GUIDING PRINCIPLES

MIXED LAND USES

Vision 2050 fosters community and context-based planning through the integration of compatible land uses that had previously been separated. Intermingling residential, commercial, and recreational uses, can create vibrant and connected neighborhoods. A community with a mix of uses can enhance the vitality of an area by increasing the activity of people on the street and helps revitalize community life by making streets, public spaces and pedestrian-oriented retail places for enhanced social interaction.

COMPACT LAND USE DESIGN

Compact building design suggests that communities be laid out in a way that preserves more open space, and that individual buildings make more efficient use of land and resources. This type of development is necessary to support wider transportation choices. While traditional suburban development patterns primarily support roadways and personal vehicles, denser development supports transit, increased greenspace, and Complete Streets that support bike and pedestrian travel.

HOUSING OPPORTUNITY AND CHOICE

Housing availability is a key factor in determining residents' access to transportation, commuting patterns, access to services and education, and consumption of energy and other natural resources. Orange County has an opportunity to increase housing choice not only by encouraging new land-use patterns on newly developed land, but also by increasing housing supply in existing neighborhoods and on land served by existing infrastructure. Integrating single- and multi-family structures in new housing developments can support a more diverse population and allow more equitable distribution of households of all income levels. The addition of units – through attached housing, accessory units, or conversion to multi-family dwellings – to existing neighborhoods creates opportunities for communities to slowly increase density without radically changing the landscape.

WALKABLE NEIGHBORHOODS

Walkable communities are desirable places for all ages to live, work, learn, worship and play. Goods and services can be located within an easy and safe walk due to mixed land uses and compact development. By extension, in making pedestrian activity possible, transportation options are expanded and a streetscape can be created for a range of users – pedestrians of all abilities, bicyclists, transit riders, and drivers. Streets and sidewalks that are built to balance multiple forms of transportation have the basic community framework for greater social interaction, improved personal and environmental health, and expanded consumer choice.

DISTINCTIVE, ATTRACTIVE COMMUNITIES WITH A STRONG SENSE OF PLACE

Vision 2050 seeks to create interesting, unique communities that reflect the values and cultures of our residents, while fostering physical environments that support a more interconnected community fabric. Guided by a vision of how and where to grow, Orange County will be able to identify and utilize opportunities to make new development meet our residents' priorities and desires for their community.

By creating high-quality communities with architectural and natural elements that reflect the interests of all residents, there is a greater likelihood that buildings (and therefore entire neighborhoods) will retain their economic vitality and value over time. This means that the infrastructure and natural resources used to create these areas will provide residents with a distinctive and beautiful place that they can call "home" for generations to come.

PRESERVED OPEN SPACE, FARMLAND, NATURAL BEAUTY, & CRITICAL ENVIRONMENTAL AREAS

"Open space" refers to natural areas that provide important community space, habitat for plants and animals, and recreational opportunities, as well as agricultural lands, places of natural beauty, and critical environmental areas such as wetlands. Open space preservation supports smart growth goals by bolstering local economies, preserving critical environmental areas, improving community quality of life, and guiding new growth into existing communities.

Open space also provides significant environmental quality and health benefits. Open space protects animal and plant habitat, places of natural beauty, and working lands by removing development pressure and redirecting new growth to existing communities. Additionally, preservation of open space benefits the environment by combating air pollution, attenuating noise, controlling wind, providing erosion control, and moderating temperatures. Open space also protects surface- and ground-water resources by filtering trash, debris, and chemical pollutants before they enter a water system.

DEVELOPMENT DIRECTED TOWARDS EXISTING COMMUNITIES

Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods offer, and conserve open space and irreplaceable natural resources on the urban fringe. Development in existing neighborhoods also represents an approach to growth that can be more cost-effective, and improves quality of life. Orange County benefits from directed development to established communities through a stronger tax base, closer proximity of a range of jobs and services, increased efficiency of already-developed land and infrastructure, reduced development pressure in edge areas (preserving more open space), and, in some cases, strengthening rural communities.

A VARIETY OF TRANSPORTATION CHOICES

Providing people with more choices in housing, shopping, communities, and transportation is a key aim of smart growth. Communities are seeking a wider range of transportation options in an effort to improve beleaguered current systems.

In response, communities are beginning to implement new approaches to transportation planning, such as better coordinating land use and transportation; increasing the availability of high-quality transit service; creating redundancy, resiliency and connectivity within their road networks; and ensuring connectivity between pedestrian, bike, transit, and road facilities. In short, they are coupling a multi-modal approach to transportation with supportive development patterns, to create a variety of transportation options.

DO NOT
ENTER

PREDICTABLE, FAIR, AND COST EFFECTIVE DEVELOPMENT DECISIONS

Strategic investments in infrastructure help guide where development will occur, providing a clear vision for growth. Creating simplified procedures and standards for development review and making strategic investments in infrastructure help guide where and how infill development will occur.

Simplified land-use standards and a clear presentation of what is expected should create improved predictability for private and public development decisions and thereby a more cost-effective and fair regulating system.

For smart growth to flourish, state and local governments need to make development decisions about smart growth more timely, cost-effective, and predictable for developers. By creating a supportive environment for development of innovative, pedestrian-oriented, mixed-use projects, government can provide smart growth leadership for the private sector.

COMMUNITY AND STAKEHOLDER COLLABORATION IN DEVELOPMENT DECISIONS

Growth can create great places to live, work and play—if it responds to a community's own sense of how and where it wants to grow.

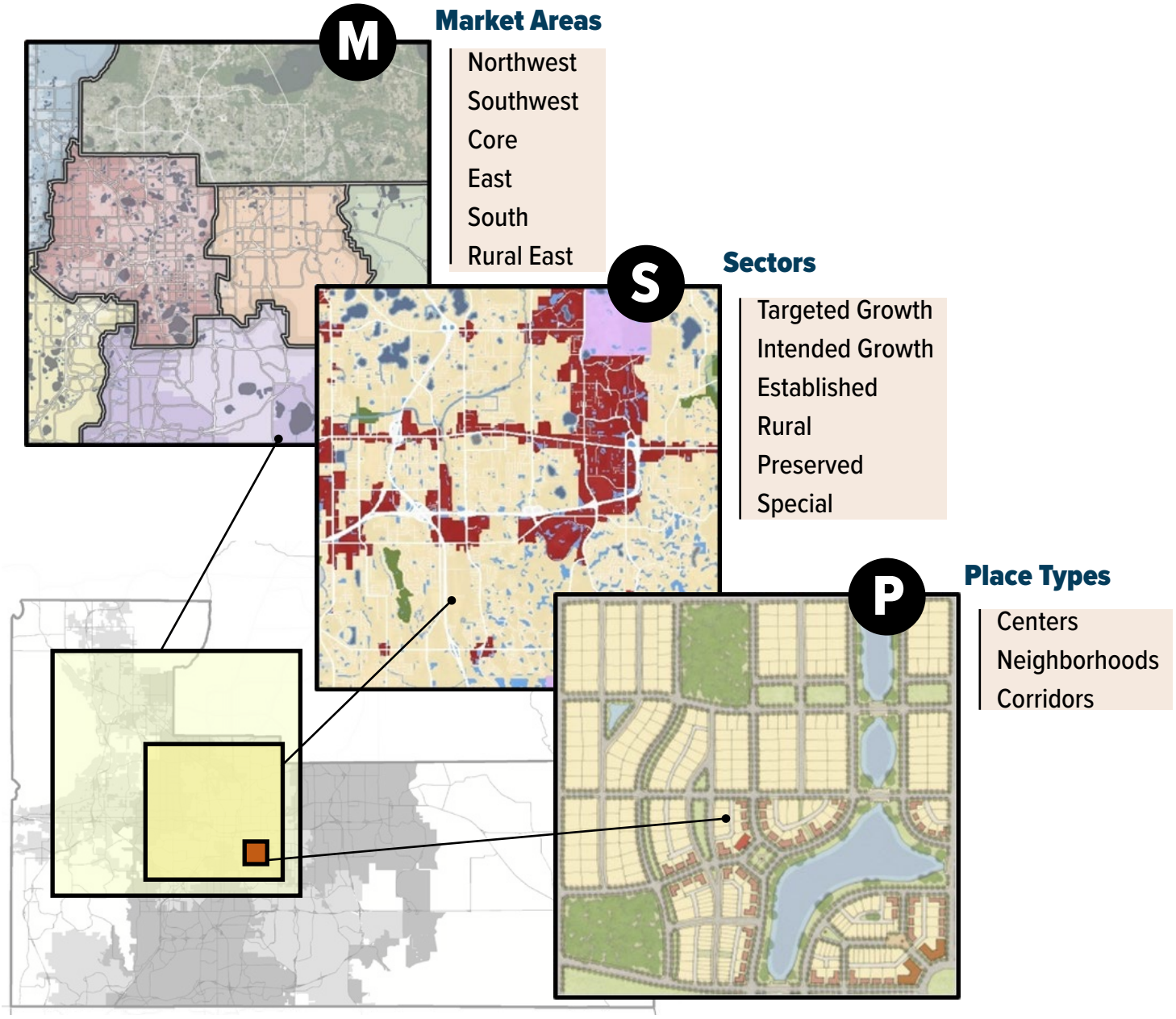
Encouraging community and stakeholder collaboration can lead to creative and efficient resolution of development issues and greater community understanding of the importance of good planning and investment. Involving the community early and often in the planning process vastly improves public support for smart growth and often leads to innovative strategies that fit the unique needs of a particular community.

ORANGE COUNTY'S PLANNING FRAMEWORK

Vision 2050's planning framework adopts a place-based approach that focuses on the characteristics of development, the standards for the built environment, and integration of uses to create more predictable development and desirable neighborhoods and communities. Land uses are designed to be place-based and context sensitive, incorporating community character, affordability, and enhanced public spaces.

Form-based land development codes focus on the character and physical form of an area rather than the use of the buildings. It is location-based and context-sensitive, addressing building form, orientation, and scale. This place-specific strategy functions to preserve community assets and character. The results are more predictable and rooted in the community character, allowing for walkable neighborhoods and social vitality. Building placement, massing, orientation, and form address the relationships between the structures and the public realm, and the regulations of uses is secondary.

THE SCALES OF PLANNING



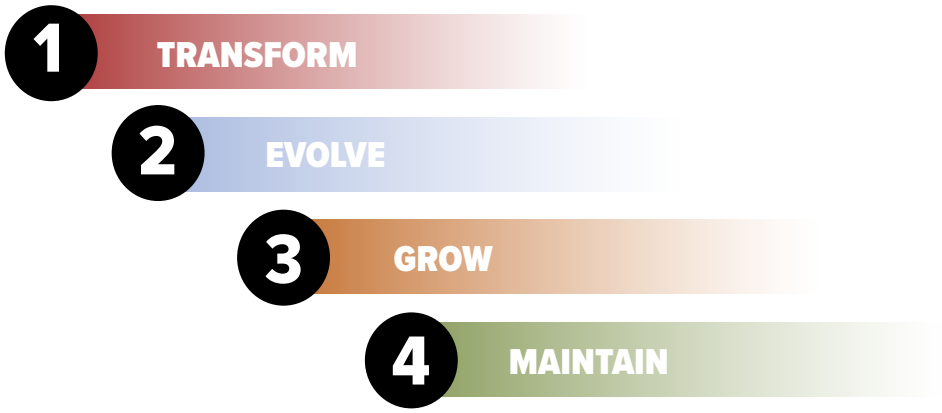
PLANNING SCALES

A variety of planning scales provides planners, elected officials, and the public a better tool set to understand and craft long-range policies, sector-wide strategies, and place-specific standards.

Vision 2050 is organized into three scales: Market Areas, Planning Sectors, and Place Types. Market Areas describe the general character of geographical areas within the County. They inform and influence the structure of subsequent planning layers. Planning Sectors are associated with specific long-range planning strategies that indicate whether an area should develop, redevelop or stay largely unchanged within the planning horizon. Place Types and their typologies define existing and future planning areas, including appropriate development densities and intensities. These ~~typologies~~ general Place Types are classified as Centers, Corridors, and Neighborhoods and then are further delineated by typology to ensure the framework truly represents that "place".

Together, these three planning ~~types~~ scales create a cohesive framework for walkable and resilient places. While Market Areas and Sectors provide larger scale, strategic policy-making guidance, typologies define clear visual representations of how specific places should be developed.

PLANNING STRATEGIES



The following strategies are closely associated with Planning Sectors and the County's long-term goals to preserve or change the character of specific areas.

The primary objective of the "transform" strategy is to promote major opportunities for transformational change such as infill, redevelopment, densification, or public improvements that will enhance the development pattern within targeted areas. In neighborhood settings, these strategies seek to improve walkability, strengthening the urban fabric.

The "evolve" strategy is closely associated with incremental changes, such as small-scale infill and redevelopment and other public improvements. The key difference between "transform" and "evolve" actions is that the former seeks to change a particular development pattern, while the latter seeks to reinforce local community character through localized incremental action.

The "grow" strategy is applied to a limited number of greenfield areas within the County, with the intent of guiding their development through more sustainable practices and smart growth planning principles.

The "maintain" strategy seeks to protect and enhance existing neighborhoods, established rural areas, and the County's natural environment. This strategy applies to most of the County's geographic extent, where the existing natural or built character of an area is not expected to significantly change.

WHAT ARE PLACE TYPES?

Place Types are adopted to create complete communities that support active mobility; enable livable, walkable urban places; allow for a vibrancy that comes with a variety of uses and activities; preserves and protects rural, agricultural, and environmentally sensitive lands; and provides the ability to adapt to changing conditions.

Vision 2050 includes three major ~~place typologies~~ Place Types: Centers, Neighborhoods, and Corridors.

Center Place Types are denser activity areas, ideally located in proximity to major transportation corridors or transit routes, and primarily defined by a mix of job-creating activities and residential development.

Neighborhood Place Types are predominantly residential places, but that should also include other uses such as schools, civic uses, open spaces, local shops and restaurants. In much of our suburban fabric, these complementary uses may be missing, increasing automobile dependency.

Corridor Place Types are the connecting links between neighborhoods, centers and other special areas. They are primarily defined by streets, roadways or transit lines, but also extend into adjacent development to integrate transportation and land uses.

WHY ARE PLACE TYPES IMPORTANT?

Place Types organize the future development pattern, set a desired urban form, encourage greater walkability, create accessible public spaces, promote a more competitive environment for small businesses and foster a greater housing diversity. These major Place Types (Centers, Neighborhoods, and Corridors) are further classified into Place Type Typologies which are specific to Orange County, and are adopted as the County's new Future Land Use Map categories. Typology definitions may include a target-mix of land uses, the density and or intensity of use permitted, the layout of roads and parking, and the character and distribution ~~or~~ of open spaces and civic uses. ~~or other the location of major infrastructure elements such as master stormwater planning areas or utility corridors.~~

HOW ARE PLACE TYPES DETERMINED?

~~Unincorporated areas that have already been developed in the past may receive a designation during the ongoing mapping process, and the great majority of the County's suburban neighborhoods will also be mapped,~~ Orange County's currently adopted future land use map designations were correlated to the new Place Type Typologies. As an example, Commercial and Office future land uses were re-mapped as Centers or Corridors and compatible uses are identified based on its Sector. In Centers and Corridors within the Targeted Sector, housing close to employment centers are now permitted with Commercial uses within the new Place Type. Low Density Residential future land use designations were mapped as Suburban Neighborhoods with the primary goal of maintaining or reinforcing their existing residential character. ~~Environmental lands, rural properties and many other undeveloped areas do not receive a place type designation, until they become part of a specific land development application or small-area planning project. The designation process of future planning areas will become another component of our regular land development process with the specific goal of providing more predictable development outcome.~~

VISION 2050'S LAYOUT & FORMAT

The format of Vision 2050 outlines goals, objectives, and policies that will shape our community. These goals, objectives, and policies will guide growth and inform future decision-making over the next 30 years. Interwoven throughout is the County's commitment to sustainability, resiliency, and equity.

The plan consists of both written policy recommendations and maps, which can be used together when making decision. The comprehensive plan is a "living document" and should be flexible to respond to changing conditions, modify existing policies, or examine an area of the County in greater detail. This document should be reviewed and revised periodically to reflect the availability of new implementation tools, changes in state and federal law, changes in funding sources, the results of monitoring the effectiveness of existing policies, and the impacts of past decisions, as well as to reflect changes in the community's vision for the future.

ADOPTED POLICY LAYOUT

VISION 2050 AS A TOOL FOR ALL

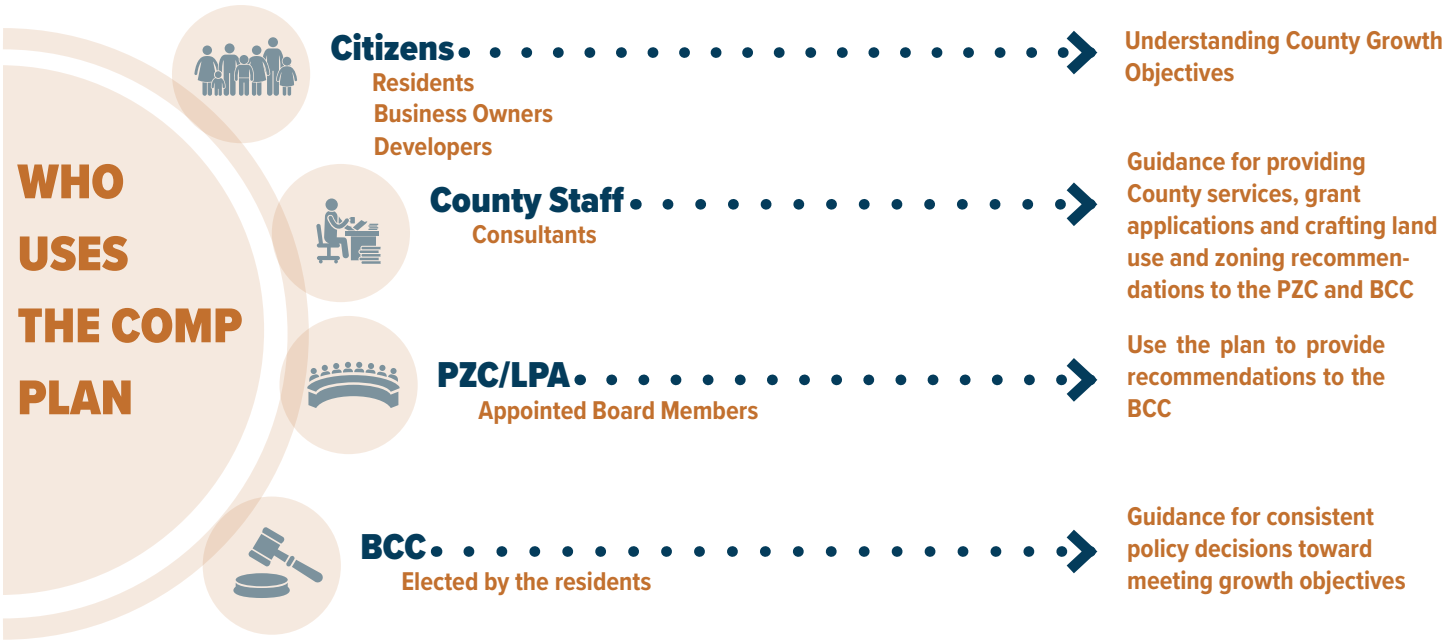
A diversity of community stakeholders is critical for shaping the vision for the County's future. Each plays a key role in creating and preserving the places we love as a community. Vision 2050 and Orange Code provide the guidance and enforceable regulatory framework to achieve the community's vision.

RESIDENTS AND COMMUNITY MEMBERS

Orange County residents played an instrumental role in shaping this plan's general guiding principles, goals, objectives, and policies as well as providing input on the direction for land planning. Residents and community members can reference the goals, policies, and maps when addressing a development proposal, plan, or other matter before a meeting of elected or appointed County officials.

The Vision 2050 Comprehensive Plan is a community tool that is often used for future planning and to track accountability of our common goals. Community members are encouraged to use the Plan to monitor County projects and decisions. Community members may choose to use the Comprehensive Plan to:

- Advocate for projects and programs to be included in the annual County budget.
- Review, evaluate, and comment on proposed legislative projects.
- Review, evaluate, and comment on Comprehensive Plan-related projects and programs.
- Review, evaluate, and comment on site-specific land use reviews that are subject to Comprehensive Plan review.
- Support or appeal approved land use reviews and legislative projects.
- Apply for a change to the Vision 2050 Comprehensive Plan map designation for a property they own, apply for a street vacation, or apply for any other land use approval for which a project must be reviewed for compliance with the Comprehensive Plan.
- Serve as background information when applying for grants, funding, or other programs



COUNTY STAFF

County staff should consult the plan when reviewing development proposal and making recommendations and decisions on private development, public facilities, services, utilities, and capital investments. Internal policies should also be used in coordination with Vision 2050 to plan proactively and prioritize initiatives.

DEVELOPERS AND LANDOWNERS

Developers, property owners, designers, and others involved in building our County should consult Vision 2050 when formulating plans. In addition to compliance with Orange Code, site plans should consider our planning principles and other plans.

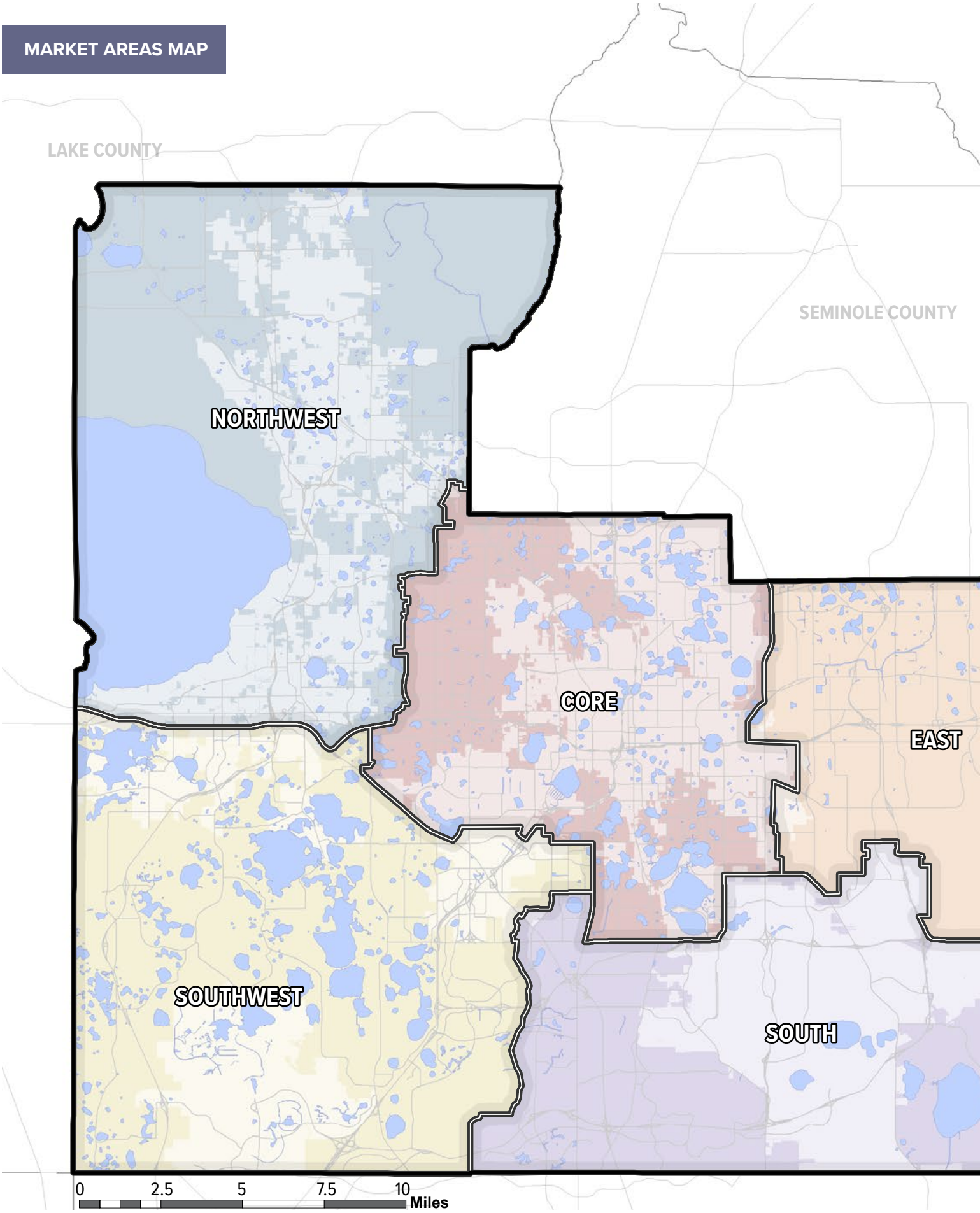
ELECTED AND APPOINTED OFFICIALS

Land use and growth management touch on elements that affects all aspects of life in Orange County; thus elected and appointed officials should be familiar with Vision 2050 as a means to best carry out their work and mission. Some boards will regularly consult the plan for guidance in decision-making and policy formulation.

GOVERNMENT AND NONPROFIT PARTNERS

Interjurisdictional partners should access the plan to understand the County's vision for the future. These groups should consult this plan when considering plans and projects under their authority. The County will also call the plan to the attention of appropriate state and local partners.

MARKET AREAS MAP



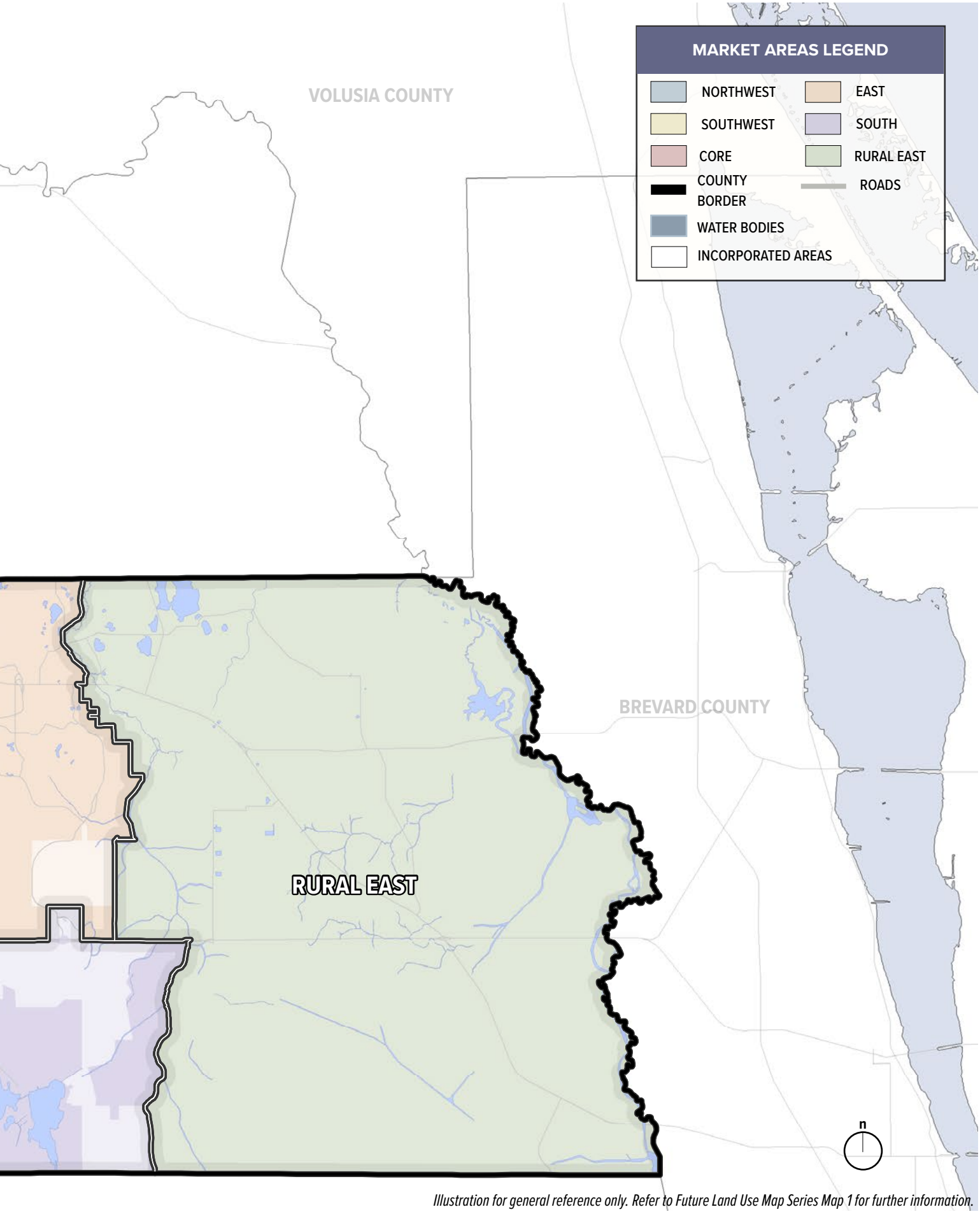
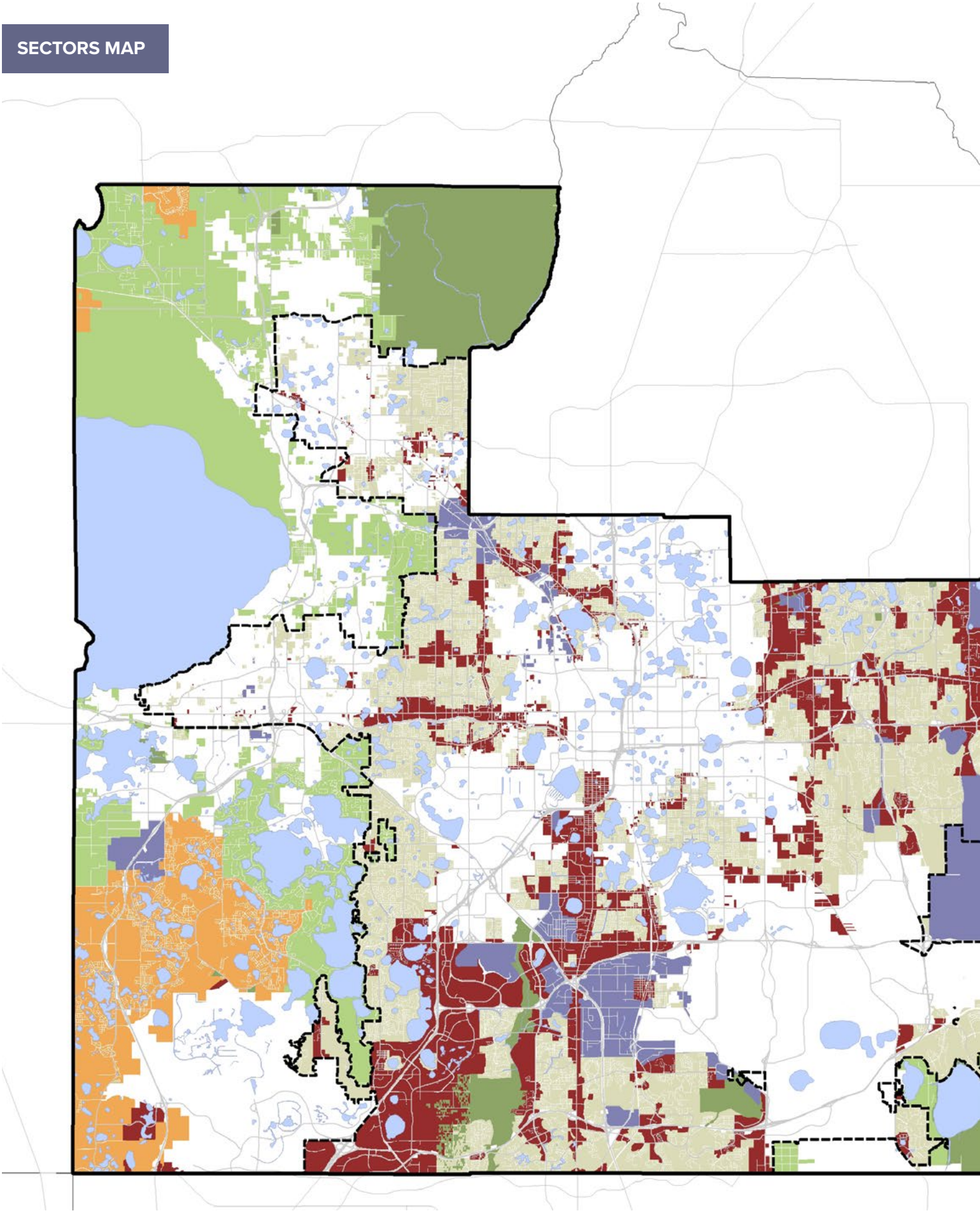


Illustration for general reference only. Refer to Future Land Use Map Series Map 1 for further information.

SECTORS MAP



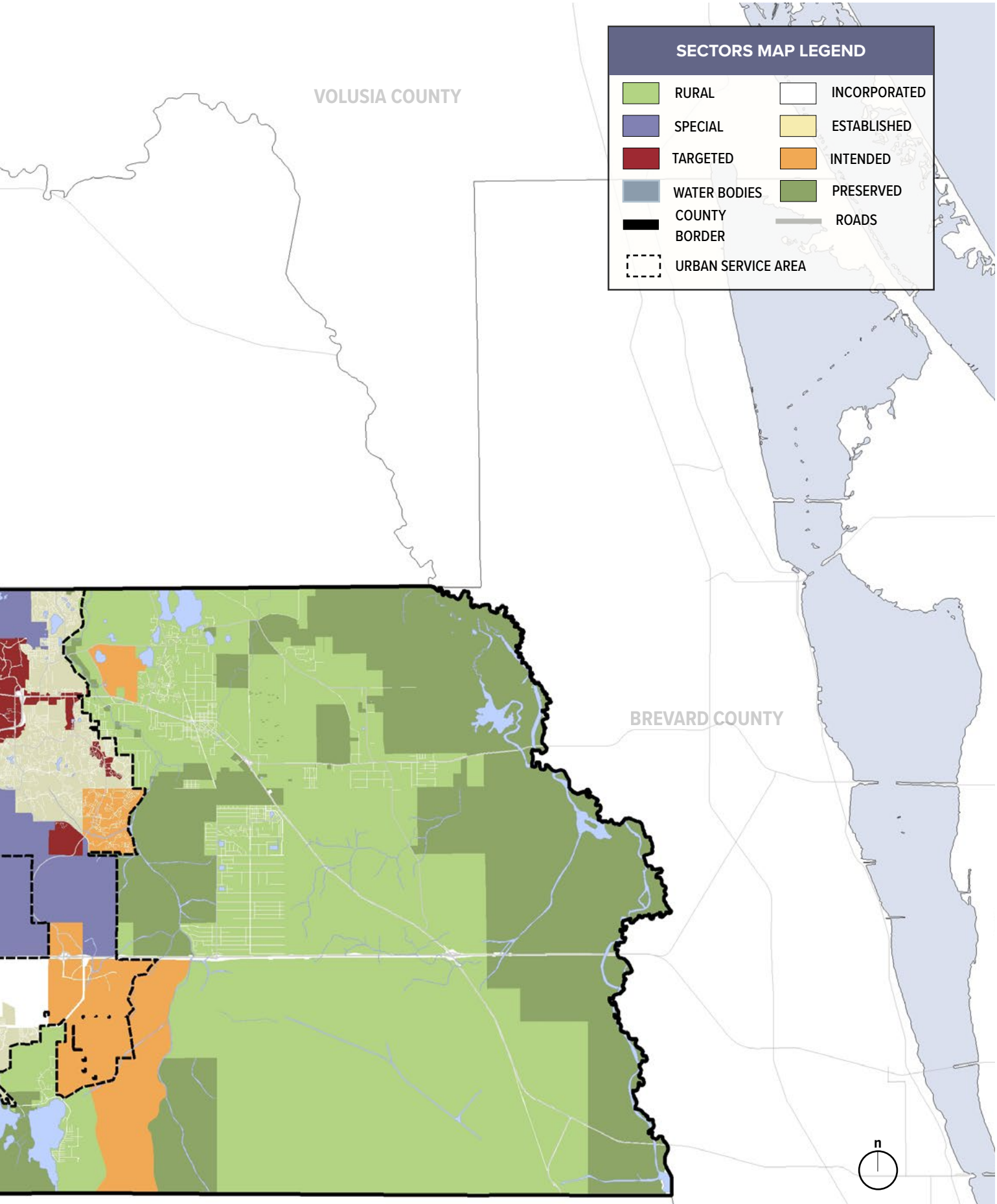
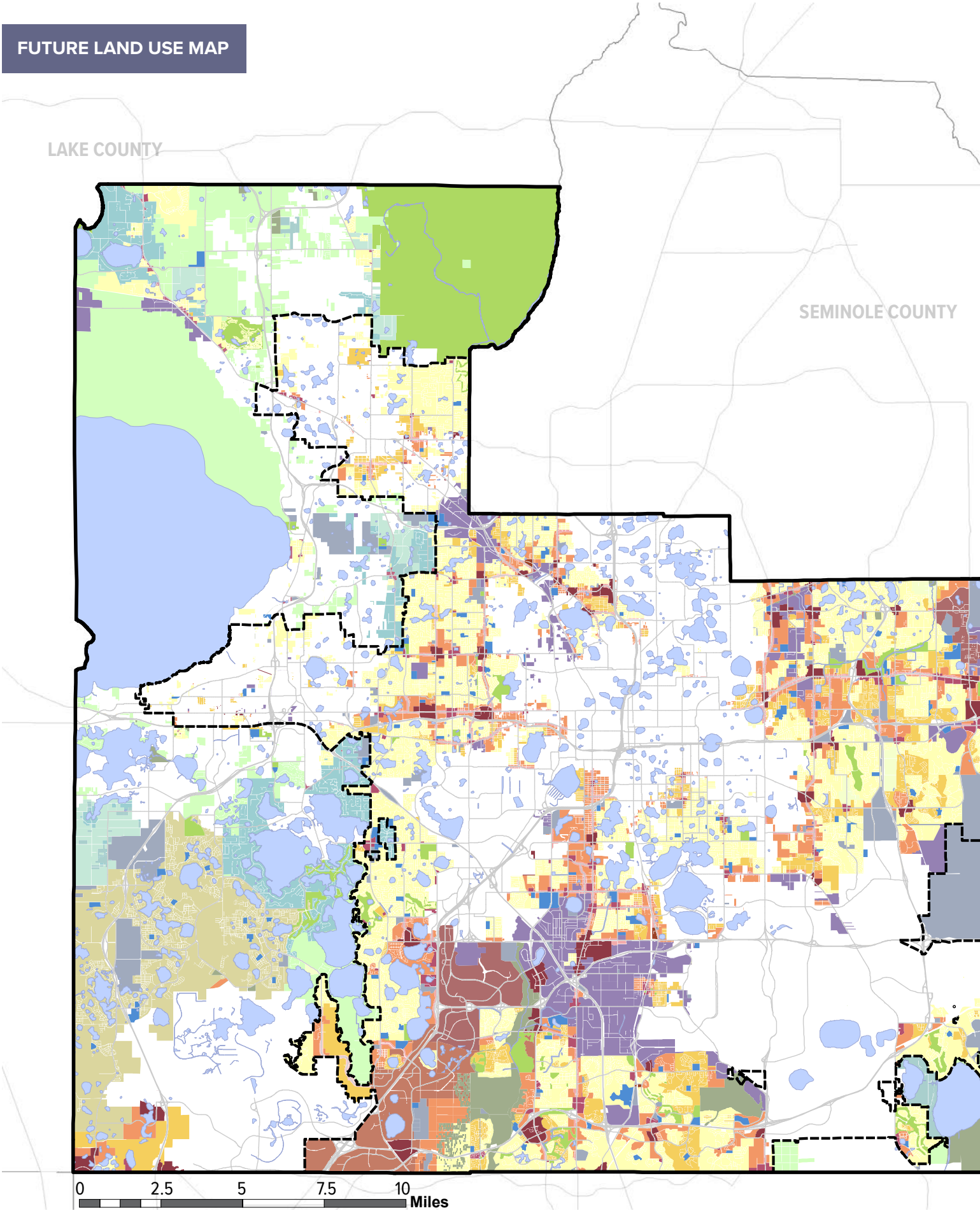


Illustration for general reference only. Refer to Future Land Use Map Series Map 2 for further information.

FUTURE LAND USE MAP



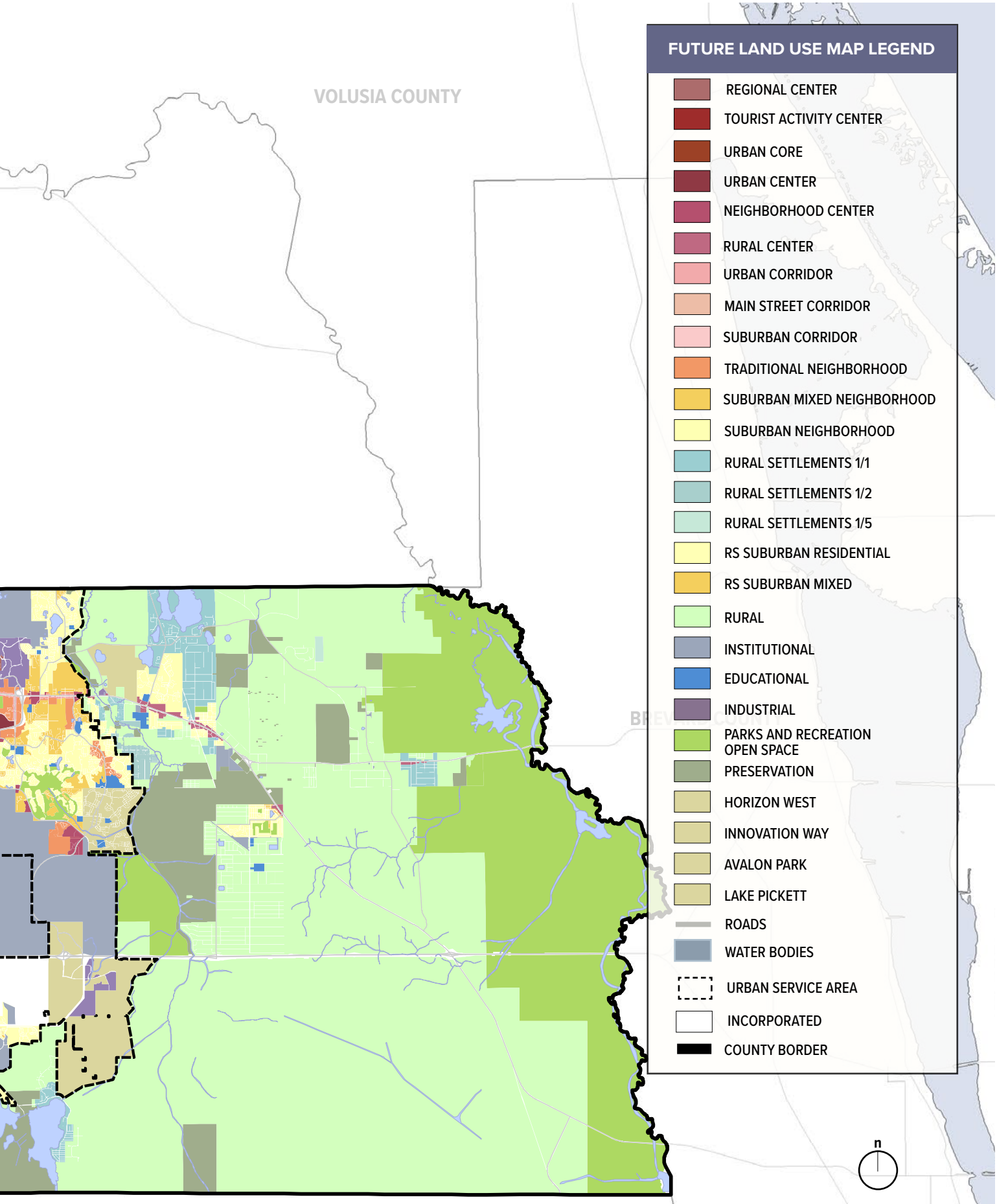


Illustration for general reference only. Refer to Future Land Use Map Series Map 3 for further information.

PART II: ADOPTED POLICIES

LAND USE, MOBILITY, AND NEIGHBORHOODS

The purpose of the Vision 2050 Comprehensive Plan is to provide a collective vision for the future growth of Orange County and a planning framework to achieve the established goals. The strategy for Orange County's future focuses growth where it can provide the greatest social, environmental, and economic benefits. Many variables and interests must be addressed in the Comprehensive Plan to meet the needs of today without compromising the ability of future generations to meet the needs of tomorrow. Integrating environmental, social, and economic perspectives into the decision-making process is critical to building a sustainable future for Orange County.

The general organization of this chapter is comprised of Orange County's **Growth Framework** along with three major components that, when combined, shape the livability of our places: **Mobility**, and **Neighborhoods**, and **Sustainability**. This chapter acknowledges that Land Use, Mobility, Neighborhoods, and Sustainability are inextricably linked. The built environment should be instrumental in the improvement of people's daily lives and well-being, and transportation systems must fit the context of the adjacent built environment. Lastly, sustainability must be embedded in all planning decisions and allocation of resources in order to create the kind of neighborhoods we love and cherish well into the future.

GROWTH FRAMEWORK FOR COMMUNITY PLACEMAKING

This section outlines a framework for regulating, directing, and planning for growth and development. This framework will allow flexibility for developers to create innovative places that have mixed uses and serve the people in surrounding communities. Rather than planning for individual land uses, the new planning framework introduced in this goal will focus on Complete Streets sensitive to the land use context, Place Types and typologies as the new future land uses, and provide a new implementing form-based Code and Transect zoning to create neighborhoods and communities that are vibrant, walkable, diverse, and long-lasting. The new framework also includes a vision map of Sectors showing where the County will direct growth over the next 30 years.

With livable and resilient communities as our goal, future growth will be directed to locations that are well served by a network of multimodal transportation options and have a number of properties with redevelopment potential. Future development of these areas should ensure that historic businesses and established residential neighborhoods are not destabilized nor displaced. Robust planning and urban design are essential to achieve a sustainable mix of land uses and, in turn, a strong and diverse economy that serves a broad population.

The Vision 2050 Comprehensive Plan is intended to provide a clear expression of the shared values and growth patterns that the County desires to see demonstrated over the planning period. The Land Use, Mobility and Neighborhood policies and other related principles and strategies of the Plan shall be used to guide the County's future decisions in evaluating new development requests, in providing capital improvement expenditures, and in the development of programs and policies.

9488
Metro
Metro Liner
America's Best
Liner

MOBILITY

The intent of the Mobility section is to establish the Goals, Objectives and Policies that will guide the provision for mobility options by linking transportation, land use, mobility, and neighborhoods. The Mobility sub-chapter includes new and existing policies that incorporate Complete Street policies to ensure all modes of travel are accommodated in the design of new roadway and widening projects in a context-sensitive manner compatible with surrounding areas.

The County's Complete Streets standards are designed to accommodate users of all ages and abilities by continuing to develop and maintain a safe and efficient multimodal network. The standards provide a context-sensitive approach to multimodal system design to improve connectivity and encourage development that supports multimodal needs, provides better access, for residents of all ages and abilities to employment, health care, education, and other services through a combination of mobility options. They provide additional access to opportunities for those who need it most and reduce disparities in transportation safety and other public health outcomes among socioeconomic groups.

SCHOOL
SPEED LIMIT 15 WHEN FLASHING
SMUGGLIN' PUPPIES

COMPLETE STREETS

Orange County is steadily moving to a more multimodal, choice-focused transportation system to support its residents and visitor populations regardless of age and abilities or whether they are traveling as drivers, pedestrians, bicyclists of public transportation riders. Complete Streets is a process for considering all users of streets, including the movement of goods as well as people, as well as the overall context of the area with each transportation decision.

The vision and intent of the Complete Streets Implementation Guide is to develop an equitable, balanced, and effective transportation system where every roadway user can travel safely and comfortably, and where sustainable transportation options are available to everyone. The goals of this Complete Streets Implementation Guide are:

- To create a comprehensive, integrated, and connected transportation network that supports compact, sustainable development, and provides livable communities.
- To ensure safety, ease of use, and ease of transfer between modes for all users of the transportation system.
- To provide contextual design flexibility for different types of streets, areas, and users.

NEIGHBORHOODS

Orange County's neighborhoods reflect the diverse heritage of the community and provide a range of living choices. Orange County aims to produce a distinctive, high-quality built environment whose form and character respect its unique historic, environmental, and architectural context, and create memorable places that enrich community life. The County will use neighborhood design and the community planning process to promote social engagement, participation and a sense of community identity for residents. Orange County will also seek to promote the design of neighborhoods, centers, streets, and public spaces that enhance public safety and discourage crime by providing adequate lighting and sight lines, and features that cultivate a sense of community 'ownership'.

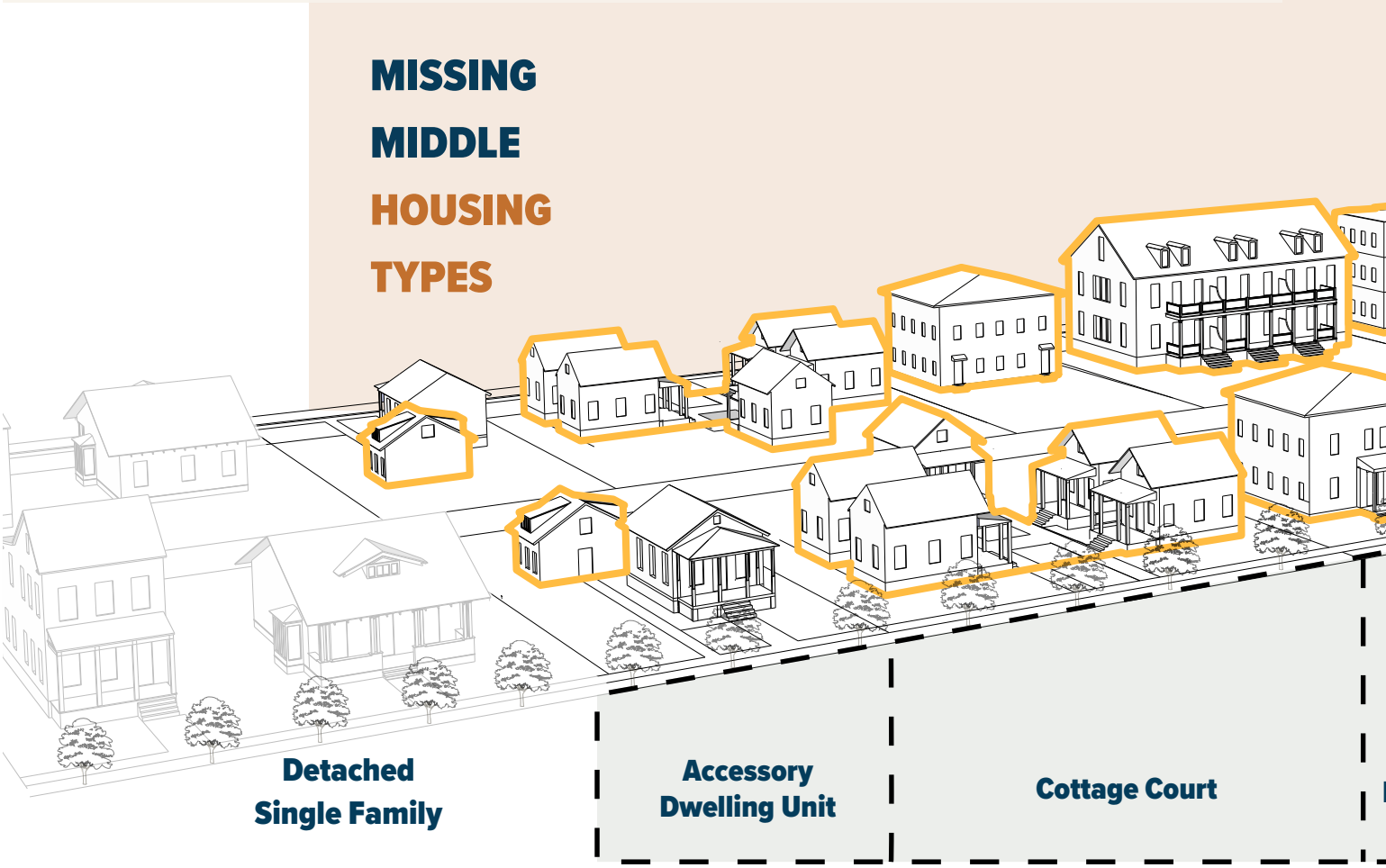
Orange County will emphasize Complete Neighborhoods with equal access to essential services, daily needs, green space, and public amenities which are free from pollution and environmental hazards. The County will create more mixed-use, walkable areas served and connected by multimodal transportation systems consistent with Complete Neighborhoods and Complete Streets principles. In addition, Orange County will integrate age-friendly and universal design principles into County planning and service delivery strategies. The physical layouts of county neighborhoods should encourage walking, bicycling, and transit use, be safe, family-friendly, usable by people of all ages and abilities, and encourage interaction between people to help instill a sense of pride in all of the County's residents. Establishing and maintaining functional, safe, attractive connections must also be at the foundation of all neighborhoods. The streets, trails and scenic corridors that physically link our community and its neighborhoods are part of our legacy and must be designed and maintained to promote ongoing livability.

MISSING MIDDLE HOUSING

"Missing Middle Housing" is an important and transformative concept that provides greater housing and housing choices in existing single-family and transitional neighborhoods. These housing types sit in the middle of a spectrum between conventional single-family detached homes and multi-story apartment buildings, and include but are not limited to duplex, townhomes, multiplexes, cottage courts, courtyard buildings, and live-work units. The "missing" portion of the term acknowledges that such housing types were far more common in US neighborhoods until the 1940's when they began to disappear due to newly established zoning barriers and post-World War II home mortgage financial incentives.

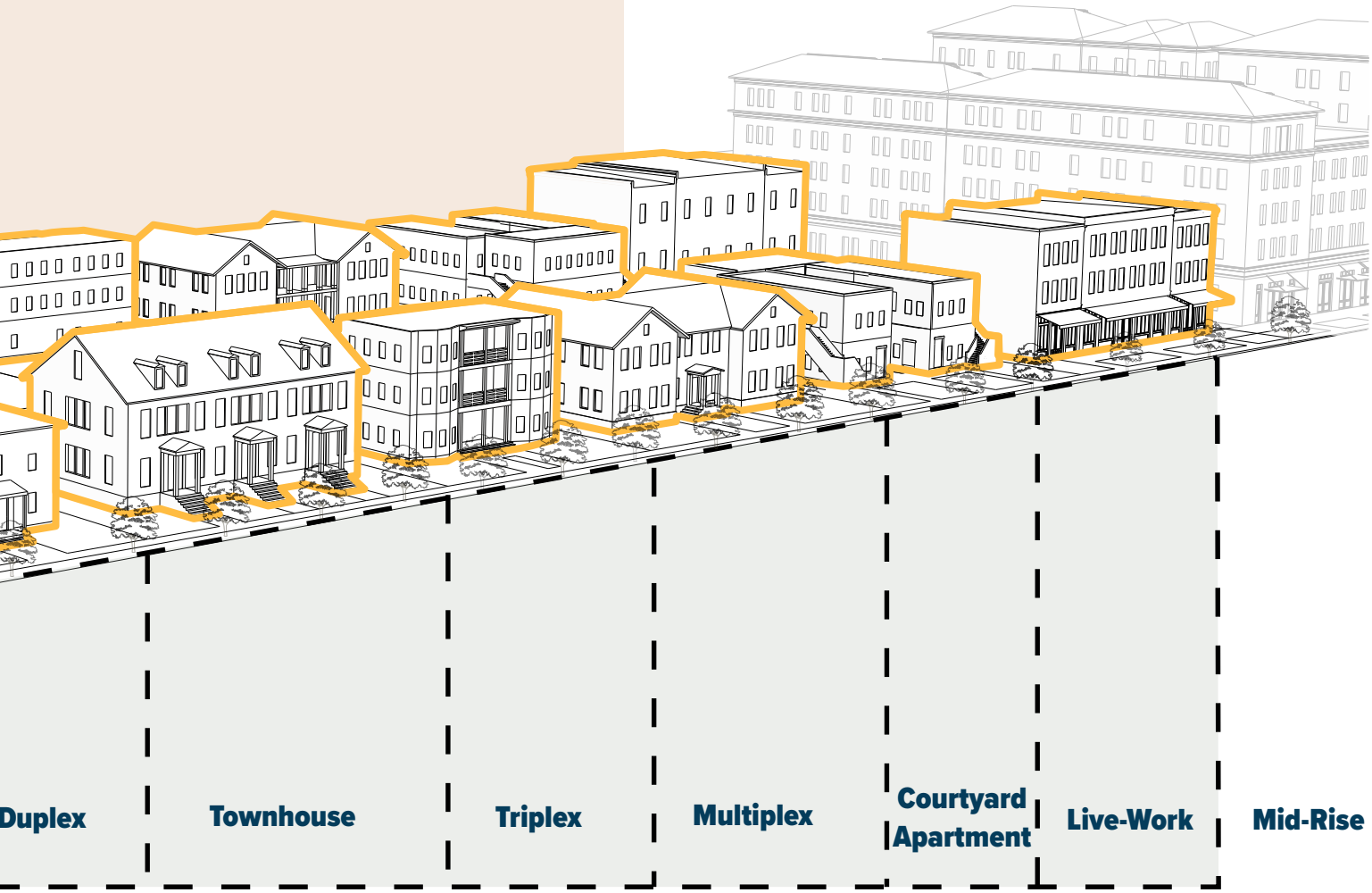
Missing Middle provides a range of multi-unit housing types that are compatible in scale and appearance with single-family homes and can assist in the growing demand by both increasing the number of units built and providing a wide variety of housing choices and price points. In Orange County, attainable housing is characterized as units with an annual household income between 120%-140% of the Area Median Income.

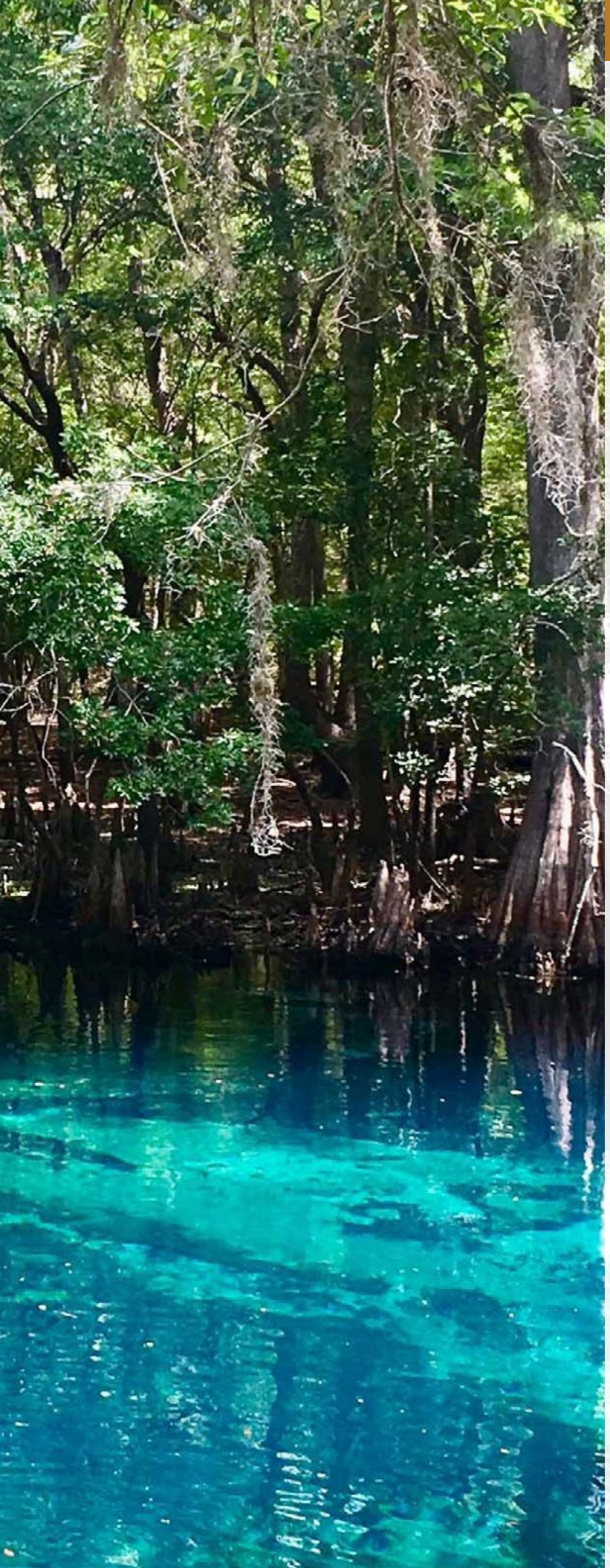
Missing Middle Housing provides the ability to slightly increase residential densities and walkability in single-family residential neighborhoods through housing units that can be compatible in appearance to existing detached homes. Missing Middle Housing can be mixed into the existing fabric of predominately single-family areas through its form, scale and type of housing without adversely impacting neighborhood character. While expanding the County's housing supply, Missing Middle Housing types can also alleviate urban sprawl growth pressure by promoting true infill development opportunities within the County's Targeted and Established Growth Sectors and reducing the need to develop Rural Sector lands.



BENEFITS OF "MISSING MIDDLE" HOUSING IN ORANGE COUNTY:

- Enhances diverse, equitable, and inclusionary small business / development opportunities;
- Indirectly addresses the effects of climate change by protecting natural habitats and environmentally sensitive areas;
- Increases walkability and reduces average Vehicle Miles Traveled (VMT), while lowering carbon emissions and saving residents' time and income;
- Makes more efficient use of existing urban infrastructure and services;
- Creates more diverse neighborhoods and reducing barriers to those who wish to live in places that are closer to employment centers;
- Provides broader workforce housing options (i.e., school teachers, first responders, tourist / service industry workers)
- Helps prevent neighborhood stagnation by giving property owners the flexibility of adding value to their holdings





SUSTAINABILITY

Orange County must continue to advance sustainability and resiliency practices that addresses the people, places, and prosperity of the community. The County must consider the causes of climate change, the County and community contributions, and the impactful actions of transitioning to clean sources of energy and mobility. Our more vulnerable citizens and smaller businesses are often most impacted by extreme weather events and heat, economic challenges, new development and infrastructure, and degradation of natural resources. Orange County recognizes that integrating sustainability into decision-making will enhance its equity, livability, and resiliency. Our community must also be committed to ensuring our unique natural resources are maintained for future generations to enjoy. Further integration of sustainable development and resilient design practices will support future growth that addresses environmental, economic, and social challenges in the County. A healthy environment is fundamental for creating a livable and prosperous county, with clean air to breathe, clean water to drink, food to eat, and free from environmental hazards and pollution. The diversity and synergy of our built and natural environment creates a range of opportunities for residents, with access to green space and ample amounts of healthy food, protection from heat and flooding, broadband connectivity for communication, safety and services, opportunities for employment, ease of mobility, and a variety of housing which will improve our overall quality of life and economic vitality.

LAND USE, MOBILITY, & NEIGHBORHOODS

GOAL LMN 1: GROWTH FRAMEWORK FOR COMMUNITY PLACEMAKING

Vision 2050 is the County's new comprehensive plan that creates places that include walkable, resilient, and sustainable communities that enable the long-term, cost effective provision of public services and facilities, and economically resilient future land development patterns while protecting the County's unique natural resources. (Goal one-r) (GOAL FLU1)

OBJ LMN 1.1: FRAMEWORK; Orange County's strategy for regulating, directing, and planning for growth and development in the most appropriate locations and forms, with policies and objectives that respect the vision, unique context, and resources of each community and its respective Market Area.

LMN 1.1.1: Market Areas are a tool used alongside the Growth Framework to guide area-specific plans and placemaking initiatives based on the unique character and values of each localized community. Goals, objectives, and policies specific to the Market Areas are located in Part III of this plan.

LMN 1.1.2: The tools below implement the Growth Framework of Community Placemaking. They are based on an analysis of projected growth and service needs and allow for rational planning and furthering of the County's future development vision.

- Service Areas: Urban Service Area (USA) and Rural Service Area (RSA)
- Sectors
- Place Types/Future Land Uses
- Transects
- Context-Sensitive and Sustainable Development

LMN 1.1.3: Vision 2050 will be implemented in part through appropriate land development regulations and a form-based land development code, known as Orange Code.

OBJ LMN 1.2: MARKET AREAS; Orange County is a large urban county with diverse centers and neighborhood places, and expansive rural and environmentally sensitive natural areas, lakes and rivers. The County's six discernible and distinct Market Areas are geographical planning areas that assist in the comprehensive understanding of the complexities and diverse characteristics of the County.

LMN 1.2.1: The County's six Market Areas are illustrated on Future Land Use Map Series Map 1 and are generally described as follows:

THE NORTHWEST is anchored by Lake Apopka and the Lake Apopka North Shore Management Area, and the rural lands and northwestern communities surrounding the Wekiva River, Wekiwa Springs State Park, Rock Springs Run State Reserve, and the City of Apopka.

THE SOUTHWEST contains the historic communities of Gotha and Windermere, the planned community of Horizon West, Walt Disney World, and the Tourist Corridor of International Drive.

THE CORE consists mostly of established neighborhoods and historic downtowns of Winter Park and Orlando along the I-4 corridor, the industrial areas of Lockhart/John Young Parkway, the early settlements of Goldenrod, Lockhart and Pine Castle, the early suburban neighborhoods of Pine Hills, Azalea Park, and Orlo Vista, and the South Orange and Conway area neighborhoods.

THE EAST includes the University of Central Florida and Valencia College, and the surrounding residential development and established neighborhoods of Goldenrod, Waterford and the planned traditional neighborhood of Avalon Park.

THE SOUTH includes the Orlando International Airport, warehousing and distribution operations of the Tradeport and Airport International Park of Orlando (AIPO) areas, large-scale planned communities of Medical City and Innovation Way, as well as adjacent established neighborhoods.

THE RURAL EAST is bounded by the St. Johns River on the east and the Econlockhatchee River on the west, and is the largest planning area consisting mostly of state-preserved natural lands, large agricultural land holdings including a portion of Deseret Ranch, and rural landscapes interspersed with rural settlements and large lot residential communities along the SR 50 corridor.

OBJ LMN 1.3: SERVICE AREAS: URBAN SERVICE AREA (USA) AND RURAL SERVICE AREA (RSA); Orange County shall use Service Areas as an effective fiscal and land use technique for managing growth. Urban Service area is where the County provides urban services and growth is directed. The Rural Service Area is the area outside the Urban Service Area in which the County promotes agricultural activity and a rural residential lifestyle, with limited urban services available.

LMN 1.3.1: The Urban Service Area (USA) promotes and guides infill development and allows for a timed development of vacant lands, while protecting green, agricultural and preservation lands within the Rural Service Area (RSA). (Added 12/00, Ord. 00-25, Obj. 1.1–r; Amended 5/13, Ord. 2013-11) (OBJ FLU1.2)

LMN 1.3.2: The Urban Service Area (USA), and its acreage allocation, shall be based on the supply of usable land needed to accommodate the County's population and employment forecasts by Year 2050 with respect to the County's planned development pattern, the County's ability to provide urban services and facilities, and the County's strategies to guide how specific places should be developed. (FLU1.2.1)

LMN 1.3.3: County land within the Urban Service Area shall be designated as land within the Urban Service Area (USA) where Orange County has the primary responsibility for providing infrastructure and services to support urban development, and lands where urban services are available by Joint Planning Area or development agreements. (Added 12/00, Ord. 00-25, Obj. 1.1–r; Amended 5/13, Ord. 2013-11) (OBJ FLU1.2)

LMN 1.3.4: More intensive development during the 2020~~5~~-2050 planning period will occur within the Urban Service Area, and the Intended Sector where urban services are available as specified by Joint Planning Agreement or development agreement.

LMN 1.3.5: The portion of the County outside of the Urban Service Area is designated as the Rural Service Area to promote the management of land uses within the Rural Service Area, including agricultural lands, historic resources, and Rural Settlements, together with environmental lands, natural resources, and the Wekiva Study Area, ~~and~~ Econlockhatchee River Protection Areas, St. Johns River Basin's environmental lands, so as to conserve these assets and their values. The intended rural character and assets of the Rural Service Area shall be protected. (Goal 2-r; Amended 07/16, Ord. 2016-17) (OBJ 2.3) (GOAL FLU6) (OBJ FLU6.1)

LMN 1.3.6: Orange County shall periodically update the Residential Capacity Analysis to revise the estimate of residential build-out in the Urban Service Area. This evaluation shall be based on the most recent population and economic data. Based on the results of this analysis, the County shall re-evaluate its strategies related to residential densities. (FLU1.1.2(D))

LMN 1.3.7: Urban development during the 2035-2050 planning period will occur only within the Urban Service Area and the established boundaries of Horizon West, Innovation Way, Lake Pickett, Avalon Park (as identified on Map 3 in the Future Land Use Map Series), and designated Growth Centers where urban services are available as specified by Joint Planning Agreement or other agreements. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25, Policy 1.1.2.1-r; Amended 5/13, Ord. 2013-11) (FLU1.2.2)

LMN 1.3.8: The amount of usable land and the need for land to accommodate the projected population within the Urban Service Area shall be monitored and updated to reflect changes in local conditions, consistent with the objectives of the Evaluation and Appraisal Report process. As part of this effort, the County will assess its progress toward implementing the urban strategies contained herein in order to achieve its planned development pattern. (Added 12/00, Ord. 00-25, Policy 1.1.2-r; Amended 5/13, Ord. 2013-11; Amended 06/17, Ord. 2017-12) (FLU1.2.3)

LMN 1.3.9: The County will continue to monitor the Urban Service Area allocation. Through this process, the following applicants have satisfied these requirements and are recognized as expansions to the Urban Service Area. (Added 10/02, Ord. 02-16; Amended as listed in the table; Policy 1.1.2.1.A-r) (FLU1.2.4)

Table 1.3.9 (a) URBAN SERVICE AREA ALLOCATION

Amendment Number	Name	Size (acres)	Ordinance Number
2002-2-A-4-4	Spring Isle	163.52	2002-16
2002-D-4-1	Boggy Creek DRI	469.62	2002-21
2003-2-A-4-2	Colonial Sunflower Phase III	22.7	2003-15
2003-2-A-4-4	Kirby Smith PD – Stratford Pointe Subdivision	38.34	2003-15
2003-D-4-1	Moss Park DRI	184.6	2003-19
2004-D-1-1	Orange Lake Country Club DRI	216.3	2004-19
2004-2-A-1-3	Town Center SAP	1,127	2004-21
2004-2-A-1-4	Bridgewater SAP amendments	725.5	2004-21
2005-1-A-4-2	Sunflower Trail North	70.58	2005-05
2005-2-A-1-2	Village H SAP	1,025.88	2006-08
2004-D-4-1	Airport Industrial Park Orlando DRI	19.4	2005-14
2005-2-A-4-2	Boggy Creek Enclave	251.95	2005-14
2005-D-1-1	Orange Lake Country Club DRI	26.54	2005-17
2006-2-A-1-1	Fuller's Cross Road	10.5	2006-22

Table 1.3.9 (b) URBAN SERVICE AREA ALLOCATION

Amendment Number	Name	Size (acres)	Ordinance Number
2006-2-A-1-5	Village F SAP	1,159	2006-22
2006-2-A-4-3	Bonnemaison	9	2006-22
2006-D-4-1	Innovation Place DRI	1,284	2007-11
2007-1-A-1-1	Black Lake Road Parcel	34.46	2008-05
2007-1-A-4-1	Boggy Creek Road	19.58	2008-05
2007-2-A-1-1	Northeast Resort Parcel	429	2007-18
2007-2-A-4-1	Sadler Road	100.22	2007-18
2008-1-A-1-4	Village I SAP	2,228	2010-01
2008-1-A-4-1	Starwood	2,549	2008-09
2008-1-A-4-4	Morgran	1.23	2008-21
2010-1-A-4-1	Lake Barton PD	8	2010-07
2010-1-A-4-5	Tyson's Corner PD	29.55	2010-07
2010-2-A-1-1	US 192 Growth Center Addition (Lake Gifford)	17.15	2010-13
2010-1-A-2-2	The Parks at Mount Dora (NW Growth Center Expansion)	63.5	2010-13
2010-2-A-4-1	Boggy Creek Land Holdings	5	2010-13
2010-2-A-4-3	Pioneers Development	28.1	2010-13
2012-1-A-4-1	Lake Whippoorwill Landing	16.82	2012-14
2013-2-A-1-1	Bridgewater Specific Area Plan (SAP) Amendment	49.7	2013-22
2013-2-A-4-1	Tyson Property	75.32	2013-22
2013-2-A-4-2	Eagle Creek Development of Regional Impact (DRI)	85	2013-22
2014-1-S-4-1	Meritage Homes/Lake Preserve	5	2014-14
2014-2-A-4-1	Spring Isle	9.92	2014-30
2014-2-A-4-4	Camino Reale	1,032.90	2016-04
2015-1-A-4-1	Eagle Creek	86	2015-07
2016-2-S-4-1	Orlando Medical Office	3.0	2016-27
2016-2-S-4-4	Nona Center	1.8	2016-27
2016-2-A-4-2	Sunbridge	2,319.90	2016-31
2017-1-A-4-1	Moss Park North	107.78	2017-11
2017-1-S-2-2	2975 W. Orange Blossom Trl.	1.12	2017-13

Table LMN 1.3.9 (c) URBAN SERVICE AREA ALLOCATION

Amendment Number	Name	Size (acres)	Ordinance Number
2017-2-A-5-1	15169 E. Colonial Dr.	12.1	2017-19
2018-1-A-1-1	Hubbard Place	16.59	2018-27
2018-1-A-4-1	Bishop Landing Ph. 3	14.83	2018-30
2019-1-S-4-1	Eagle Lake	3.15	2019-05
2019-1-S-4-1	Narcoossee Retail	1.03	2019-19
2021-1-A-4-1	Bennett Place	22.66	2022-38
SS-24-01-117	14411 Boggy Creek Self-Storage	4.56	2024-28

LMN 1.3.10: If the Urban Service Area boundary intersects any tax parcel of land, the total parcel shall be included in the Urban Service Area unless the parcel of land intersected is of such size or nature that inclusion within the Urban Service Area constitutes a substantial alteration of the Urban Service Area boundary. The term "parcel" shall not include any alterations to the property's tax parcel legal description that are made after the adoption of the original Growth Management Policy (June 1980). A substantial alteration is determined to exist if:

- More than forty acres of the parcel is outside the Urban Service Area boundary;
- The property is intersected by a natural or man made boundary that also serves as the Urban Service Area boundary; or
- The developable land that is located outside the Urban Service Area is separated from the Urban Service Area by a substantial area designated as a Conservation Area by the Comprehensive Plan process. (Policy 1.1.8-r) (FLU1.2.7)

LMN 1.3.11: Orange County will develop a fiscal sustainability analysis tool. In addition, the County will include policies to support fiscally sustainable development patterns in the Land Use, Mobility, and Neighborhoods and Implementaion chapters. The methodology and policies will further the County's effort to evaluate the impacts of proposed Urban Service Area expansions, as well as the impact of proposed development in Rural Settlements and in the Rural Service Area, on the County's capacity to efficiently provide and maintain infrastructure and services. (Added 5/13, Ord. 2013-11) (FLU1.2.8)

OBJ LMN 1.4: SECTORS; Orange County's Vision 2050 Sector Map is the adopted vision for growth and development over the next 30 years. The Sector Map includes six sectors that are defined by their potential characteristics to develop, redevelop, or stay largely the same.

LMN 1.4.1: The Sector Map includes locations where growth shall be directed for infill, areas not developed but are suitable for growth, wetlands, and forested natural areas to be preserved, and rural areas and residential neighborhoods to be protected. Additionally, special areas integral to the economic health of the County are also identified. The Sectors will primarily direct development to the Urban Service Area where services and infrastructure can be provided in the most cost-efficient manner.

LMN 1.4.2: The Sectors depicted on the Sector Map includes the following:

TARGETED SECTOR: The Targeted Sector shall be limited to lands within the Urban Service Area, in designated urban infill and redevelopment areas, where new and intensified development can generally occur within already urbanized areas and around existing or planned transit corridors. The primary objective is to incentivize infill, redevelopment and adaptive reuses, mixed-use and mixed income housing in areas that have access to existing or planned transit and supporting infrastructure.

ESTABLISHED SECTOR: The Established Sector shall be applied to lands within the Urban Service Area, comprised primarily of existing suburban residential neighborhoods and supporting uses. While consisting primarily of single-family or low-density neighborhoods, the level of connectivity and adjacency to transit, services and amenities may vary. Most of the neighborhoods within the Established Sector are connected to essential Orange County services. Growth within the Established Sector is generally infill or redevelopment, where the character of the area will not change significantly, and new road capacity infrastructure is limited. The primary objective is to maintain the neighborhood character while improving interconnectivity, housing accessibility, walkability and accessibility to transit, parks and trails, neighborhood schools and services.

INTENDED SECTOR: The Intended Sector requires planning for future infrastructure and transportation needs associated with new development in a systematic and coordinated fashion. These previously master-planned communities include Horizon West Special Planning Area, the Innovation Way Overlay Area, Lake Pickett Study Area and Growth Centers. The primary objective of the Intended Sector is that development will occur consistent with their area specific policies, special area planned developments and/or regulating plans. To see these areas develop according to their adopted master/development plans, pre-planned areas shall require adequate infrastructure to support them.

SPECIAL SECTOR: The Special Sector applies to large areas of land uses supporting a single functional purpose that require special rules. They are usually Industrial or Institutional uses across the County; power plants, landfills, major industrial areas, sports facilities, and airports are among the types of land uses included in the Special Sector. The primary objective of the Special Sector is to maintain an adequate supply of special area lands where these uses may operate with minimal conflict with incompatible uses.

RURAL SECTOR: The Rural Sector shall be applied to lands within the Rural Service Area, where agricultural activities, large lot rural development, and very limited development may occur. Specifically, clustered development that complements the rural character may occur within existing Rural Settlements or in designated Rural Clusters located in the Northwest Market Area only where, large amounts of natural open space or agricultural lands are protected and/or preserved. The primary objective is to protect and maintain long-term agricultural activities, environmental quality, and rural character within the Rural Service Area.

PRESERVED SECTOR: The Preserved Sector shall be applied to environmentally-sensitive publicly- or privately-owned lands that have been preserved or conserved for environmental protection. Located primarily in the Rural Service Area, these areas are protected from development in perpetuity. The primary objective is to maintain its natural character.

LMN 1.4.3: The Urban Service Area includes three Sectors of various scales of development. These include areas targeted for urban infill and redevelopment, and for maintaining the established residential "fabric" of the immediate and surrounding neighborhoods, while accommodating areas intended or committed for future growth according to special area master plans and regulating plans. Two remaining Sectors are included, one for the preservation of natural lands, and the other for rural and agricultural lands are located primarily within the Rural Service Area. While large preservation areas exist primarily in the Rural Service Area, they are also found within the Urban Service Area. A Special Sector designation for uses such as landfills, water treatment facilities, utilities, airports, and other special areas set aside for industrial uses, may primarily occur within the Urban Service Area.

LMN 1.4.4: TARGETED SECTOR; Orange County shall promote pedestrian-friendly, compact, transit-oriented development in the Targeted Sector as a means of creating a more efficient use of land, infrastructure and services within the Urban Service Area. Place Types will replace traditional single land use designations within the Targeted Sector which include mixed-use activity centers, walkable neighborhoods, and multimodal corridors with convenient access to transit. Infill development or redevelopment within the Targeted Sector shall reflect the following objectives:

- Building thriving mixed use, mixed income, and walkable neighborhoods while encouraging quality urban design standards to achieve attractive pedestrian-friendly environments;
- Establishing a relationship between buildings, streets and open spaces that is ideal for pedestrian, bicyclist and transit users;
- Achieve energy conservation and reduction of greenhouse gases by encouraging appropriate densities and strategic investment in transit services;
- Encouraging multimodal options and complete street corridors with connectivity and convenient access to transit and recreational amenities;
- Creating opportunities for affordable and attainable housing options;
- Preserving and creating the unique character of neighborhoods rather than specific uses; and
- Targeting areas for urban infill, redevelopment and adaptive reuse.

LMN 1.4.4.1: The Place Types that are permitted within the Targeted Sector include:

Table LMN 1.4.4.1 (a) TARGETED SECTOR PLACE TYPES

Centers	Neighborhoods	Corridors	Other Future Land Use (FLU) Designations
I-Drive Regional Center	Traditional Neighborhoods	Urban Corridor	Parks and Recreation
UCF Research Center		Main Street Corridor	Educational
Urban Center			Industrial
Neighborhood Center			Institutional

LMN 1.4.4.2: Development or redevelopment within the Targeted Sector shall reflect the following standards:

- Occurs within the Urban Service Area in locations where relatively higher intensities of urban activity already exist, and provide opportunities for urban infill, redevelopment, and adaptive reuse;
- Encourage a balanced mix of land uses, including a variety of residential, office, commercial, recreational, educational, cultural, open space, and, when appropriate, institutional and craftsman industrial facilities;

- Ensure development intensities and densities at locations that make transit a viable alternative to the automobile;
- Provide a variety of multimodal options including high-capacity travel choices and connections; and a circulation network designed to be safe, comfortable, and attractive and encourages more walking, bicycling, and transit use, with enhanced access and connectivity to surrounding development and the regional transportation network. Development shall also include and adhere to appropriate transit-supported and oriented development, Complete Streets guidelines, and Context-Sensitive standards;
- Achieve sustainable development patterns and the County's goals for reductions of greenhouse gas emissions, energy efficiency, environmental protection green building and green development, in addition to high performance building practices that protect the quality of our natural resources and that provide both employees and the public with safe and healthy environments;
- Recognize, enhance and protect existing and well-established neighborhoods; Ensure that new development provides appropriate scale, massing, design features, and active ground floor uses that are conducive to pedestrian activity, including, but not limited to, clusters of retailing, personal services, entertainment, eating and drinking establishments, and climate protection elements, such as arcades, colonnades, and awnings;
- Promote reduced and shared parking, and on-street parking through the use of appropriate positioning, liner shops, well-designed permeable facades, and/or landscaping;
- Ensure that new development incorporates transitional intensities and design elements including buildings, streets, and open spaces that are ideal for pedestrians, bicyclists, and transit users that are conducive to achieving compatibility with surrounding development, particularly neighborhoods; and
- Ensure sufficient infrastructure capacity and services to meet the needs of the development including connection to central water and wastewater systems, master stormwater systems, and low impact development techniques which shall be required to be reflected in the annual update of the County's Capital Improvements Element (CIE) 5-year plan. (FLU3.2.1)

LMN 1.4.4.3: Orange County will support mixed-use development through the adoption of Future Land Use and Orange Code. Additional actions shall include creation of development incentives for vertical mixed-use and mixed-income housing, such as: allow higher thresholds for small-scale amendments in the Targeted Sector, density bonuses for affordable and attainable housing, prioritization of infrastructure projects, exemption from transportation concurrency and lowered impact fees, tax credits, and deferred ad valorem tax and adequate densities and intensities of use to support enhanced transit.

LMN 1.4.4.4: The County shall continue its proactive public land investment initiatives along with exploring incentives for private developments. These should include but are not limited to the following: impact fee relief for the development of affordable housing, disposition of surplus public land with developer incentives; public land assembly, disposition, and developer incentives in a comprehensive redevelopment framework and/or neighborhood rehabilitation plans; supplementary public initiatives to support private land assembly and affordable housing development; and the creation of a public-private partnership corporation to undertake land investment and facilitate private development of affordable housing in desirable locations. (H1.3.4)

LMN 1.4.4.5: Infill and redevelopment projects must integrate into existing residential neighborhoods and ensure that such projects complement and enhance surrounding uses and connect to adjacent streets and sidewalk corridors. (OBJ UD3.1)

LMN 1.4.4.6: Orange County will support greater residential densities within the Targeted Sector near employment and transit to improve access and opportunity in the County.

LMN 1.4.4.7: All strategies to facilitate successful infill and redevelopment will be pursued. Such strategies include, but are not limited to, policies that prioritize infrastructure projects in redevelopment areas, road diets, neighborhood area plans, and public investment in catalyst projects. (Added 11/12, Ord. 2012-20) (N6.1.5)

LMN 1.4.4.8: Orange County shall facilitate the development of small area plans as an appropriate strategy to encourage infill, mixed development, and redevelopment in a manner compatible with existing communities. These studies will help identify opportunities and challenges in the specified area and will help identify needed actions including community improvements and schedules for implementation.

LMN 1.4.4.9: The Targeted Sector aims to encourage redevelopment along major corridors, provide for a mix of uses, offer a variety of housing choices, support multi-modal transportation options, maintain the integrity of the infrastructure, and preserve the quality of schools. Residential uses are now contemplated on properties within the Targeted Sector at higher densities than other sectors of Orange County and in areas not previously planned for residential development. Section 704.B.2 of the Orange County Charter by providing citizens with reasonable representation seeks to ensure the availability of school capacity is a factor in the approval or denial of additional residential density.

LMN 1.4.4.10: In accordance with the intent of Section 704.B.2 of the Orange County Charter, with the adoption of the Vision 2050 Comprehensive Plan properties in the Targeted Sector with residential uses shall be limited to the densities allowed by the previously effective Destination 2030 Comprehensive Plan and the vested number of residential units allowed by the respective zoning district(s) for those properties prior to the adoption of Orange Code. Residential uses on all property within the Targeted Sector of Vision 2050 and Orange Code shall remain entitled pursuant to Destination 2030. Additional residential density that would be available under Vision 2050 may be requested by an applicant pursuant to LMN 1.4.4.11 through LMN 1.4.4.12.

LMN 1.4.4.11: Consistent with Policy PS 1.3.1, if a project applying for a Comprehensive Plan Amendment and/or rezoning increasing residential density receives a school capacity determination from Orange County Public Schools (OCPS) indicating that there is insufficient school capacity and that there are one or more significantly affected local governments (SALG), as such term is defined in Chapter 30, Article XV, Orange County Code, then such request(s) shall be handled in accordance with the multi-jurisdictional approval process required by the Orange County Charter, as set forth in the Interlocal Agreement and as implemented by the Code.

LMN 1.4.4.12: An applicant that is not requesting a Comprehensive Plan Amendment and/or rezoning but wishes to activate residential density available within the Targeted Sector shall submit a Density Activation Application subject to the requirements below and as established in the process set forth in Chapter 40, Article 2, Figure 3 Targeted Sector Residential Development Review Process.

A. The Density Activation Application shall be submitted simultaneously with an ancillary development permit application (i.e. Master Plan Subdivision Plan, Development Plan, Site Plan, or Permits), and shall be accompanied by a Capacity Determination Letter from OCPS.

B. If OCPS determines that school capacity is available, the Density Activation Application shall proceed with the concurrent development application for consideration and decision and shall expire if the concurrent development permit expires.

C. If OCPS determines there is not sufficient school capacity available, the applicant may choose one of the following paths:

   a. The applicant may submit a Density Activation Application which shall be subject to a public hearing before the Board as to

the issue of school capacity only, which hearing shall be conducted under the standards of review of a comprehensive plan amendment. The Density Activation Application shall accompany the concurrent development permit if that permit is otherwise required to be approved by the Board and shall expire if the concurrent development permit expires; or

D. The applicant may submit a Density Activation Application which may proceed with the concurrent development application for consideration and approval or denial, and shall expire if the concurrent development permit expires, provided one of the following apply:

   a. Applicant agrees to a reduction of proposed residential density to cap the maximum number of units to the amount of available school capacity.

   b. Applicant agrees to phase the development to meet available school capacity as determined by OCPS for each phase of development.

   c. Applicant enters into an agreement with OCPS, at OCPS' discretion, which provides for land donation or other school construction/mitigation which otherwise allows OCPS to certify that the additional students generated by the development can be accommodated.

LMN 1.4.5: ESTABLISHED SECTOR; The character of established neighborhoods will be maintained, while enhancing and improving desired levels of connectivity, walkability and access to goods and services. These areas are located primarily within the Urban Service Area where suburban development patterns exist, where opportunities for more sustainable and efficient land use patterns can still be achieved. The Established Sector also includes selected Rural Enclaves that continue the character of rural residential neighborhoods located in the Urban Service Area, in order to provide a variety of lifestyles and housing choices. New development or redevelopment within the Established Sector should strive to meet the following objectives:

- Protecting the physical character and appearance of neighborhoods and neighborhood gateways;
- Maintaining and enhancing the centers of community life (such as parks, schools, churches, and community centers) and social fabric central to a neighborhood or group of neighborhoods within walking distance of neighborhood residences;
- Providing opportunities for missing middle housing types;
- Protecting and improving connectivity and pedestrian safety enhance walking and biking opportunities to schools, parks, greenways and trails;
- Improving access to centralized services such as water, reclaimed water, and wastewater; and
- Protecting and preserving the County's beautiful natural setting of lakes, rivers and protecting the quality of lakeside neighborhoods and embrace these unique assets in future development.

LMN 1.4.5.1: In the Established Sector, Orange County will support methods to create more livable communities with enhanced connectivity and access to neighborhood-serving uses, safer travel routes for bicyclist and pedestrians, and continue to expand the availability of a variety of transportation alternatives, including transit service.

LMN 1.4.5.2: The Place Types that are permitted within the Established Sector include:

Table LMN 1.4.5.2 (a) ESTABLISHED SECTOR PLACE TYPES

Centers	Neighborhood	Corridors	Other Future Land Use (FLU) Designations
Neighborhood Center	Suburban Mixed Neighborhood	Suburban Corridor	Parks and Recreation
	Suburban Neighborhood		Educational
	Rural Enclave		Industrial
			Institutional

LMN 1.4.5.3: Orange County will devise a toolbox of strategies to improve multimodal transportation connectivity and walkability within Established Sector neighborhoods, centers, and corridors. Orange County will likewise work with internal divisions and intergovernmental organizations to improve the availability and provision of central utility infrastructure for the Established Sector.

LMN 1.4.5.4: Every five years Orange County will assess the impacts of population increase and development pressure on Established Sector Neighborhoods.

LMN 1.4.5.5: In the Established Sector, neighborhood area plans will inform and prioritize infrastructure for improving access and connectivity and for beautification investment. These studies will help identify opportunities and challenges in the specified area and will help identify needed actions including community improvements and schedules for implementation.

LMN 1.4.6: INTENDED SECTOR; The communities located within the Intended Sectors shall follow a master plan or regulating plan created for the specific community. These communities were formerly green spaces that have been or will be developed over time, and have been planned to include smart growth principles such as preserved and conserved specific environmentally sensitive areas, improved connectivity, transit-readiness, and walkability.

LMN 1.4.6.1: The Intended Sector consists of areas that were master planned for urban uses and were originally located outside of the Urban Service Area (USA). These areas include Horizon West, the Innovation Way Overlay, the Lake Pickett Study Area, Avalon Park TND, and the Growth Centers.

LMN 1.4.6.2: The future land use designations permitted within the Intended Sector include:

Table LMN 1.4.6.2 (a) INTENDED SECTOR PLACE TYPES

Future Land Use (FLU) Designation	Applicable Development Regulations
Horizon West	Village Planned Development (PD) Code (Chapter 38)
Growth Center (GC)	See Project Specific PD
Avalon Park Traditional Neighborhood Development (TND)	See Avalon Park PD
Innovation Way (IW)	See Project Specific Planned Development Regulating Plan (PD-RP)
Lake Pickett (LP)	See Project Specific PD-RP

LMN 1.4.7 SPECIAL SECTOR; The Special Sector is established to accommodate uses that may constitute health or safety hazards, have greater than average impacts on the environment, or diminish the use and enjoyment of nearby property by generating noise, smoke, fumes, odors, glare, commercial vehicle traffic, or similar nuisances. Because uses allowed in the Special Sector vary as to their impacts, they may likewise vary as to effective mitigating conditions.

LMN 1.4.7.1: The Special Sector includes the most appropriate locations for major institutional and industrial uses. The designation of industrial uses within the Special Sector seeks to retain an adequate supply of industrial land use designations and freight-intensive land uses during the planning horizon. Potentially incompatible land uses, such as residential or neighborhood commercial, shall not be established adjacent to industrial future land use designations.

LMN 1.4.7.2: The Future Land Use designations permitted within the Special Sector include:

Table LMN 1.4.7.2 (a) SPECIAL SECTOR PLACE TYPES

Future Land Use (FLU) Designation	Applicable Development Regulations
Industrial	
Institutional	
Educational	
Parks & Recreation	

LMN 1.4.8: RURAL SECTOR; Recognize existing Rural Settlements or Rural Residential Enclaves and provide for limited development in designated Rural Clusters located within the Northwest Market Area only. Development types and land uses associated with the Rural Sector generally include rural or low-density residential neighborhoods within existing Rural Settlements (including non-residential uses within Rural Centers); rural conservation neighborhoods or communities within any designated Rural Clusters, and where significant land areas are primarily reserved for passive open space, conservation, and agriculture. The vast areas of the county designated Rural on the Future Land Use Map are reserved for agriculture, conservation, and extremely low-density residential activity with scattered ranches and homesites.

LMN 1.4.8.1: Promote the management and stewardship of assets and values of rural land uses within the Rural Sector, including environmental lands, natural resources, agricultural lands, and historic and cultural resources.

LMN 1.4.8.2: Orange County shall designate that portion of the County outside the Urban Service Area as the Rural Service Area. The intended rural character and assets of the Rural Sector shall be promoted. (OBJ FLU6.1)

Table LMN 1.4.8.2 (a) RURAL SECTOR PLACE TYPES

Centers	Neighborhood	Other Future Land Use (FLU) Designations
Rural Center	Rural Cluster	Rural
		Rural Settlement
		Rural Enclave (Lake Mabel)
		Educational
		Institutional
		Parks and Recreation

LMN 1.4.9: PRESERVED SECTOR; The objective of the Preserved Sector is to conserve, protect, and enhance the County's natural resources, including air, surface water, groundwater, vegetative communities, imperiled species, soils, recharge areas, floodplains, and wetlands, to ensure that these resources are preserved for the benefit of present and future generations. Lands located within the Wekiva Study Area, ~~and~~ Econlockhatchee River Protection Area, St. Johns River Basin and Shingle Creek Basin shall be considered high priority for protection.

LMN 1.4.9.1: The Future Land Use designations permitted within the Preserved Sector include:

Table LMN 1.4.9.1 (a) PRESERVED SECTOR PLACE TYPES

Future Land Use (FLU) Designation	Applicable Development Regulations
Preservation	FAR 0.10

OBJ LMN 1.5: PLACE TYPES; In addition to traditional future land use designations, Place Types are adopted future land use categories to create complete communities that support active mobility; enable livable, walkable urban places; allow for a vibrancy that comes with a variety of uses and activities; preserve and protect rural, agricultural, and environmentally sensitive lands; and provide the ability to adapt to changing conditions.

This approach includes the adoption of Place Type designations and maps, in conjunction with implementation of a form-based code, Orange Code. Orange Code incorporates a placemaking lexicon of destinations which includes Rural-to-Urban Transects, building types, thoroughfare types, and frontage types.

Place Types classify and differentiate walkable urban places and implement a framework of walkable urban centers, corridors and neighborhoods. These Centers, Corridor and Neighborhood Place Types become the priority for implementing the County's Form-Based Code.

LMN 1.5.1: Orange County's future land use designations include Place Types of Centers, Neighborhoods, and Corridors, and conventional future land uses of Rural, Recreation and Open Space, Education, Industrial, Institutional, Preservation.

Within each Place Type, future land uses and developments are regulated to encourage a more diverse mix of land use, accessible public spaces, and a variety of housing types to create walkable, pedestrian-friendly places that are distinctive to the physical character of the place in which it is located. Place Types are further refined in terms of the Sector in which the place is suitable, the density and intensity of development and types of uses allowed, as well as other standards including those for the control and distribution of population densities and building and structure intensity of use.

LMN 1.5.2: Place Types and Typologies will be implemented by Transect Zones established in Orange Code. Transect Zones replace and supersede some of the previously approved zoning districts, with the goal of producing a sustainable environment, predictable human scale development, and livable public spaces.

LMN 1.5.3: There are three (3) Center ~~Place Types~~ Typologies within the Urban Service Area: Regional Center, Urban Center, and Neighborhood Center. These Place ~~Types~~ Typologies share common elements of horizontally or vertically mixed uses, walkability, and access to transit, goods, and services, but differ according to types of use and level of intensity. For example, the I-Drive District Regional Center supports more intense tourist related activities such as the Orange County Convention Center, high-rise hotels, mixed-income residential, and theme parks, while the other Regional Center located in the East Market Area primarily supports the University of Central Florida and surrounding research-related and student housing developments. Similarly, the Urban Center ~~Place Type~~ allows for two supplemental typologies, including an "Urban Core" where very intense Transit-Oriented Development (TOD) within a ¼ mile of designated premium transit stations is permitted, and the remaining Urban Center areas beyond the Urban Core where slightly reduced – but still intense urban activities are allowed. The Neighborhood Center Place Type is found in both the Targeted and Established Sectors and provides for a mix of neighborhood serving uses and development that is built at a scale to compliment surrounding neighborhoods.

The Rural Center ~~Place Type~~ Typology is found only in the Rural Service Area and within certain Rural Settlements. Typically located at existing intersections, the primary intent of the Rural Center is to provide commercial, office, public assembly, civic and institutional uses that support existing rural residential neighborhoods at a scale and intensity that compliments the character of the surrounding area. However, the Rural Center ~~Place Type~~ Typology may also represent parcels, projects, and corridors where more intense non-residential development with suburban characteristics were previously approved and permitted.

LMN 1.5.4: Neighborhood Place Types vary by Sector, but also by density, housing types, and land use mix. In the Targeted and Established Sectors, Neighborhood Place Types often represent historic Orange County neighborhoods or undeveloped and underdeveloped areas that can support an interconnected grid of streets and walkable blocks. The Established Sector however, is mostly comprised of Neighborhood Place Types that reflect conventional single-family subdivisions with curvilinear street patterns, but where future mobility, access, and connectivity improvements may occur. To a limited extent, Neighborhood Place Types may also be applied to designated Growth Centers within the Intended Sector.

LMN 1.5.5: Corridor Place Types are primarily located within the Targeted and Established Sectors, as well as within designated Growth Centers of the Intended Sector, but to a limited extent. Most Corridor Place Types are located along major streets, roadways, and transit lines; help connect other centers and neighborhoods; and are defined by adjacent districts while providing entries into them. More specifically, the Corridor Place Types in Orange County include the "Urban Corridor", the "Main Street Corridor", and the "Suburban Corridor" Typologies. All Corridor Place Types place greater design emphasis on creating an enhanced and safe pedestrian experience, building frontages that accommodate strategically placed open space and landscaping, and context-scaled parking and multimodal transportation options.

LMN 1.5.6: Development within all Vision 2050 Place Types shall be designed to meet specific pedestrian sheds standards that ensure a safe and convenient walking experience. The size and radius of pedestrian sheds vary by Place Type and typology, but should provide easy access to key destinations like shops, work places, public open space, civic uses, and transit without the reliance on the automobile.

LMN 1.5.7: Density and Floor Area Ratio (FAR) are calculated by dividing the total number of units/square footage by the developable land area. Developable land area for density and FAR calculation (intensity) is defined as the gross land area, less all wetlands and surface waters. Wetlands and surface waters may only be considered as developable land area when the affected parcel(s) has an approved and valid ~~Conservation Area~~Wetland Determination ~~(CAD)~~ and when ~~an~~ Natural Resources Impact permit for such natural resources has been approved by the Orange County Environmental Protection Division or Board of County Commissioners.

In the Targeted Sector, the minimum residential densities prescribed by Table LMN 1.6.3(a) shall be achieved for any new single-use residential development. For mixed-use projects in the Targeted Sector containing less than 5 developable acres, the minimum residential densities may be reduced when at least 50% of any qualifying building Floor Area (FAR) is used for residential purposes.

In the Intended and Established Sectors, the minimum residential densities prescribed by Table LMN 1.6.3(A) are only applicable for properties containing more than 5 developable acres.

In addition, ~~T~~the Planning Division Manager may grant a reduced minimum residential density on any parcel(s) as otherwise reflected in Table LMN 1.6.2(a) when one or more of the following circumstances exist:

- Density/yield would adversely impact the character of the surrounding built environment and when perceived incompatibilities cannot be effectively mitigated by building placement and form;
- Density/yield cannot be reasonably achieved due to existing site conditions or constraints, including but not limited to property size; and
- Density/yield cannot be achieved without an administrative or Board-approved waiver from the otherwise applicable zoning standards.

Minimum density reductions shall not be considered as a means of avoiding appropriate infill and redevelopment opportunities, including missing middle housing. (Added 8/92, Ord. 92-24; Amended 8/93, Ord. 93-19, Policy 1.1.11; Amended 6/10, Ord. 10-07; Amended 11/19 2019-18) (FLU1.1.2(B) and FLU1.1.2(C))

LMN 1.5.8: Orange County shall adopt standards and criteria for alternative density compliance to include the following:

A. Accessory dwelling units (ADUs) and accessory structures shall not be included in density calculations. They are permitted in Place Types that permit residential dwelling units provided they comply with the code requirements.

B. ~~"Missing middle" housing such as duplexes, townhomes, and quadraplexes of up to 4 dwellings designed and fitting within the envelop of a single-family dwelling, those missing middle units will be equivalent to 1 dwelling unit for density purposes.~~

B ~~C.~~ Student housing may be permitted only within the Targeted Sector and within the UCF Regional Center and other "Center" Place Type designations within the East Market Area.

- Student housing density shall be calculated based on the number of bedrooms, with four (4) bedrooms equal to one (1) multi-family unit. (FLU1.1.2E(2))
- Student housing projects may use the flexible densities provided under Policy LMN 1.6.3 and Table 1.6.2(a) for the UCF Regional Center or any other "Center" Place Type designation when located within the area extending one (1) mile east and west of the Alafaya Trail corridor, between McCulloch Road and State Road 408. Developers must also commit to a mobility plan to be implemented with the development of the student housing projects that includes the operation, maintenance, and funding for shuttle service to the University of Central Florida.

- Any conversion of student housing to unrestricted housing shall require a Comprehensive Plan amendment and/or the approval under the provisions of Orange Code. If the conversion is approved, school impact fees in effect at the time shall be paid, and the project shall comply with any school capacity regulations in effect at the time of the proposed change. (Added 5/13, Ord. 2013-11) (FLU1.1.2E(3))

C ~~D.~~ A Community Residential Home (CRH) is defined in Section 419.001(1)(a), F.S. as "a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents". The definition of a Community Residential Home (CRH) can include uses such as Assisted Living Facilities, Adult Family Care Homes, group homes, and other similar uses.

- A CRH that serves six (6) or fewer residents, which otherwise meets the definition of a CRH, shall be deemed a permitted use in the Suburban Neighborhood ~~Place Type~~ Typology, allowing ~~6~~4 du/ac.
- A CRH serving seven (7) to fourteen (14) residents shall be permitted in any Place ~~Type~~ Typology allowing residential uses at 10 du/ac and above.
- A CRH, such as an Assisted Living Facility, serving greater than fourteen (14) residents shall be permitted in any Place Type allowing residential uses at 20 du/ac and above. In residential districts, density for such uses shall be calculated based on the number of beds, with two (2) beds equal to one (1) residential unit. Facilities located in non-residential districts shall be regulated based on the Floor Area Ratio (FAR) consistent with the ~~Future Land Use~~ Place Type designation. (Added 09/2020, Ord. 2020-04) (FLU1.1.2(F))

OBJ LMN 1.6: FUTURE LAND USE/TRANSECT ZONE CORRELATION; Orange County's Land Development Code, Transect Zones, Regulating Plans, and Planned Development (PD) process only where applicable (changes to existing PDs only) will continue to be implementing tools for ensuring compatible, and integrated land development that promotes the public health, safety, and welfare in Orange County. (FLU8.1)

LMN 1.6.1: The following Transect Zones are created to regulate the location of distinct mixes of building forms and uses. The zones are organized into six categories representative of a typical traditional neighborhood structure: T6 - Core, T5 - Center, T4 - General Urban, T3 - Suburban, T2 - Rural, T1 - Natural zones. Each zone consists of a series of sub-zones at different intensities.

Zones that are not representative of a typical neighborhood structure are listed under Special Districts including the UCF Campus, Industrial, Institutional, Educational and Parks and Open Spaces.

T6 CORE ZONES: Core Zones are the most dense and intense zones and include the majority of the shops and workplaces within the neighborhood, along with the public gathering spaces such as libraries, squares, and plazas. The storefront building and civic building create the form of the neighborhood core in varying degrees. The storefront building defines a street wall along the primary streets of the area with storefront glass windows. Upper stories of the storefront building may be utilized for living and working.

T5 CENTER ZONES: Center Zones are located in neighborhood centers, near transit, and along corridors and provide a balance of uses and urban form similar to the Core Zone but with lower densities and a more limited height. Uses may include shops and workplaces within the neighborhood, along with the public gathering spaces such as libraries, squares, and plazas. The storefront building and civic building create the form of the neighborhood core in varying degrees. The storefront building defines a street wall along the primary streets of the area with storefront glass windows. Upper stories of the storefront building may be utilized for living and working. Center Zones differ from the Core by capping building heights and smoothly transitioning down to the General Urban and Suburban Zone scale.

T4 GENERAL URBAN ZONES: General Urban Zones provide a transition between the higher density Core and Center Zones and the lower density Suburban Zone. The General Urban Zone allows a mix of housing types including townhomes, small lot houses, duplexes, triplexes, quadruplexes, and live-work units. The T4 General Urban A allows some mix of small-scale retail, office, and neighborhood service uses while the T4 General Urban B is limited to residential uses only. Building massing is also regulated to ensure the scale is appropriate for adjacency to single-family. The level of intensity should vary depending on the context, hence the development of several General Urban Zones.

T3 SUBURBAN ZONES: Suburban Zones consist of low-density residential areas with single-family detached homes, adjacent to General Urban Zones and, in rare cases, Center Zones. Home occupations and out-buildings are permitted. Planting is naturalistic and setbacks are relatively deep allowing for front yards and porches. Blocks may be larger and the roads irregular to accommodate natural conditions. Suburban Zones can be adjacent to mixed-use to encourage walkability.

T2 RURAL ZONES: Rural Zones consists of sparsely settled lands in an open or cultivated state. Some Rural Zones may be in the urban service area and utilized to protect existing agricultural and rural development. In general, Rural Zones include woodlands, agricultural land, native habitat, wetlands and grasslands. Typical buildings are single-family detached dwellings, farmhouses, and agricultural buildings.

T1 NATURAL ZONES: Natural Zones include lands approximating or reverting to a wilderness condition, publicly-owned natural areas or lands unsuitable for settlement due to topography, hydrology or vegetation.

LMN 1.6.2: Subsequent to adoption of the Comprehensive Plan, building permits shall not be issued for development on property whose zoning, subject to exemptions provided for in the CP and/or vested development rights, is inconsistent with the Future Land Use Map. (FLU8.1.11)

LMN 1.6.3: The following Future Land Use / Transect Zone correlation table shall be used to determine zoning 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 Transect Zone is most appropriate. Density is restricted to the maximum 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 Table LMN 1.6.23 (a)-(d)(FLU8.1.1)

Orange County's Future Land Use and Zoning Correlation Table is referenced herein as follows:

Table LMN 1.6.3 (a) CORRELATION TABLE

USA / RSA	SECTOR	PLACE TYPES		PRIMARY TYPOLOGIES	SUPPLEMENTAL TYPOLOGIES	BASE DENSITY / FAR	FLEXIBLE DENSITY	ZONING / TRANSECTS
Urban Service Area	Targeted***	Centers	Regional C.	I-Drive District - Regional Center		**Density: Min. 35 du/ac* - Max. 70 du/ac** Max. **FAR: 4.0** (Residential, Commercial, Office & Mixed Use)	**Max. 150 du/ac** If the Housing Division's certified Affordable/Attainable Housing criteria is met, and provided that any project with a density greater than 70 du/ac includes a minimum height of 7 stories and an attached parking garage that may be designed within the 7+ stories.	**See I-Drive District ~~Overlay Zone~~:** T6 I-Drive, T6-Universal, T6 General, PD (existing prior to Code adoption), ~~Special Zone -~~Civic, Special Zone -Theme Park
			Regional C.	UCF - Regional Center		**Density: Min. 20 du/ac* - Max. 50 du/ac** Max. **FAR 3.0** (Residential, Commercial, Office & Mixed Use)	**Max. 100 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.2, T4.3, T5.1, T5.2, T5.3, T6.1, T6.2, T6.3, PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Special Zone - Education, Civic Zone
			Regional C.	Tourist Activity Center		**Density: Min. 12 du/ac* - Max. 50 du/ac** Max. **FAR: 3.0** (Residential, Commercial, Office & Mixed Use) Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 30 du/ac and are not eligible for the higher flexible density as otherwise provided.	**Max. 70 du/ac** If the Housing Division's certified Affordable/Attainable criteria is met.	
			Urban Core	**Urban Core**		**Density: Min. 35 du/ac* - Max. 70 du/ac** Max. **FAR: 3.0** (Residential, Commercial, Office & Mixed Use) Generally limited to areas within a 1/4 mile of a designated premium transit station (BRT, LRT, CRT, or HSR service)	**Max. 120 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.3, T5.1, T5.2, T5.3, T6.1, T6.2, T6.3 PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Urban Center	**Urban Center**		**Density: Min. 20 du/ac* - Max. 50 du/ac** Max. **FAR: 3.0** (Residential, Commercial, Office & Mixed Use) Generally limited to areas between a 1/4 mile and 1/2 mile of a designated premium transit station (BRT, LRT, CRT, or HSR service)	**Max. 75 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	
			Neighborhood	**Neighborhood Center (HIGH)**		**Density: Min. 10 du/ac* - Max. 40 du/ac** Max. **FAR: 3.0** (Residential, Commercial, Office & Mixed Use)	**Max. 60 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.3, T5.1, T5.2, T5.3 PD (existing prior to Code adoption), Civic Zone
		Corridors		**Urban Corridor**		**Density: Min. 10 du/ac* - Max. 50 du/ac** Max. **FAR: 3.0** (Residential, Commercial, Office & Mixed Use)	**Max. 75 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.2, T4.3, T5.1, T5.2, T5.3, PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
				Main Street Corridor		**Density: Min. 10 du/ac* - Max. 40 du/ac** Max. **FAR: 3.0** (Residential, Commercial, Office & Mixed Use)	**Max. 60 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.2, T4.3, T5.1, T5.2, T5.3 PD (existing prior to Code adoption) , Civic Zone
		Neighborhoods		**Traditional Neighborhood**		**Density: Min. 10 du/ac* - Max. 30 du/ac** Max. **FAR: 1.5** (Residential, Commercial, Office & Mixed Use) Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 30 du/ac and are not eligible for the higher flexible density as otherwise provided.	**Max. 50 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.1, T4.2, T4.3, T5.1, T5.2 PD (existing prior to Code adoption), Civic Zone
		Other		Parks & Recreation		**Density: N/A** Max. **FAR: 2.0**		Civic Zone, PD (existing prior to Code adoption)
				Educational		**Density: N/A** Max. **FAR: 2.0**		PD (existing prior to Code adoption), Special Zone - Education
				Industrial - Single Use		Max. **FAR: 0.75**		PD (existing prior to Code adoption), Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial
				Institutional		**N/A**		Any

*See Policy LMN 1.5.7 for minimum density exemptions
**Rural Settlement - Suburban Neighborhood (4/1) and Rural Settlement - Suburban Mixed Neighborhood Typologies cannot be further extended within Rural Settlements.
***Residential densities in the Targeted Sector are additionally subject to LMN 1.4.4.9 – 1.4.4.12.

Table LMN 1.6.3 (b) CORRELATION TABLE

USA / RSA	SECTOR	PLACE TYPES	PRIMARY TYPOLOGIES	SUPPLEMENTAL TYPOLOGIES	BASE DENSITY / FAR	FLEXIBLE DENSITY	ZONING / TRANSECTS
Urban Service Area	Established	Centers	Neighborhood Center (LOW)		**Density: Max. 20 du/ac** Max. **FAR: 1.5** (Residential, Commercial, Office & Mixed Use)	**Max. 50 du/ac** if the Housing Division's certified Affordable/ Attainable criteria is met.	T4.2, T4.3, T5.1, T5.2, PD (existing prior to Code adoption), Civic Zone
		Corridors	Suburban Corridor		**Density: Min. 10 du/ac* - Max. 20 du/ac** Max. **FAR: 1.5** (Residential, Commercial, Office & Mixed Use)	**Max. 40 du/ac** if the Housing Division's certified Affordable/ Attainable criteria is met.	T3.2, T3.3,T4.1, T4.2, T4.3, T5.1, T5.2, PD (existing prior to Code adoption), Civic Zone
		Neighborhoods	Suburban Mixed Neighborhood		**Density: Min. 64 du/ac* - Max. 12 du/ac**	**Max. 20 du/ac** if the Housing Division's certified Affordable/ Attainable criteria is met.	T3.2, T3.3, T4.1, T4.2, ~~T4.3~~ PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
			Suburban Neighborhood		**Density: Max. 64 du/ac** Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 4 du/ac and are not eligible for the higher residential density as otherwise provided, including the flexible density.	**Max. 86 du/ac** for "Missing Middle Housing" in the T4.1 Transect Zone Only, and if the Housing Division's certified Affordable/ Attainable criteria is met.	T3.1, T3.2, T3.3, T4.1, PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
				Chickasaw Rural Residential Enclave	**Density: Max. 1 du/ac** (Minimum Lot Size of 1 Acre)		PD (existing prior to Code adoption), T2.1, T2.2, and T2.3, as controlled by zoning
				Berry Dease Rural Residential Enclave	**Density: Max. 1 du/ 2ac** (Minimum Lot Size of 2 Acres)		
				Rocking Horse Rural Residential Enclave	**Density: Max. 1 du/ 2ac** (Minimum Lot Size of 2 Acres)		
		Other	Parks & Recreation		**Density: N/A** Max. **FAR: 2.0**		PD (existing prior to Code adoption), Civic Zone
			Educational		**Density: N/A** Max. **FAR: 2.0**		PD (existing prior to Code adoption), Special Zone - Education
			Industrial - Single Use		Max. **FAR: 0.75**		PD (existing prior to Code adoption), Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial
			Institutional		**N/A**		Any

*See Policy LMN 1.5.7 for minimum density exemptions

**Rural Settlement - Suburban Neighborhood (4/1) and Rural Settlement - Suburban Mixed Neighborhood Typologies cannot be further extended within Rural Settlements.

Table LMN 1.6.3 (c) CORRELATION TABLE

This Correlation Table includes proposed edits that were not reflected in the Board of County Commissioners' transmitted Vision 2050 from July 25, 2023

USA / RSA	SECTOR	PLACE TYPES		PRIMARY TYPOLOGIES	SUPPLEMENTAL TYPOLOGIES	BASE DENSITY / FAR	FLEXIBLE DENSITY	ZONING / TRANSECTS
Urban Service Area & Rural Service Area	Intended	Master Planned Communities		Horizon West - RSA		**Density / FAR: varies** (See MA 1: Southwest Market Area)		PD or PD-RP
				Avalon Park (TND) - USA		**Density: varies** (See MA 5: East Market Area) Max. **FAR: Office 1.7; Commercial 1.0; Industrial 0.5**		PD
				Innovation Way - USA		**Density / FAR:** varies (See MA 4: South Market Area and specific PD-RPs)		PD-RP
				Lake Pickett - RSA		**Density / FAR:** varies (See MA 3: Rural East Market Area and specific PD-RPs)		PD-RP
		Centers	Growth C.	Growth Center Urban Center		**Density: Min. 20 du/ac* - Max. 50 du/ac** Max. **FAR 3.0** (Residential, Commercial, Office & Mixed Use)	**Max. 75 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.3, T5.1, T5.2, T5.3, T6.1, T6.2, T6.3 PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Growth C.	Neighborhood Center (High)		**Density: Min. 10 du/ac - Max. 40 du/ac** Max. **FAR: 3.0** (Residential, Commercial, Office & Mixed Use)	**Max. 60 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T3.2, T3.3, T4.2, T4.3, T5.2, T5.3 PD (existing prior to Code adoption), Civic Zone
		Corridors	Growth C.	Urban Corridor		**Density: Min. 10 du/ac* - Max. 50 du/ac** Max. **FAR: 3.0** (Residential, Commercial, Office & Mixed Use)	**Max. 75 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.2, T4.3, T5.1, T5.2, T5.3 PD (existing prior to Code adoption), Special Zone - Entertainment and Resort, Civic Zone
			Growth C.	Main Street Corridor		**Density: Min. 10 du/ac* - Max. 40 du/ac** Max. **FAR 3.0** (Residential, Commercial, Office & Mixed Use)	**Max. 60 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.2, T4.3, T.5.1, T5.2, T5.3 PD (existing prior to Code adoption), Civic Zone
			Growth C.	Suburban Corridor		**Density: Min. 10 du/ac* - Max. 20 du/ac** Max. **FAR 1.5** (Residential, Commercial & Mixed Use)	**Max. 40 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T3.2, T3.3, T4.3, T4.2, T5.1, T5.2 PD (existing prior to Code adoption), Civic Zone
		Neighborhoods	Growth C.	Traditional Neighborhood		**Density: Min. 10 du/ac* - Max. 30 du/ac** Max. **FAR 1.5** (Residential, Commercial, Office & Mixed Use)	**Max. 40 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T4.1, T4.2, T4.3, T5.1, T5.2 PD (existing prior to Code adoption), Civic Zone
			Growth C.	Suburban Mixed Neighborhood		**Density: Min. 64 du/ac* - Max. 12 du/ac**	**Max. 20 du/ac** If the Housing Division's certified Affordable/ Attainable criteria is met.	T3.2, T3.3, T4.1, T4.2, ~~T4.3~~ PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
			Growth C.	Suburban Neighborhood		**Density: Max. 64 du/ac** Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 4 du/ac and are not eligible for the higher residential density as otherwise provided, including the flexible density.	**Max. 86 du/ac** For "Missing Middle Housing" in the T4.1 Transect Zone Only, and if the Housing Division's certified Affordable/ Attainable criteria is met.	T3.1, T3.2, T3.3, T4.1, PD (existing prior to Code adoption), Special Zone - Mobile Home Parks, Civic Zone
	Special	Other		Major Educational		**N/A**		PD (existing prior to Code adoption), Special Zone - Education
				Major Industrial - Single Use		Max. **FAR: 0.75**		PD (existing prior to Code adoption), Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial
				Major Institutional		**N/A**		Any

*See Policy LMN 1.5.7 for minimum density exemptions

**Rural Settlement - Suburban Neighborhood (4/1) and Rural Settlement - Suburban Mixed Neighborhood Typologies cannot be further extended within Rural Settlements.

Table LMN 1.6.3 (d) CORRELATION TABLE

This Correlation Table includes proposed edits that were not reflected in the Board of County Commissioners' transmitted Vision 2050 from July 25, 2023

USA / RSA	SECTOR	PLACE TYPES		PRIMARY TYPOLOGIES	SUPPLEMENTAL TYPOLOGIES	BASE DENSITY / FAR	FLEXIBLE DENSITY	ZONING / TRANSECTS
Rural Service Area	Rural	Neighborhoods	Rural	Rural		**Density: Max. 1 du/10 ac** Max. **FAR: 0.15** (Non-Residential Use)		T1, T2.1, ~~T2.2~~PD (existing prior to Code adoption) ~~SZ~~ Civic Zone
			Rural	Lake Mabel Rural Residential Enclave		**Density: Max. 1 du/ac** (Minimum Lot Size of 1 Acre) **Max. FAR: 0.15** (Non-Residential Use)		~~T2.1, T2.2,~~ T2.3 (*Subject to min. ~~density req's.~~ parcel acreages)*
			Rural	Orlando-Kissimmee Farms Rural Residential Enclave		**Density: Max. 1 du/2 ac** (Minimum Lot Size of 2 Acres) **Max. FAR: 0.15** (Non-Residential Use)		~~T2.1,~~ T2.2 (Subject to min. ~~density req's.~~ parcel acreages)
			Rural	Rural Cluster		**Density: Max 1 du/ac** (including 1 potential residential unit in the Rural Reserve and all other units clustered within the Cluster Core). A minimum of 60% of the Rural Cluster must be designated as Rural Reserve. **Max. FAR 1.0** (within the Cluster Core)		T1, T2.1, ~~T2.2~~, in the Rural Reserve, T3.1, T3.2, T3.3, T4.1, T4.2, T5.1, Special Zone - Education, Civic Zone in the Cluster Core, PD (existing prior to Code adoption)
		Other		Parks & Recreation		**N/A**		Civic Zone, PD (existing prior to Code adoption)
				Educational		**N/A**		PD (existing prior to Code adoption), Special Zone - Education
				Institutional		**N/A**		Any
		Neighborhoods	RS	1/1		**Density: Max. 1 du/ac** Max.FAR: 0.15 (Non-Residential Use)		T2.1, T.2.2, T.2.3, T3.1, T3.2, ~~T3.3~~, Civic Zone, PD (existing prior to Code adoption) *Subject to ~~min.~~max. density requirements*
			RS	1/2		**Density: Max. 1 du/2 ac** FAR: 0.15 (Non-Residential Use)		T2.1, T.2.2, ~~T.2.3, T3.1, T3.2., T3.3~~, Civic Zone, PD (existing prior to Code adoption) *Subject to ~~min.~~max. density requirements*
			RS	1/5		**Density: Max. 1 du/5 ac** Max. FAR: 0.15 (Non-Residential Use)		T2.1, ~~T.2.2, T.2.3, T3.1, T3.2., T3.3~~, Civic Zone, PD (existing prior to Code adoption) *Subject to ~~min.~~max. density requirements*
			RS	Suburban Neighborhood (2/1)		**Density: Max. 2 du/ac** See Policies LMN 4.3.7 and LMN 4.3.8 Max. FAR: 0.15 (Non-Residential Use)		T2.1, T.2.2, T.2.3, T3.1, T3.2, T3.3***, Civic Zone, PD (existing prior to Code adoption) *Subject to ~~min.~~max. density requirements*
			RS	**Suburban Neighborhood (4/1)****		Density: Max. 4 du/ac See Policies LMN 4.3.7 and LMN 4.3.8 Max. FAR: 0.15 (Non-Residential Use)		
			RS	Suburban Mixed Neighborhood**		**Density: Max. 10 du/ac** Development within the Rural Settlement – Suburban Mixed Neighborhood is limited to residential uses only See Policies LMN 4.3.7 and LMN 4.3.8 Max. FAR: 0.15 (Non-Residential Use)		T2.1, T.2.2, T.2.3(*Subject to max. ~~min.~~ density requirements*), T3.1, T3.2, T3.3, T4.1, T4.2 Civic Zone, PD (existing prior to Code adoption)
		Centers	RS	Rural Center		**Density: Varies** (limited to a maximum of one (1) integrated dwelling unit per commercial building) Max. **FAR: 0.15**		~~T4.3~~, T5.1, PD (existing prior to Code adoption)
		Other	RS	Parks & Recreation		**N/A**		Civic Zone, PD (existing prior to Code adoption)
			RS	Educational		**N/A**		PD (existing prior to Code adoption), Special Zone - Education
			RS	Industrial		Max. **FAR: 0.75**		Special Zone - Craft and Light Industrial, Special Zone - Heavy Industrial, PD (existing prior to Code adoption)
			RS	Institutional		**N/A**		Any
	Preserved	Other		Preservation		**N/A**		Any
				Parks & Recreation		**N/A**		Any

*See Policy LMN 1.5.7 for minimum density exemptions.
**Rural Settlement - Suburban Neighborhood (4/1) and Rural Settlement - Suburban Mixed Neighborhood Typologies cannot be further extended within Rural Settlements.
*** Within the Rural Settlement – Suburban Neighborhood 2/1 and 4/1 typologies, the T3.3 transect zone shall only correlate and apply to properties rezoned to T3.3 with the original adoption of Orange Code on June 3, 2025.

LMN 1.6.4: The maximum density requirement of four (4) units per acre shall not apply to a legal lot of record as recognized by the Zoning Division with a Future Land Use designation of Suburban Neighborhood and which is zoned T3.1, T3.2, T3.3, and T4.1, or may be rezoned from one of those four zoning district to another of those zoning district in accordance with this policy, provided that each of the following criteria are met:

1. The subject property is located within the Urban Service Area;

2. The proposed density and/or lot sizes are similar and compatible to those in the surrounding area and consistent with the pattern of surrounding development;

3. The subject lot of record, or each resulting lot of a lot split is proposed, is accessed by an open and maintained County-approved roadway;

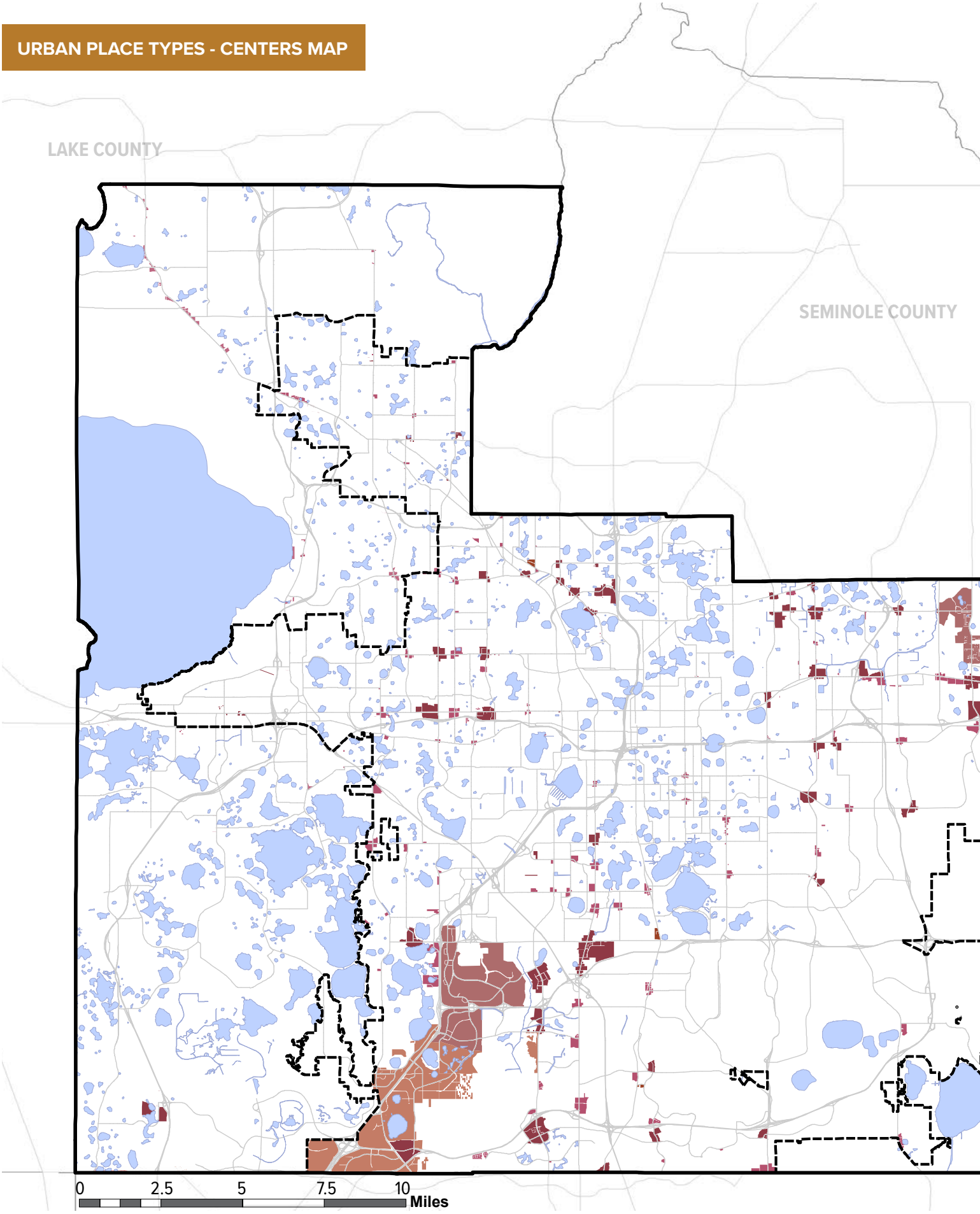
4. The proposed minimum lot size and lot width requirements comply with the underlying zoning district, unless a variance or rezoning is obtained in accordance herewith;

5. Any proposed lot split would revert to the configuration of the originally platted lots or legally subdivided lots prior to 1991; if a parcel of land contains two (2) or more lots of record in their entirety, lot lines may be reconfigured, so long as each resulting lot created is able to meet the minimum lot width and area requirements (subject to obtaining a variance if needed), and so long as the total number of lots created does not exceed the number of lots of record contained within the parcel as originally platted or legally subdivided; and

6. For T4.1 zoned properties, the proposed use is single-family detached residential.

Also, provided the existing infrastructure is sufficient to support the lots created under this policy, a Subdivision Plan, or an additional Subdivision Plan, as the case may be, will not be required. A property that needs to be rezoned in order to benefit from this policy may do so, provided: (1) it is rezoned from of the above-referenced zoning districts to another of the above-referenced zoning districts, (2) the rezoning is necessary to ensure the proposed residential development of the property is consistent with the development pattern in the surrounding area, and (3) the Zoning Manager determines that any development, if built, would constitute a bona fide “urban infill” project in a manner consistent with the County’s policies to encourage compact urban development and discourage urban sprawl.

URBAN PLACE TYPES - CENTERS MAP



GOAL LMN 2: URBAN PLACE TYPES

The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development. Urban densities and intensities will be directed to this area using Urban Place Type ~~Future Land Uses~~ to concentrate growth and create compact, transit-oriented, walkable places. (Added 12/00, Ord. 00-25-r, Obj. 1.1) (OBJ FLU1.1)

OBJ LMN 2.1: URBAN SERVICE AREA: PLACE TYPES - CENTERS; Centers are generally denser places closer to Urban or Suburban Corridors, and meant for job-creating mix of uses, but with residential space. Most centers exist primarily within the Urban Service Area.

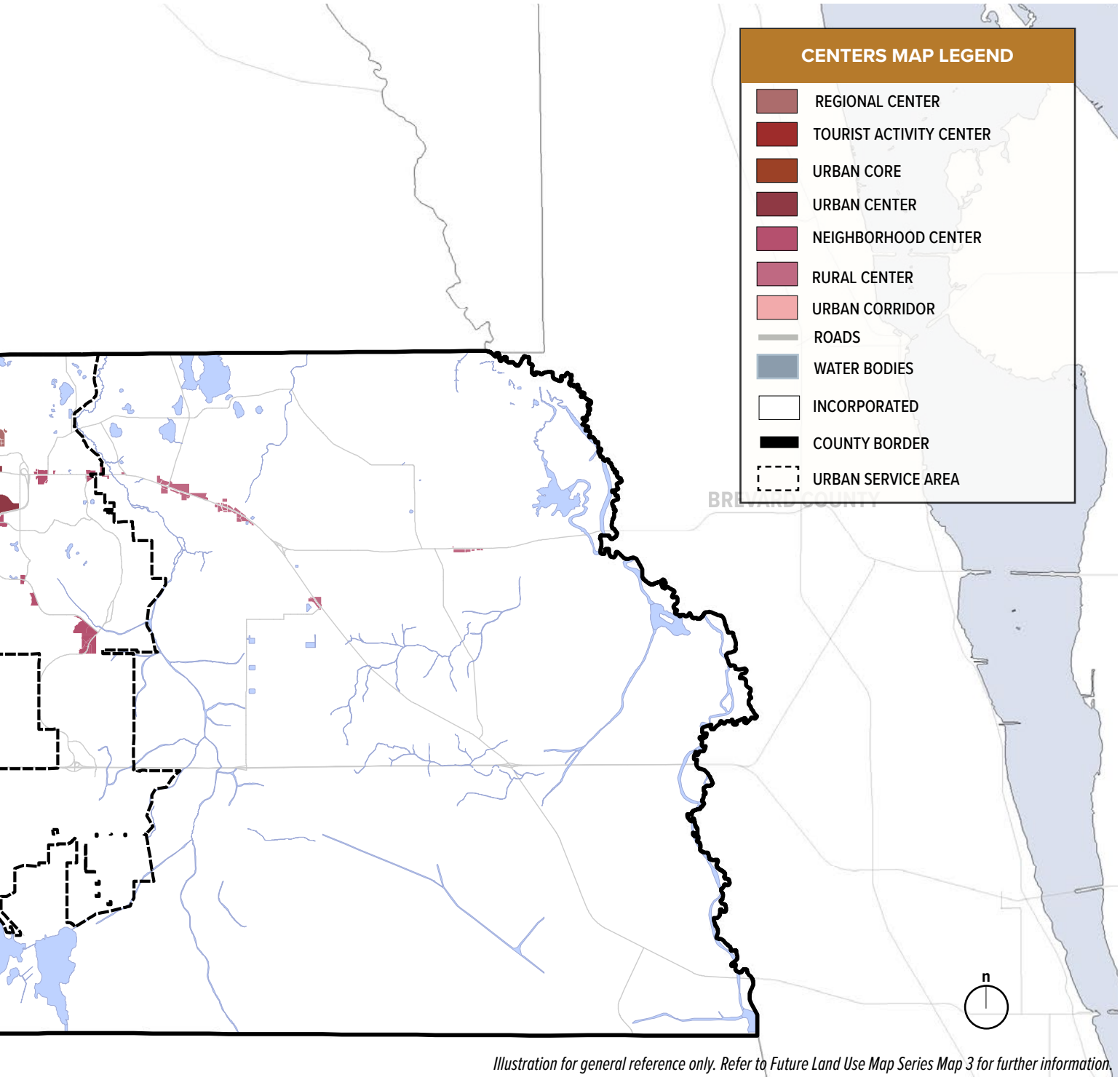


Illustration for general reference only. Refer to Future Land Use Map Series Map 3 for further information.

LMN 2.1.1: I-DRIVE DISTRICT REGIONAL CENTER

Description and Purpose

The I-Drive District Regional Center (IDD-RC) ~~Place Type~~ Typology recognizes the District as unincorporated Orange County's premier hospitality and tourist destination, and supports its continued transition into a more complete community with a mixture of tourist and convention center supportive uses, as well as mixed-income residential uses.

The IDD-RC typology promotes a vertical mix of land uses with the highest residential density in unincorporated Orange County, is anchored by the Orange County Convention Center, and is characterized as having high-rise hotels, amusement and entertainment venues, complete streets, structured and/or podium-structured parking facilities, premium transit service, other urban amenities, and a safe and walkable pedestrian environment that reinforces the District's stature as a world-wide destination. With the presence of limited access highway facilities, premium transit, convenient parking structures, and strategically designed pedestrian passageways; residents, workers and visitors can easily access various destinations throughout the District with less reliance upon the automobile.

~~Place Type~~ Typology Characteristics	
Allowable Uses	Residential, commercial, office, lodging, entertainment & amusement, institutional, and assembly uses alongside or in mixed-use buildings with multi-family residential (See Chapter 38 – Sec. 38-865)
Development Density / Intensity	Min. 35 du/ac - Max. 70 du/ac* *Max. 150 du/ac for high-rise multi-family residential if the Housing Division's certified Affordable/ Attainable criteria is met. Notwithstanding the minimum residential density and vertical mixed-use criteria established for the IDD-RC, the County shall allow for the adaptive reuse of existing non-residential buildings and underutilized properties for residential purposes in order to help satisfy needed housing demand as addressed in the Orange County Housing for All / 10 Year Action Plan, dated November 2019. **Residential Densities lower than 70 du/ac, but no less than 35 du/ac, may be considered for vertical mixed-use projects only.* *Max. FAR 4.0 (Residential, Commercial, Office & Mixed Use)* ***High-rise multi-family developments must include an attached parking structure and a minimum height of seven (7) stories (which may include the parking structure) and a minimum of 70 du/ac.*
Pedestrian Shed	Standard (1/4 mile) and/or Long (1/2 mile)
Open Space	See Chapter 38 - Sec. 38-863 (Open Space)
Civic Space	Civic spaces in the form of squares, plazas, greens,greenways, county parks, mid-block passageways, and conservation parks features are common. Defer to I-Drive District Code for more information.
Design Characteristics	
Building Placement	Buildings are located along sidewalks, passages, and open spaces to support pedestrian activity, the vibrancy of streets, and enclosure of civic spaces. Buildings are located near each other and are frequently attached.
Building Frontage	Frontages for buildings that face any open space type or primary street includes storefronts, arcades, stoops, or other alternatives as approved by the Planning and Zoning Division Managers. Frontage setbacks vary within Transect Zones from 10' – 50'. (See Chapter 38 – Sec. 38-864)
Building Height	Typically, 6 stories or greater, as controlled by zoning.

Parking	Parking is typically located in parking structures serving one or more property, and surface parking is located primarily on street. Where parking lots occur, they are located behind buildings relative to streets, passages, and open spaces. (See Chapter 38 – Sec. 38-866)
Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)* *Located within the USA	USA > Targeted Sector > Centers Place Type > I-Drive District Regional Center
Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T6 General, T6-I-Drive, T6-Universal, SZ Civic, SZ Theme Park, and PD* (See Chapter 38 – Sec. 38-860) *Certain Planned Development (PD) zoning districts in existence on February 7, 2017 may be exempt from the I-Drive District ~~Overlay Zone~~ Code (See Chapter 38 – Sec. 38-868.b)

Mobility	
FDOT Context	C6
Street Types	Alleys, Frontage Roads, Local Streets, Avenues, Boulevards/4-Lane, Boulevards/6-Lane (See Chapter 38 – Sec. 38-868.m)
Mobility Types	Sidewalks and pedestrian passages are located throughout. Bike lanes and mobility lanes are along most roads. Pedestrian, cyclist, and micro-mobility accommodations through shading, seating, bike racks, and micro-mobility parking areas are frequent. Vehicular mobility is provided through new streets and intersections creating a high intersection density to promote traffic distribution along alternative routes and accommodate non-vehicular modes.
Transit	District, local, regional, and statewide transit modes.

Notes

(This section is intentionally blank)

LMN 2.1.2: UCF REGIONAL CENTER

Description and Purpose

The University of Central Florida (UCF) Regional Center includes the University Campus Special District and surrounding properties that provide other university-related and supportive uses, including medium to high-density residential housing and student housing, retail, professional office and research facilities, institutions, civic spaces, and recreation. While a vertical mix of land uses are envisioned within the UCF Regional Center, it may also consist of existing single-use projects and limited expansions that are not expected to immediately evolve into mixed-use sites due to the existing built environment.

The UCF Regional Center ~~Place Type~~ Typology also accommodates and supports multiple public transit and alternative modes of transportation. Throughout the Center, denser and more compact development patterns that feature integrated plazas, quadrangles, park spaces, and pedestrian passageways are provided. Parking garages should include ground level retail and professional office spaces.

~~Place Type~~ Typology Characteristics

Allowable Uses	University-related, research park, retail, office, single-family residential, multi-family residential, student housing, institutions, civic space, and recreation
Development Density / Intensity	Min. 20 du/ac - Max. 50 du/ac* *Max. 100 du/ac if the Housing Division's certified Affordable/Attainable criteria is met. Max. FAR 3.0 (Residential, Commercial, Office & Mixed Use)
Pedestrian Shed	Long
Civic Space	Frequent civic spaces, typically in the form of quadrangles, greens, plazas, and greenways.

Design Characteristics

Building Placement	Buildings are located to define outdoor rooms, such as quadrangles, lining a combination of open spaces and streets. While buildings may not be immediately along sidewalks, they are located to create edges, activating and engaging pedestrian-centric spaces. Buildings are typically separated from each other.
Building Height	Typically 3 to 12 stories, as controlled by zoning.
Parking	A mixture of parking garages, on-street parking, and surface parking.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)* *Located within the USA	USA > Targeted Sector > Centers Place Type > UCF Regional Center

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T4.2, T4.3, T5.1, T5.2, T5.3, T6.1, T6.2, T6.3, PD (existing prior to Code adoption), SZ-EN, SZ-ED CZ

Mobility	
FDOT Context	C5
Mobility Types	Shared-use trails, shared spaces, and walkways are located throughout, creating a connected off-street network. Bike and micro-mobility accommodations are frequent in areas with and without car access. Vehicular mobility is provided through new streets and intersections creating a connected network outside of core quadrangles, to promote traffic distribution along alternative routes and accommodate non-vehicular modes.
Transit	Local bus, express bus, and premium transit [eBus Rapid Transit (BRT), Light Rail Transit (LRT), etc.] as available

Notes

(This section is intentionally blank)

LMN 2.1.3: TOURIST ACTIVITY CENTER

Description and Purpose

The Tourist Activity Center (TAC) ~~Place Type~~ Typology recognizes a mixture of tourist related development, which provides a transition area between the established suburban neighborhoods of the area and the International Drive Regional Center (IDD-RC).

The TAC includes a mix of commercial, office, institutional uses, and short- and long-term residential uses. The TAC may also consist of existing single-use projects and limited expansions that are not expected to immediately evolve into mixed-use sites due to the existing built environment. The TAC aims to include a development pattern which encourages pedestrian activity, minimize travel distance and time between uses, ensure adequate infrastructure programming, and achieve environmental protection and compatibility with existing neighborhoods.

~~Place Type~~ Typology Characteristics

Allowable Uses	Residential, commercial, office, lodging, and institutional uses alongside or in mixed-use buildings with multi-family residential. Townhomes and stand-alone multi-family residential along side streets or away from the main street frontage
Development Density / Intensity	Min. 12 du/ac - Max. 50 du/ac*/ ** *Max. 70 du/ac if the Housing Division's certified Affordable/Attainable criteria is met. **Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 30 du/ac and are not eligible for the higher flexible density as otherwise provided. Max. FAR 3.0 (Residential, Commercial, Office & Mixed Use) Notwithstanding the minimum residential density and vertical mixed-use criteria established for the IDD-RC, the County shall allow for the adaptive reuse of existing non-residential buildings and underutilized properties for residential purposes in order to help satisfy needed housing demand as addressed in the Orange County Housing for All / 10 Year Action Plan, dated November 2019.
Pedestrian Shed	Standard and Long
Civic Space	Civic spaces in the form of plazas, squares, and compact greens, including a single primary civic space feature are common. As controlled by zoning and dependent upon the size of a subject property, one plaza or square should be located within 1,320 feet of each building, and a smaller civic space should be located within 800 feet of each building.
Design Characteristics	
Building Placement	Buildings are located along sidewalks, passages, and open spaces to support pedestrian activity, the vibrancy of streets, and enclosure of civic spaces. Buildings are located near each other and area frequently attached.
Building Height	Typically 3 to ~~12~~ 25 stories, as controlled by zoning.
Parking	Parking is typically located in parking structures serving one or more property. Surface parking is primarily on street. Where parking lots occur, they are located behind buildings relative to streets, passages, and open spaces.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)* *Located within the USA	USA > Targeted Sector > Centers Place Type > Tourist Activity Center

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T4.2, T4.3, T5.1, T5.2, T5.3, T6.1, T6.2, T6.3, PD (existing prior to Code adoption) SZ-EN, SZ-ED CZ

Mobility	
FDOT Context	C5
Mobility Types	Sidewalks and pedestrian passages are located throughout. Bikes and micro-mobility are accommodated by slow streets, with dedicated lanes along higher-speed roadways. Pedestrian, cyclist, and micro-mobility accommodations through shading, seating, bike racks, and micro-mobility parking areas are frequent. Vehicular mobility is provided through new streets and intersections creating a high intersection density to promote traffic distribution along alternative routes and accommodate non-vehicular modes.
Transit	Local bus and/or premium transit [Bus Rapid Transit (BRT), Light Rail Transit (LRT)] as available.

Notes

(This section is intentionally blank)

LMN 2.1.4: URBAN CORE

Description and Purpose

The Urban Core ~~Place Type~~Typology reflects specific areas within a broader Urban Center where transit-oriented development and a mixture of concentrated urban uses and higher densities / intensities are promoted with a ¼-mile of a premium transit station. Urban Cores are typically located at the intersection of major corridors that provide convenient access from multiple transportation modes. With frequent transit service, Urban Cores support vibrant shopping, dining and employment activities from the early morning into the late evening. Development within an Urban Core reflects a walkable, high-quality pedestrian environment; is designed to make public transit successful; and enhances the convenience and safety of walking and bicycling.

~~Place Type~~ Typology Characteristics

Allowable Uses	Residential, commercial, office, lodging, institutional, and assembly uses alongside or in mixed-use buildings and multi-family residential.
Development Density / Intensity	Min. 35 du/ac - Max. 70 du/ac Max. FAR: 3.0 (Residential, Commercial, Office & Mixed Use) *Max. 120 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.
Pedestrian Shed	Standard or Long
Civic Space	As controlled by zoning, and dependent upon the size of a subject property, civic spaces in the form one plaza or square should be located within 1,320 feet of each building, and a smaller civic space located within 800 feet of each building.

Design Characteristics

Building Placement	Buildings are placed very close to others or are attached. Buildings are also located along sidewalks, passages, and open spaces in order to enhance the pedestrian realm and the vibrancy of streets, and to help frame civic spaces.
Building Height	Typically 3 to 12 stories, as controlled by zoning.
Parking	Parking is typically located in parking structures serving one or more property. Surface parking is primarily on street. Where parking lots occur, they are located behind buildings relative to streets, passages, and open spaces.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)* *Located within the USA	USA > Targeted Sector > Centers Place Type > Urban Core

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T4.3, T5.1, T5.2, T5.3, T6.1, T6.2, T6.3, PD (existing prior to Code adoption) SZ-EN CZ

Mobility	
FDOT Context	C6 and C5
Mobility Types	Sidewalks and pedestrian passages are located throughout. Bike lanes and mobility lanes are along most roads. Pedestrian, cyclist, and micro-mobility accommodations through shading, seating, bike racks, and micro-mobility parking areas are frequent. Vehicular mobility is provided through new streets and intersections creating a high intersection density to promote traffic distribution along alternative routes and accommodate non-vehicular modes.
Transit	A minimum of one (1) premium transit station that supports Bus Rapid Transit (BRT), Commuter Rail Transit (CRT), Light Rail Transit (LRT) or Inter-City Higher-Speed Rail.

Notes

(This section is intentionally blank)

LMN 2.1.5: URBAN CENTER

Description and Purpose

The Urban Center ~~Place Type~~ Typology provides a balanced mix of residential and non-residential land uses with slightly lower intensity than the Urban Core. These include a variety of housing types along side and integrated with commercial, office, institutional and craft manufacturing uses. Urban Centers are active and vibrant, relatively high-density and intensity areas that host activity from the early morning and late into the evening, including shopping, dining, and jobs.

Urban Centers are typically located at the intersection of secondary corridors which provide convenient access from surrounding areas, cars, bikes, and transit where available. Existing land uses are typically low intensity commercial and multi-family housing for which this place type enables significant infill potential and capacity to support the surrounding with convenient access to goods and services, jobs, and housing. Because of the existing pattern, this place type requires a network of new streets and civic spaces to support significant pedestrian and bike access, and to accommodate and distribute cars and parking.

~~Place Type~~ Typology Characteristics

Allowable Uses	Residential, commercial, office, lodging, and institutional uses alongside or in mixed-use buildings with multi-family residential. Townhomes and stand-alone multi-family residential along side streets or away from the main street frontage.
Development Density / Intensity	Min. 20 du/ac - Max. 50 du/ac* *Max. 75 du/ac if the Housing Division's certified Affordable/Attainable criteria is met. Max. FAR 3.0 (Residential, Commercial, Office & Mixed Use)
Pedestrian Shed	Standard and Long
Civic Space	Civic spaces in the form of plazas, squares, and compact greens, including a single primary civic space feature are common. As controlled by zoning, and dependent upon the size of a subject property, one plaza or square should be located within 1,320 feet of each building, and a smaller civic space should be located within 800 feet of each building.

Design Characteristics

Building Placement	Buildings are located along sidewalks, passages, and open spaces to support pedestrian activity, the vibrancy of streets, and enclosure of civic spaces. Buildings are located near each other and area frequently attached.
Building Height	Typically 3 to 12 stories, as controlled by zoning.
Parking	Parking is typically located in parking structures serving one or more property. Surface parking is primarily on street. Where parking lots occur, they are located behind buildings relative to streets, passages, and open spaces.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)*	USA > Targeted Sector > Centers Place Type > Urban Center
*Primarily located within the USA with limited availibility in the RSA	USA & RSA > Intended Sector > Centers Place Type > Urban Center

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T4.3, T5.1, T5.2, T5.3, T6.1, T6.2, T6.3, PD (existing prior to Code adoption) SZ-EN CZ

Mobility	
FDOT Context	C5
Mobility Types	Sidewalks and pedestrian passages are located throughout. Bikes and micro-mobility are accommodated by slow streets, with dedicated lanes along higher-speed roadways. Pedestrian, cyclist, and micro-mobility accommodations through shading, seating, bike racks, and micro-mobility parking areas are frequent. Vehicular mobility is provided through new streets and intersections creating a high intersection density to promote traffic distribution along alternative routes and accommodate non-vehicular modes.
Transit	Local bus and/or premium transit [Bus Rapid Transit (BRT), Light Rail Transit (LRT)] as available.

Notes

(This section is intentionally blank)

LMN 2.1.6: NEIGHBORHOOD CENTER - HIGH

Description and Purpose

The Neighborhood Center (High) ~~Place Type~~ Typology provides for neighborhood-serving retail shops, services, small workplaces, and institutions that are centrally located within a neighborhood or grouping of neighborhoods in the Targeted Sector. Neighborhood Center (High) Place Types are supported by an interconnected pattern of streets and are typically anchored by a civic plaza or square.

Although the integration of residential units in mixed-use buildings are encouraged, non-residential uses found in Neighborhood Center (High) ~~Place Types~~ Typology are primarily supported by residents of adjacent neighborhoods that are located within a 1-mile market area. Neighborhood Centers may also consist of existing single-use projects and limited expansions that are not expected to immediately evolve into mixed-use sites due to the existing built environment. Neighborhood Center (High) ~~Place Types~~ Typology include a main street where commercial and service uses are concentrated to encourage cross-traffic between businesses. They are active places during the day and the early evening, compatible with surrounding residential uses.

Neighborhood Center (High) ~~Place Types~~ Typology are typically located at the intersection of collector roads or in places where existing neighborhood-service commercial uses are located. Frequent pedestrian and bicycle connections to surrounding neighborhoods are encouraged along with vehicular access.

~~Place Type~~ Typology Characteristics

Allowable Uses	Neighborhood Centers are intended to be primarily non-residential. Residential uses will only be permitted in conjunction with non-residential uses on a parcel-by-parcel basis. Residential, commercial, office, and institutional as stand alone uses or in mixed-use buildings with multi-family residential. Townhomes and stand-alone multi-family residential along side streets or away from the main street frontage.
Development Density / Intensity	Min. 10 du/ac - Max. 40 du/ac* *Max. 60 du/ac if the Housing Division's certified Affordable/Attainable criteria is met. Max. FAR 3.0 (Residential, Commercial & Mixed Use)
Pedestrian Shed	Standard
Civic Space	One primary plaza or square is common in Neighborhood Center (High) Place Types, along with other compact greens and small civic space features. As controlled by zoning, and dependent upon the size of a subject property, one plaza or square should be within 1,320 feet of each building and a smaller civic space within 800 feet.

Design Characteristics

Building Placement	Buildings are located along sidewalks, passages, and open spaces to support a neighborhood main street character. Buildings are located near each other and frequently attached.
Building Height	Typically up to 5 stories, as controlled by zoning.
Parking	Parking is located on-street and behind buildings relative to the street. Occasionally parking may be located beside buildings.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)*	USA > Targeted Sector > Centers Place Type > Neighborhood Center (High)
*Primarily located within the USA with limited availibility in the RSA	USA & RSA > Intended Sector >Centers Place Type > Neighborhood Center (High)

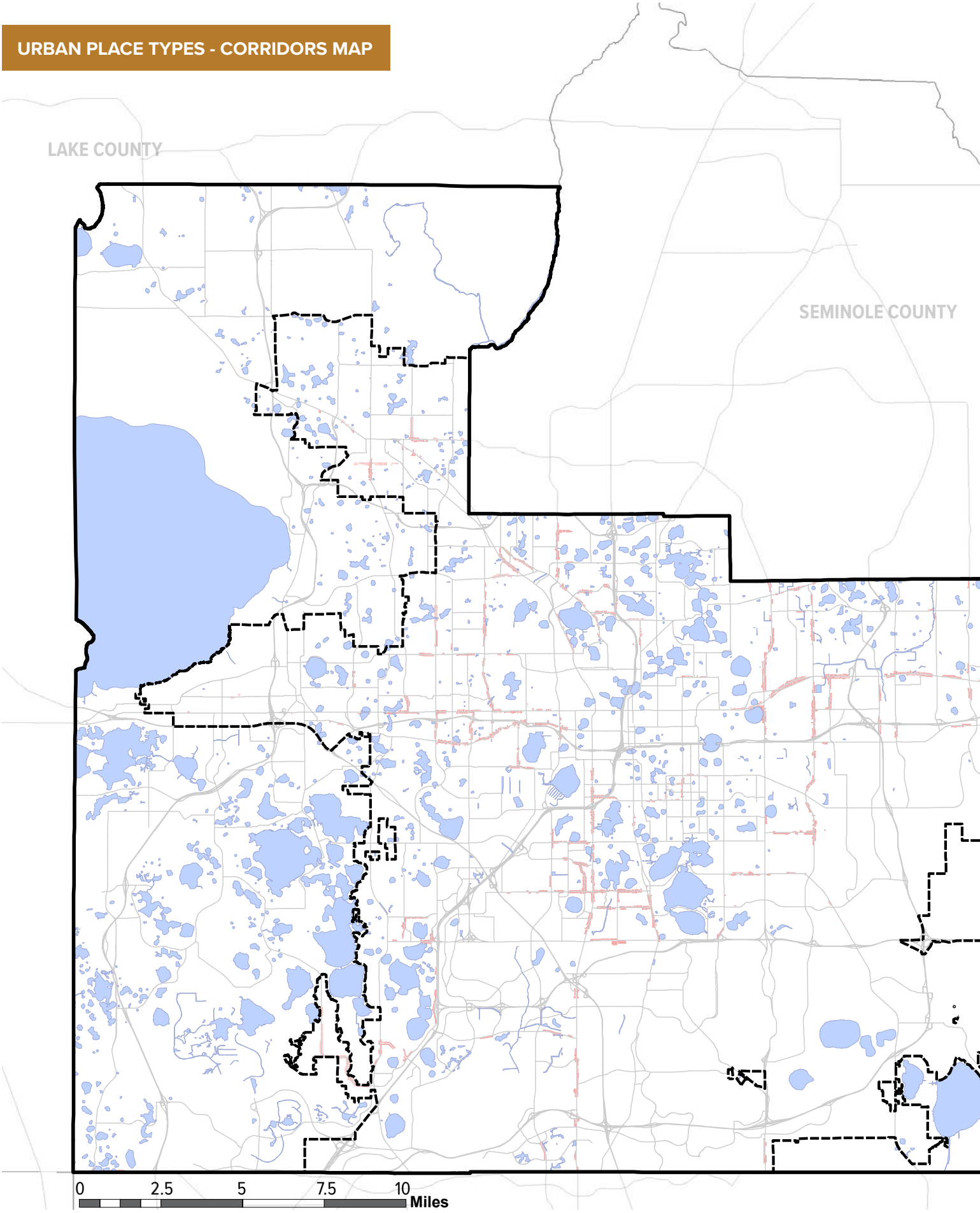
Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T4.3, T5.1, T5.2, T5.3, PD (existing prior to Code adoption), CZ

Mobility	
FDOT Context	C5 and C4
Mobility Types	Sidewalks and pedestrian passages are located throughout. Bikes and micro-mobility are accommodated by slow streets, with dedicated lanes along higher-speed roadways. Pedestrian, cyclist, and micro-mobility accommodations through shading, seating, bike racks, and micro-mobility parking areas are frequent. Vehicular mobility is provided through new streets and intersections creating a connected network of small blocks to promote traffic distribution along alternative routes and accommodate non-vehicular modes.
Transit	Local bus and other premium transit (BRT, LRT) as available.

Notes

(This section is intentionally blank)

URBAN PLACE TYPES - CORRIDORS MAP



OBJ LMN 2.2: URBAN SERVICE AREA: PLACE TYPES - CORRIDORS; Corridors reflect the location of major transit routes, stations or transfer points that support high-density residential and intense mixed-use development activity.

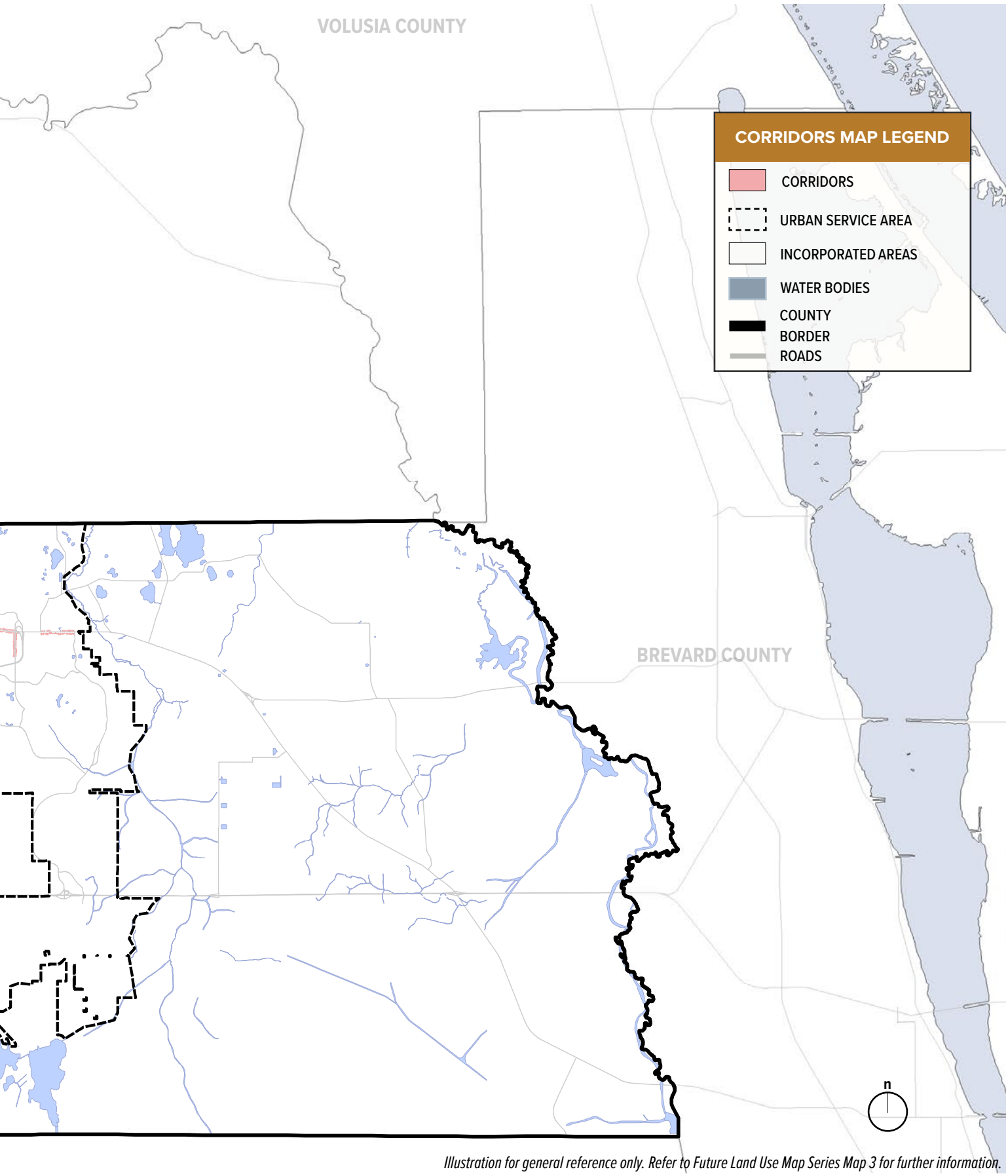


Illustration for general reference only. Refer to Future Land Use Map Series Map 3 for further information.

LMN 2.2.1: URBAN CORRIDOR

Description and Purpose

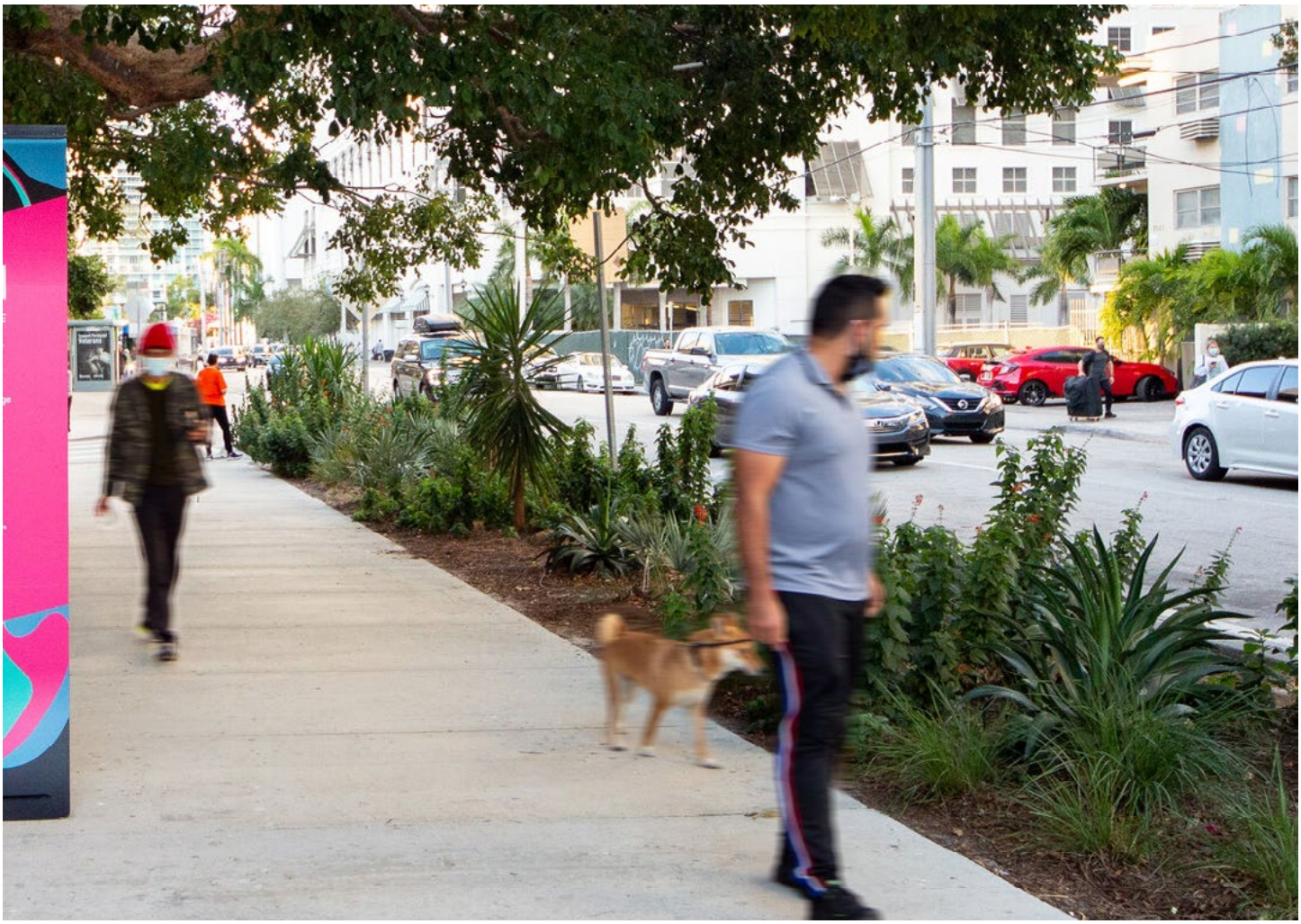
Corridors reflect the location of major transit routes, stations or transfer points that support high-density residential and intense mixed-use development activity. Urban Corridor ~~Place Types~~ Typologies are intended to support urban development and future transit service between Urban Core and Urban Center ~~Place Type~~ Typologies, while managing traffic congestion by sustaining safe, convenient and affordable transportation options. Urban Corridors consist principally of high-density housing and provides residents with convenient access to existing and future transit. Limited non-residential uses may be located along Urban Corridors, but a majority of such uses are directed to and concentrated within anchoring center place types. While a mix of land uses are encouraged within Urban Corridors, they may also consist of existing single-use projects and limited expansions that are not expected to immediately evolve into mixed-use sites due to the existing built environment. Redevelopment in Urban Corridors provides an opportunity to add through-connections to parallel roadways, building a more robust and resilient street network. Bicycle and micro-mobility access along the corridor and to adjacent roadways provides easy access to nearby job centers, retail, and services.

~~Place Type~~ Typology Characteristics

Allowable Uses	Residential, commercial and multi-family residential, offices, lodging, and institutional uses primarily in mixed-use buildings, but sparingly within single-use and townhome buildings.
Development Density / Intensity	Min. 10 du/ac - Max. 50 du/ac* *Max. 75 du/ac if the Housing Division's certified Affordable/Attainable criteria is met. Max. FAR 3.0 (Residential, Commercial & Mixed Use)
Pedestrian Shed	Standard or Long
Civic Space	Civic spaces in the form of plazas and squares are common. As controlled by zoning, and dependent upon the size of a subject property, one plaza or square should be located within 1,320 feet of each building, and a smaller civic space should be located within 800 feet of each building.

Design Characteristics

Building Placement	Buildings are located along sidewalks and passages, and frequently provide entry courtyards along the street. Buildings are located near each other and frequently attached.
Building Height	Typically up to 5 stories, as controlled by zoning.
Parking	Parking is typically located in parking structures serving one or more property. Surface parking lots are located behind buildings relative to streets and passages.



Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)*	USA > Targeted Sector > Corridors Place Type > Urban Corridors
*Primarily located within the USA with limited availibility in the RSA	USA & RSA > Intended Sector > Corridors Place Type > Urban Corridors

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T4.2, T4.3, T5.1, T5.2, T5.3, PD (existing prior to Code adoption), SZ-EN CZ

Mobility	
FDOT Context	C5
Mobility Types	Sidewalks are located throughout. Bikes and micro-mobility are accommodated along secondary streets or along dedicated trails adjacent to higher-speed roadways. Pedestrian, cyclist, and micro-mobility accommodations through shading, seating, bike racks, and micro-mobility parking areas are frequent. Vehicular mobility is provided along the corridor, and supplemented by creating a new network of streets and intersections connecting through to nearby streets, to promote traffic distribution along alternative routes and accommodate non-vehicuar modes.
Transit	Local bus and other premium transit (BRT, LRT) as available.

Notes

(This section is intentionally blank)

LMN 2.2.2: MAIN STREET CORRIDOR

Description and Purpose

Main Street Corridor ~~Place Types~~ Typologies coordinate street design and land use in order to support existing or emerging commercial main streets. Uses along the corridor are a mix of small shops, restaurants, services, and entertainment providing cross-shopping opportunities and encouraging people to discover new businesses. Offices and housing may be located above the ground floor along the corridor, and housing and small workplaces may be located nearby, just off of the corridor. While a mix of land uses are encouraged within Main Street Corridors, they may also consist of existing single-use projects and limited expansions that are not expected to immediately evolve into mixed-use sites due to the existing built environment.

Streetscape character is a prominent feature of Main Street Corridors. The main street should be designed for slower speeds and travel lanes that are lined by parallel parking and well-maintained street trees. Sidewalks should be of sufficient width to support frequent pedestrians and outdoor dining. Bicycles should be carefully accommodated, with consideration for protected lanes or sidewalk adjacent lanes to retain a narrow path for cars. Altogether, the streetscape is a high quality and carefully designed outdoor room with buildings lining its' edges.

~~Place Type~~ Typology Characteristics

Allowable Uses	Small format commercial and institutional ground floor uses with office or multi-family above, and additional multi-family, townhomes, and small single unit detached residential located away from the main street frontage.
Development Density / Intensity	Min. 10 du/ac - Max. 40 du/ac* *Max. 60 du/ac if the Housing Division's certified Affordable/Attainable criteria is met. Max. FAR 3.0 (Residential, Commercial & Mixed Use)
Pedestrian Shed	Standard
Civic Space	Civic spaces in the form of plazas and/or compact greens are common. As controlled by zoning, and dependent upon the size of a subject property, a smaller civic space should be located within 800 feet of each building.

Design Characteristics

Building Placement	Buildings are located along sidewalks and passages, creating an active street space. Buildings are located near each other and frequently attached.
Building Height	Typically up to 5 stories, as controlled by zoning.
Parking	Parking is located on-street and behind buildings relative to the street, and occasionally located along the side of buildings.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)*	USA > Targeted Sector > Corridors Place Type > Main Street Corridor
*Primarily located within the USA with limited availibility in the RSA	USA & RSA > Intended Sector > Corridors Place Type > Main Street Corridor

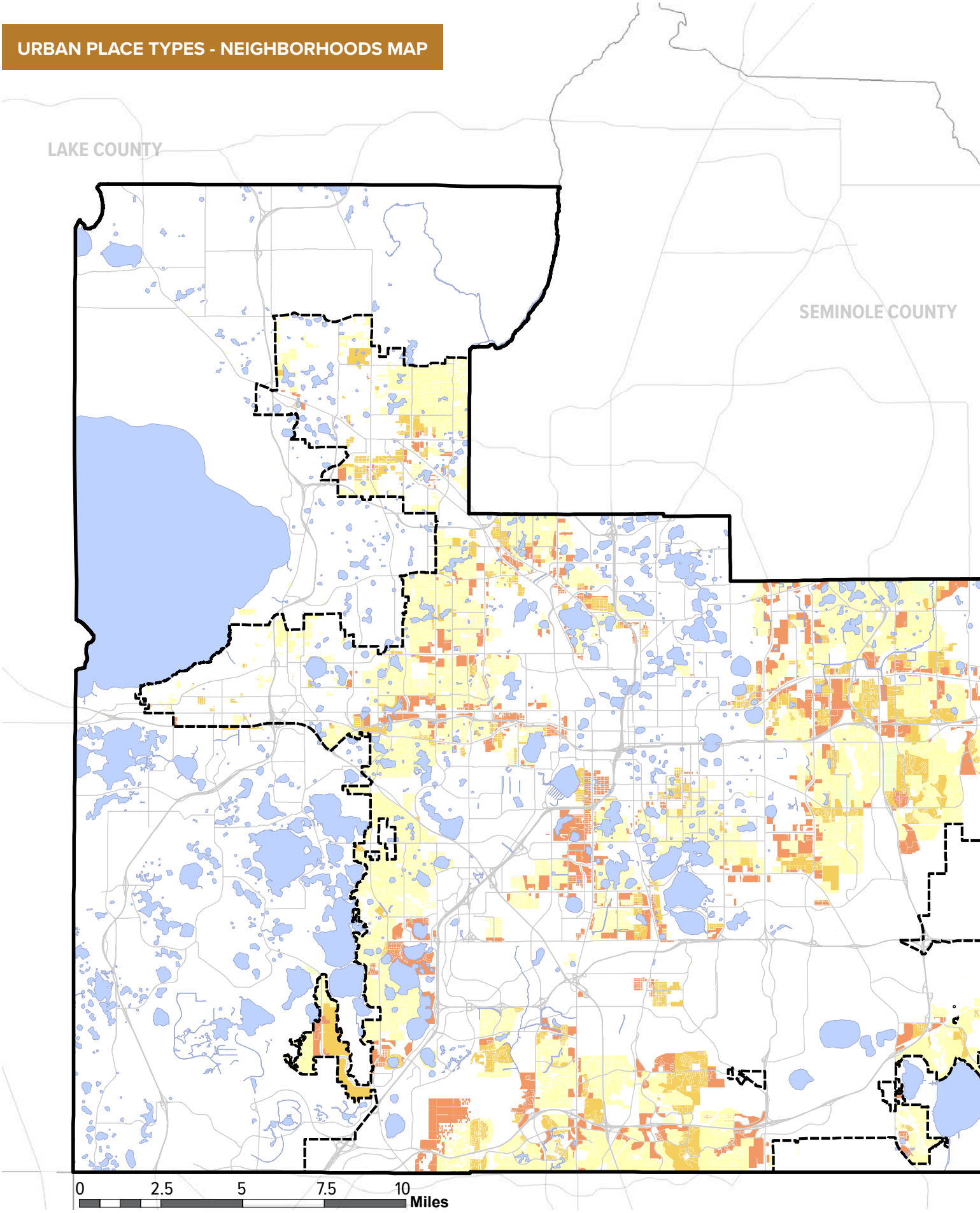
Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T4.3, T5.1, T5.2, T5.3, PD (existing prior to Code adoption), CZ

Mobility	
FDOT Context	C5
Mobility Types	Sidewalks are located throughout. Bikes and micro-mobility are accommodated by slow speeds along the main street. Pedestrian, cyclist, and micro-mobility accommodations through shading, seating, bike racks, and micro-mobility parking areas are frequent. Vehicular mobility is provided along the corridor, and supplemented by creating a new network of streets and intersections connecting through to nearby streets, to promote traffic distribution along alternative routes and accommodate non-vehicular modes.
Transit	Local bus and other premium transit (BRT, LRT) as available.

Notes

(This section is intentionally blank)

URBAN PLACE TYPES - NEIGHBORHOODS MAP



OBJ LMN 2.3: URBAN SERVICE AREA: PLACE TYPES - NEIGHBORHOODS; Neighborhoods are the residential section of the community or places accessible to nearby Centers within a pedestrian shed along transit or suburban corridors or to neighborhood serving and compatible uses.

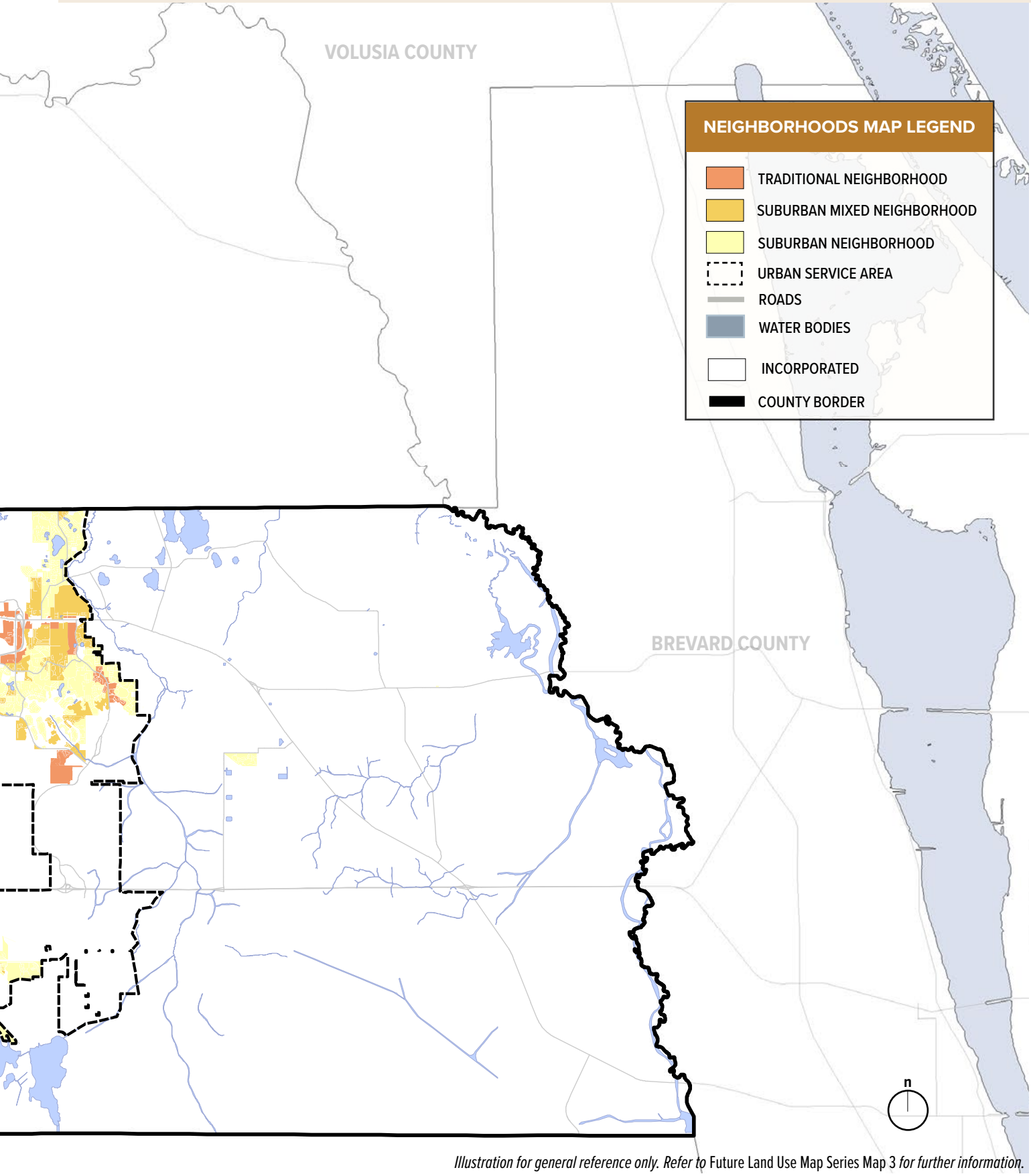


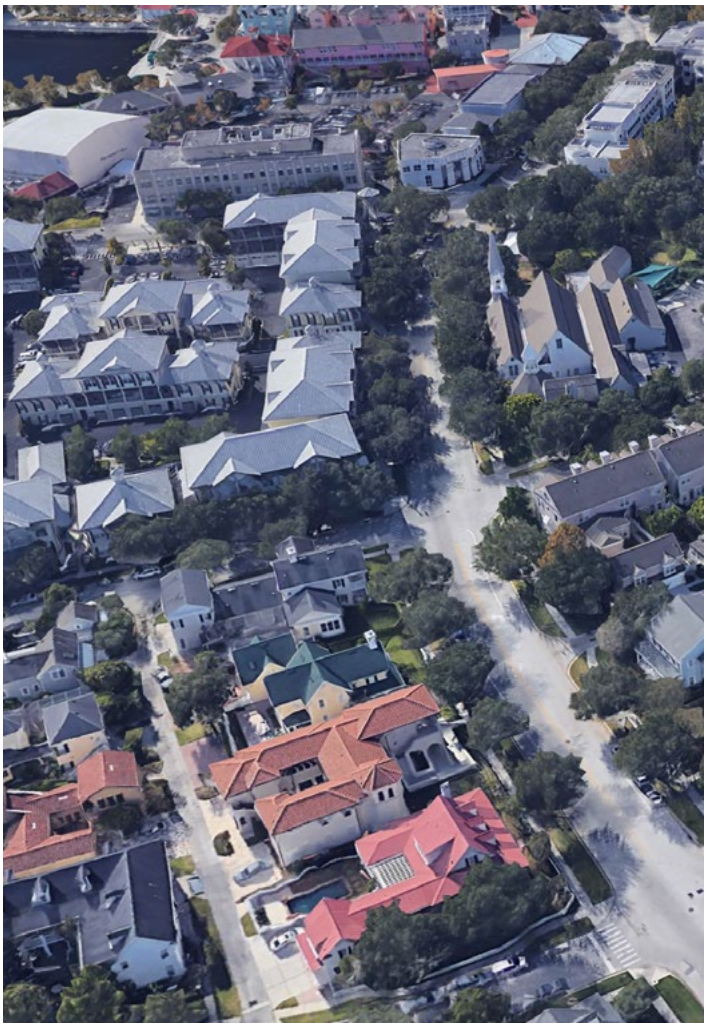
Illustration for general reference only. Refer to Future Land Use Map Series Map 3 *for further information.*

LMN 2.3.1: TRADITIONAL NEIGHBORHOOD

Description and Purpose

Traditional Neighborhood ~~Place Types~~ Typologies provide for a variety of residential housing types along a series of walkable blocks, and with convenient access to civic spaces. Housing typically includes medium and small multi-unit buildings, townhomes, cottage and cottage courts, duplexes, and small and medium single-unit detached housing. The small block size creates a network of streets which makes walking and cycling convenient, and distributes vehicles along narrow streets with slower speeds.

Traditional Neighborhoods are often anchored by a Neighborhood Center within 2,000 linear feet of most homes. A mixture of larger civic squares or greens and smaller civic spaces distributed throughout the overall neighborhood, gives focus to the street network, and connects them to a variety of housing types. Small commercial spaces anchor occasional street corners or civic spaces, and provide essential neighborhood services.



~~Place Type~~ Typology Characteristics	
Allowable Uses	A mixture of dwelling types, supportive institutions, and small neighborhood retail or cafes, including small multi-family, courtyard buildings, duplex, small and medium single-unit detached, townhomes, live-work units, and accessory dwellings.
Development Density / Intensity	Min. 10 du/ac - Max. 30 du/ac */ ** * Max. 50 du/ac if the Housing Division's certified Affordable/Attainable criteria is met. ** Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 30 du/ac and are not eligible for the higher flexible density as otherwise provided. Max. FAR: 1.5 (Residential, Commercial, Office & Mixed Use)
Pedestrian Shed	Standard
Civic Space	Civic spaces are a frequent feature of Traditional Neighborhoods, and typically consist of a primary civic square or green, multiple compact greens, and small civic space amenities distributed throughout. Small sites and individual buildings sites do not require civic space, but larger development sites are required to provide public civic space for area-wide use. One square or green should be located within 1,320 feet of each building, and a smaller civic space with play features should be located within 800 feet of each residence.
Design Characteristics	
Building Placement	Buildings are located near sidewalks, passages, arcades, courtyards, and open spaces with shallow setbacks, supporting pedestrian activity. Buildings are located near each other and may be attached.
Building Height	Typically up to ~~3.5~~ 4 stories, as controlled by zoning.

Parking	Parking is located on-street and behind buildings relative to the street, including residential garages accessed through alleys or parking courts. Small parking structures may service multi-family properties when fully shielded from streets.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)*	USA > Targeted Sector > Neighborhoods Place Type > Traditional Neighborhood
*Primarily located within the USA with limited availibility in the RSA	USA & RSA > Intended Sector >Neighborhoods Place Type > Traditional Neighborhood

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T4.1, T4.2, T4.3, T5.1, T5.2, PD (existing prior to Code adoption), CZ

Mobility	
FDOT Context	C4
Mobility Types	Wide sidewalks and comfortable bike lanes are located throughout. Bikes and micro-mobility are supported by narrow, slow streets, along with traffic calming deflections and diversions. Pedestrians, cyclists, and micro-mobility are always accommodated, and frequent shade, seating, other street furniture, bike racks, and micro-mobility parking areas are located within all civic spaces. A network of frequent streets and small blocks are used to distribute vehicular traffic along alternative routes and accommodate other non-vehicular modes.
Transit	Local bus transit, and/or certain premium transit services are generally available within the Targeted Sector.

Notes

(This section is intentionally blank)

LMN 2.3.2: NEIGHBORHOOD CENTER - LOW

Description and Purpose

The Neighborhood Center (Low) ~~Place Type~~ Typology provides for neighborhood-serving retail shops, services, small workplaces, and institutions that are centrally located within a neighborhood or grouping of neighborhoods in the Established Sector. Neighborhood Centers are supported by an interconnected pattern of streets and are typically anchored by a civic plaza or square.

Although the integration of residential units in mixed-use buildings are encouraged, non-residential uses found in Neighborhood Center (Low) ~~Place Types~~ Typology are primarily supported by residents of adjacent neighborhoods that are located within a 1-mile market area. Neighborhood Centers may also consist of existing single-use projects and limited expansions that are not expected to immediately evolve into mixed-use sites due to the existing built environment. Neighborhood Center (Low) ~~Place Types~~ Typology include a main street where commercial and service uses are concentrated to encourage cross-traffic between businesses. They are active places during the day and the early evening, compatible with surrounding residential uses.

Neighborhood Center (Low) ~~Place Types~~ Typology are typically located at the intersection of collector roads or in places where existing neighborhood-service commercial uses are located. Frequent pedestrian and bicycle connections to surrounding neighborhoods are encouraged along with vehicular access.

~~Place Type~~ Typology Characteristics

Allowable Uses	Neighborhood Centers are intended to be primarily non-residential. Residential uses will only be permitted in conjunction with non-residential uses on a parcel-by-parcel basis. A mixture of dwelling types, supportive institutions, and small neighborhood retail or cafes, including small multi-family, courtyard buildings, duplex, small and medium single-unit detached, townhomes, live-work units, and accessory dwellings.
Development Density / Intensity	Max. 20 du/ac* *Max. 50 du/ac if the Housing Division's certified Affordable/Attainable criteria is met. Max. FAR: 1.5 (Residential, Commercial, Office & Mixed Use)
Pedestrian Shed	Standard
Civic Space	One primary plaza or square is common in Neighborhood Center (High) Place Types, along with other compact greens and small civic space features. As controlled by zoning, and dependent upon the size of a subject property, one plaza or square should be within 1,320 feet of each building and a smaller civic space within 800 feet.

Design Characteristics

Building Placement	Buildings are located along sidewalks, passages, and open spaces to support a neighborhood main street character. Buildings are located near each other and frequently attached.
Building Height	Up to ~~3.5~~ 4 stories, as controlled by zoning.
Parking	Parking is located on-street and behind buildings relative to the street. Occasionally parking may be located beside buildings.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)*	USA > Established Sector > Centers Place Type > Neighborhood Center (Low)
*Located within the USA	

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T4.2, T5.1, T5.2, PD (existing prior to Code adoption), CZ

Mobility	
FDOT Context	C5 and C4
Mobility Types	Sidewalks and pedestrian passages are located throughout. Bikes and micro-mobility are accommodated by slow streets, with dedicated lanes along higher-speed roadways. Pedestrian, cyclist, and micro-mobility accommodations through shading, seating, bike racks, and micro-mobility parking areas are frequent. Vehicular mobility is provided through new streets and intersections creating a connected network of small blocks to promote traffic distribution along alternative routes and accommodate non-vehicular modes.
Transit	Local bus and other premium transit (BRT, LRT) as available

Notes

(This section is intentionally blank)

LMN 2.3.3: SUBURBAN CORRIDOR

Description and Purpose

Suburban Corridors are located along arterial roadways where historical development patterns primarily reflect low-rise commercial and office buildings with scattered residential uses. These corridors offer ample infill and redevelopment opportunities, yet are not well positioned to become Urban Corridors. Although some Suburban Corridors have been developed with auto-dependent uses and may lack ideal access to public transit, they serve as an essential link between other centers and neighborhoods. Infill and redevelopment provide both new housing and opportunities to replace auto-dependent commercial with pockets of walkable commercial clusters in close proximity to existing homes. Addressing the character of the arterial corridor, Suburban Corridors may provide a small amount of parking along frontage parking lanes, yet keeping buildings relatively close to the street. This frontage condition, a change in the character of uses and signage, and introduction of housing is intended to evolve arterial corridors to provide pleasant and orderly places which support both existing and future residents.

~~Place Type~~ Typology Characteristics

Allowable Uses	Residential, commercial, office, institutional, and light manufacturing, along with townhomes and multi-family dwellings free standing or in mixed-use buildings.
Development Density / Intensity	Min. 10 du/ac - Max. 20 du/ac * *Max. 40 du/ac if the Housing Division's certified Affordable/Attainable criteria is met. Max. FAR: 1.5 (Residential, Commercial, Office & Mixed Use)
Pedestrian Shed	n/a
Civic Space	As controlled by zoning, and dependent upon the size of a subject property, a civic space in the form of a square or green should be located within 2,640 feet of each building.

Design Characteristics

Building Placement	Buildings are located along sidewalks that front parking lanes, and occasionally along corridor sidewalks, but are generally set apart from each other.
Building Height	Typically up to 3 stories, as controlled by zoning.
Parking	Parking is located behind or to the sides of buildings relative to streets. Limited parking may be located along frontage parking lanes.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)*	USA > Established Sector > Corridors Place Type > Suburban Corridor
*Primarily located within the USA with limited availibility in the RSA	USA & RSA > Intended Sector >Corridors Place Type > Suburban Corridor

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T3.2, T3.3, T4.1, T4.2, T4.3, T5.1, T5.2, PD (existing prior to Code adoption), CZ,

Mobility	
FDOT Context	C3C and C3R
Mobility	Sidewalks are located throughout. Bikes and micro-mobility are accommodated along secondary streets or along dedicated trails adjacent to higher-speed roadways. Vehicular mobility is provided along the corridor, and supplemented by creating a new network of streets and intersections connecting through to nearby streets, to promote traffic distribution along alternative routes and accommodate non-vehicular modes.
Transit	Limited local bus transit along certain arterial roadways, with other premium transit options as available

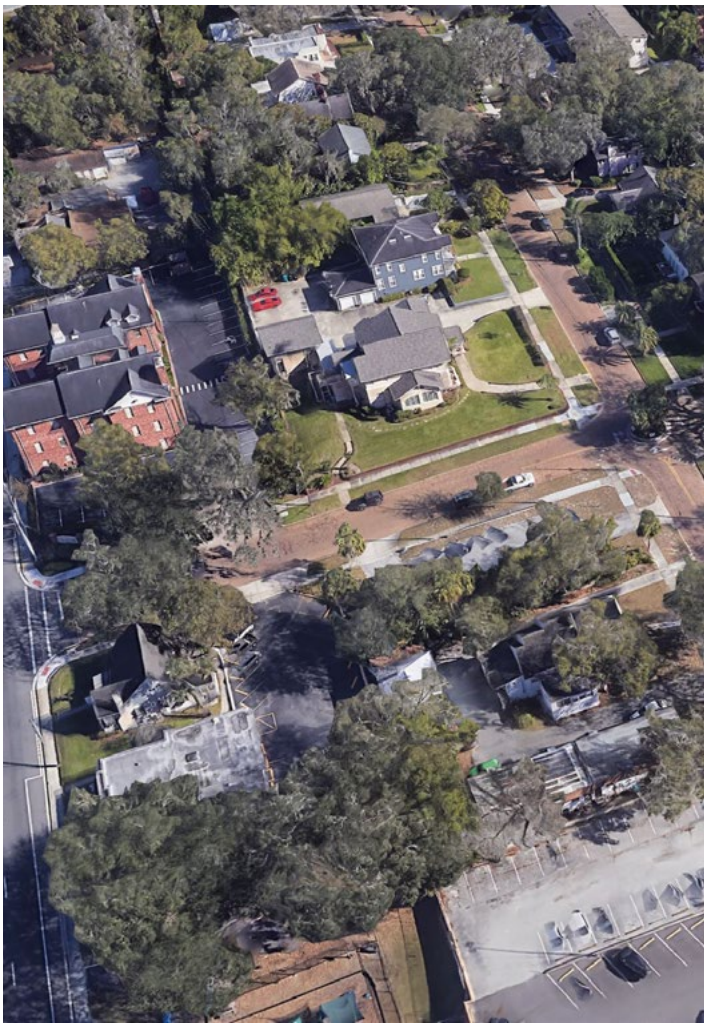
Notes

(This section is intentionally blank)

LMN 2.3.4: SUBURBAN MIXED NEIGHBORHOOD

Description and Purpose

Suburban Mixed Neighborhood ~~Place Types~~ Typologies are found throughout the county and provide for a mix of single-family detached residential units and attached townhomes on variety of lot sizes, and are typically located near collector and arterial roadways. Suburban Mixed Neighborhoods also represent ideal locations for missing middle housing types due to the mixed nature of existing housing supply. While many Suburban Mixed Neighborhoods have an adequate street network, new street connections and civic spaces are necessary to support the access, health, and safety of their residents.



~~Place Type~~ Typology Characteristics	
Allowable Uses	A mixture of dwelling types and supportive institutions, including small multi-family homes, courtyard buildings, duplexes, small and medium single-unit detached houses, townhomes, and accessory dwellings.
Development Density / Intensity	Min. 64 du/ac - Max. 12 du/ac* *Max. 20 du/ac if the Housing Division's certified Affordable/Attainable criteria is met.
Pedestrian Shed	Standard
Civic Space	Civic spaces are a prominent feature of Suburban Mixed Neighborhoods, typically consisting of greens, greenways, and multiple compact greens distributed throughout. Small sites and individual buildings sites do not require civic space, but larger development sites are required to provide space for area-wide use. One square or green should be within 1,320 feet of each building and a smaller civic space with play features should be within 800 feet of each residence.

Design Characteristics	
Building Placement	Buildings have moderate setbacks from sidewalks and open spaces and shallow setbacks from each other. Buildings are located near each other and are occasionally attached.
Building Height	Typically up to 3-5 stories, as controlled by zoning.
Parking	Parking is located on-street and behind buildings relative to the street, including residential garages accessed by alleys, next to parking courts, or front or side driveways.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)* *Primarily located within the USA with limited availibility in the RSA	USA > Established Sector > Neighborhoods Place Type > Suburban Mixed Neighborhood USA & RSA > Intended Sector > Neighborhoods Place Type > Suburban Mixed Neighborhood RSA > Rural Sector > Neighborhoods Place Type > Suburban Mixed Neighborhood

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T3.2, T3.3, T4.1, T4.2, ~~T4.3~~, PD (existing prior to Code adoption), SZ-MH, CZ

Mobility	
FDOT Context	C4
Mobility Types	Sidewalks are located throughout. Bikes and micro-mobility are accommodated through sharrows, bike lanes, and dedicated trails. Streets are narrow throughout, and often include traffic calming deflections and diversions. Shading is frequent; seating and bike parks exist at civic spaces. Vehicular mobility is supported through a network of frequent streets and small blocks to promote traffic distribution along alternative routes and accommodate non-vehicular modes. New connections between nearby existing streets should be added through new development.
Transit	Transit service and accompanying amenities are typically located along nearby corridors.

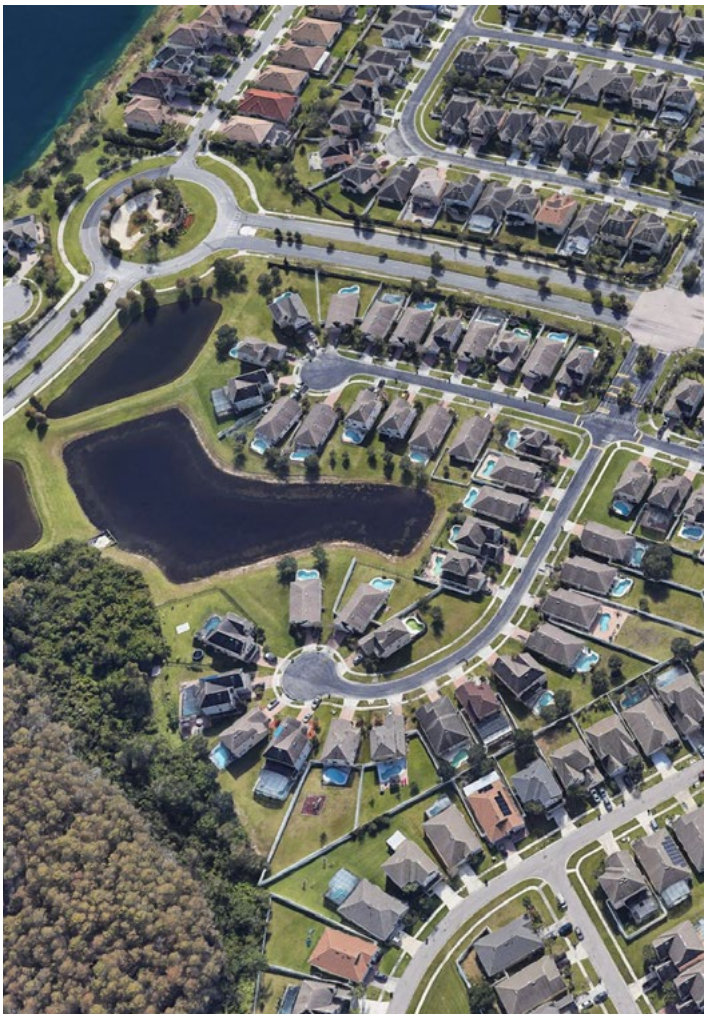
Notes

(This section is intentionally blank)

LMN 2.3.5: SUBURBAN NEIGHBORHOOD

Description and Purpose

Suburban Neighborhood ~~Place Types~~Typologies primarily consist of single-unit detached and attached (townhome) residential houses in existing conventional subdivisions. Undeveloped or underdeveloped areas within Suburban Neighborhoods may also be used to accommodate new single-unit housing and accessory dwelling units.



~~Place Type~~ Typology Characteristics

Allowable Uses	Single-unit detached and attached units, and accessory dwellings
Development Density / Intensity	Max. ~~6~~4 du/ac (or Max. ~~8~~6 du/ac for "Missing Middle Housing" in T4.1 transect zone and if the Housing Division's certified Affordable/Attainable criteria is met). Note: Properties within the Shingle Creek Protection Area shall be limited to a maximum residential density of 4 du/ac and are not eligible for the higher residential density as otherwise provided, including the flexible density.
Pedestrian Shed	n/a
Civic Space	Frequent civic spaces in the form of greens, compact greens, greenways, and recreational areas should be located within 1,320 linear feet of any residential unit.

Design Characteristics

Building Placement	Buildings are set back from sidewalks with landscaping. They are further from each other than comparable neighborhood land uses.
Building Height	Up to 2.5 stories, as controlled by zoning.
Parking	Parking is located on-street and on individual residential properties. On-site parking is accessed by driveways on the front or side street, leading to garages that are fully or partially recessed from the main facade of buildings.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)* *Primarily located within the USA with limited availibility in the RSA	USA > Established Sector > Neighborhoods Place Type > Suburban Neighborhood USA & RSA > Intended Sector > Neighborhoods Place Type > Suburban Neighborhood RSA > Rural Sector > Neighborhoods Place Type > Suburban Mixed Neighborhood

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T3.1, T3.2, T3.3, T4.1, PD (existing prior to Code adoption), SZ-MH, CZ

Mobility	
FDOT Context	C3R
Mobility Types	Sidewalks are located throughout. Bikes and micro-mobility are accommodated through sharrows, bike lanes, and dedicated trails. Streets are narrow throughout, and may include traffic calming deflections and diversions. Shading is frequent, with seating and bike parking located within civic spaces. Vehicular mobility may be limited in many existing neighborhoods, but new and enhanced street connections may be added through new developments to provide alternative routes and to accommodate other non-vehicular modes.
Transit	Transit service and accompanying amenities may be located along nearby corridors. Transit service and accompanying amenities may be located along nearby corridors.

Notes

(This section is intentionally blank)

LMN 2.3.6: RURAL RESIDENTIAL ENCLAVES

Description and Purpose

Rural Residential Enclaves (RRE) are established neighborhoods within the Urban Service Area (USA) or in close proximity to urban growth areas. RRE are homogenous and stable rural residential patterns with defined geographic boundaries, and characteristically support low-density single-family residences and agricultural and equestrian uses.

Orange County shall continue to support these rural residential neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning solutions. (Added 8-31-18, Ord. 2018-17) (OBJ FLU2.5)

Development Uses and Policies

Allowable Uses	Greenhouses and agriculture, single family residential, equestrian uses, open space, parks	
Development Density / Intensity	Minimum/ Maximum Developable Acreage of Lots:	
	Lake Mabel	Max. 1 du/ac (Minimum Lot Size of 1 Acre)
	Berry Dease	Max. 1 du/ 2 ac (Minimum Lot Size of 2 Acres)
	Chickasaw	Max. 1 du/ac (Minimum Lot Size of 1 Acre)
	Rocking Horse	Max. 1 du/ 2 ac (Minimum Lot Size of 2 Acres)
	Orlando-Kissimmee Farms	Max. 1 du/ 2 ac (Minimum Lot Size of 2 Acres)
	Max FAR: 0.15~~N/A~~ (Non-Residential Use)	
Pedestrian Shed	N/A	

Design Characteristics

Building Placement	Primary residence of the property, accessory dwellings, and any out buildings associated with the activities of a working farm/ other agriculture related activities are on large lots set back from the street.
Building Height	Up to 2.5 stories, as controlled by zoning
Parking	Parking areas may be located in front, besides, or behind buildings, but designed in context of rural character.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)* *Located within the RSA	RSA > Rural Sector > Neighborhoods Place Type > Rural Residential Enclaves

Desired Land Use Transects and Mix	
Transect Zones / Zoning Districts	T2.1, T2.2, and T2.3, as controlled by zoning

Mobility	
FDOT Context	C2/ C2T
Mobility Types	Auto-mobile oriented
Transit	On-demand or paratransit may be available, transit may be accessible nearby outside the Rural Residential Enclave

Notes

(This section is intentionally blank)

LMN 2.3.7: RURAL RESIDENTIAL ENCLAVES: Rural Residential Enclaves play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse and vibrant places. The County shall continue to support these rural residential neighborhoods by addressing local compatibility challenges while promoting context-sensitive community planning solutions. (Added 8-31-18, Ord. 2018-17) (OBJ FLU2.5)

LMN 2.3.8: Rural Residential Enclaves are generally described as established neighborhoods with a homogeneous and stable rural residential development pattern; well- defined or fairly defined geographic boundaries; and the presence of historic, physical, environmental, regulatory, or other site-specific constraints. Rural Residential Enclaves may also reflect other rural characteristics, despite being located in the Urban Service Area (USA), or in close proximity to designated urban growth areas. (Added 8-31-18, Ord. 2018-17) (FLU2.5.1)

LMN 2.3.9: The following Rural Residential Enclaves are hereby established, with boundaries defined on Maps 22(a) through 22(e) of the Future Land Use Map Series:

A. Lake Mabel Rural Residential Enclave
B. Berry Dease Rural Residential Enclave
C. Chickasaw Rural Residential Enclave
D. Rocking Horse Rural Residential Enclave
E. Orlando- Kissimmee Farms Rural Residential Enclave

(Added 8-31-18, Ord. 2018-17) (FLU2.5.2)

LMN 2.3.10: Rural Residential Enclave designations must be initiated by the Board of County Commissioners (BCC), or by County staff, in coordination with the BCC. Comprehensive Plan Amendment(s) shall be required for all new designations, or changes to existing enclaves, with boundaries incorporated into the Future Land Use Map Series. (Added 8-31-18, Ord. 2018-17) (FLU2.5.3)

LMN 2.3.11: Properties within Rural Residential Enclaves shall be subject to the minimum ~~net~~ developable land area requirements and corridor guidelines as specified below, and as depicted on Maps 22(a) through 22(e) of the Future Land Use Map Series. (FLU 2.5.4)

Table LMN 2.3.11 (a) RURAL RESIDENTIAL ENCLAVES - DEVELOPMENT REQUIREMENTS

Rural Residential Enclave	Minimum Developable Area Requirement	Identified Rural Residential Corridors	Market Area
Lake Mabel	1.0 Ac. Min.	None	Southwest
Berry Dease	2.0 Ac. Min.	Berry Dease Road Sunderson Road Gregory Road	East
Chickasaw	1.0 Ac. Min.	S. Chickasaw Trail Chickasaw Farms Lane	East
Rocking Horse	2.0 Ac. Min.	Rocking Horse Road Tamanaco Trail Koi Road	East
Orlando-Kissimmee Farms	2.0 AC. Min.	New Hope Road Beth Road Whispering Pines Road Happy Lane Bicky Road Seth Road Hidden Trail	South

[1] Minimum ~~Net~~ Developable Land Area as defined by Policy LMN 1.5.7. (Added 8-31-18, Ord. 2018-17) (FLU2.5.4)

LMN 2.3.12: Clustering of residential units to accommodate smaller lot sizes than as prescribed by Policy LMN 2.3.9 shall be prohibited. (Added 8-31-18, Ord. 2018-17) (FLU2.5.5)

LMN 2.3.13: Pursuant to and consistent with Policy LMN 1.6.3 and Section 38-77, Orange County Code, uses of property within a Rural Residential Enclave shall be permitted by right or Special Exception, permitted with conditions or prohibited, in accordance with the zoning district in which the property is located. (Added 8-31-18, Ord. 2018-17) (FLU2.5.6)

LMN 2.3.14: To protect and enhance existing rural character, the following requirements and guidelines shall apply to all new development or redevelopment within Rural Residential Enclaves:

A. Gated subdivisions shall be prohibited within Rural Residential Enclaves, except where those rights have been vested.

B. Built forms commonly associated with suburban development, such as 'themed' subdivisions, entryway monuments, geometric or layered landscaping forms, or similar design elements shall be prohibited.

C. Continuous masonry walls shall be prohibited along frontages of Identified Rural Residential Corridors, as specified by LMN 2.3.9.

D. The existing character of Identified Rural Residential Corridors should be preserved and/or enhanced. Examples of character-defining elements include, but are not limited to:

   a. Agriculture, croplands, pastures, rural open spaces, thickets of trees and bushes, hedgerows, natural topography, and other natural elements.

b. Rural fencing, such as split-rail, paddock, picket, rustic timber, barbed wire, wire meshes or panels, livestock fences, or similar styles and materials.

c. Narrow streets, often containing no more than two vehicular lanes, sidewalks when required, grass shoulders, and limited or absent lane striping.

d. Drainage swales or other open stormwater systems, and the absence of curb-and-gutter systems.

e. Shared use of Right-of-Way by motorists, pedestrians, cyclists, and horses.

f. Single-family residential frontages, often characterized by an organic distribution of homes and auxiliary structures, with large front setbacks, narrow residential driveways, and alternative paving materials.

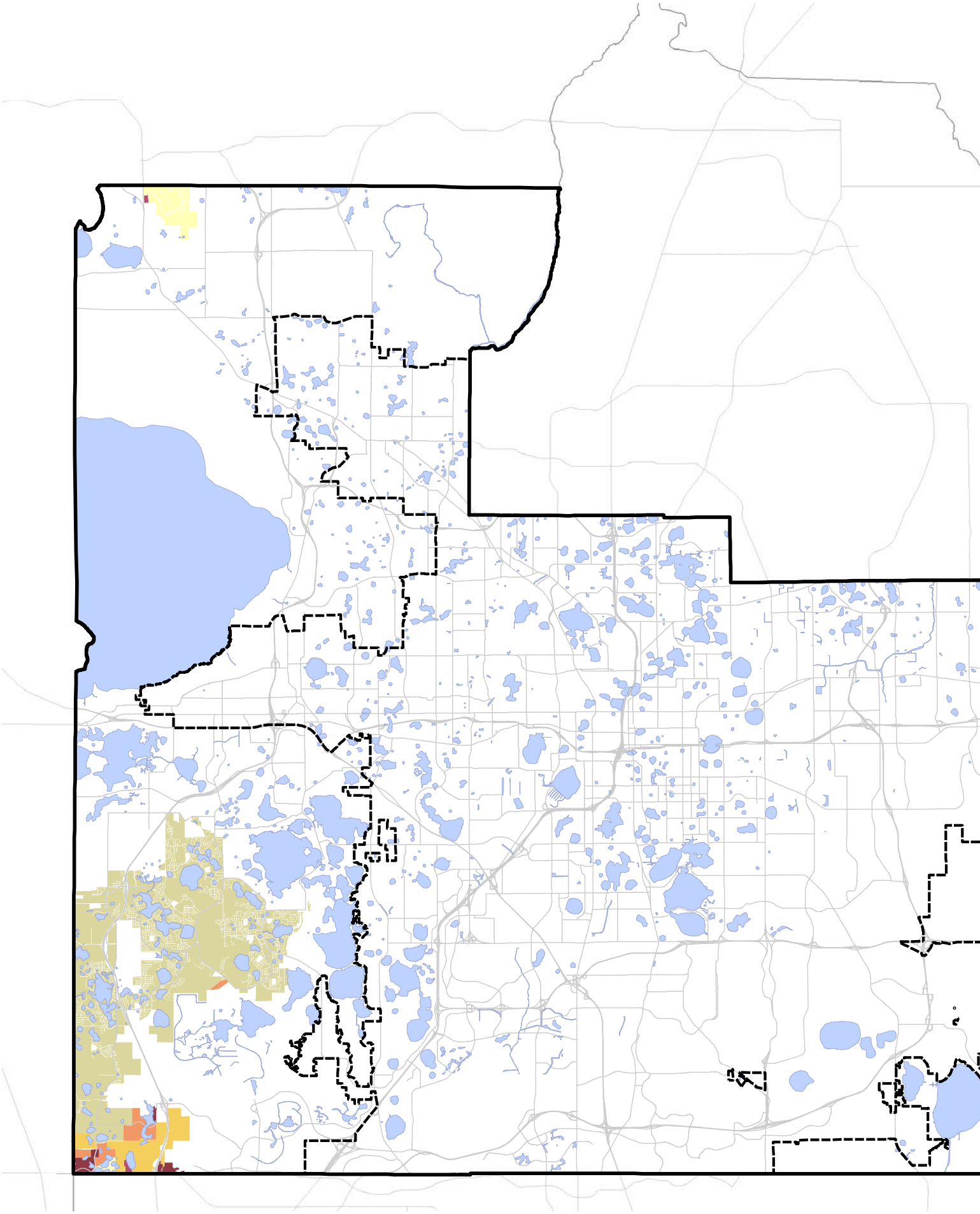
g. Shade trees, continuous street canopy, and scattered clusters of natural landscaping.

(Added 8-31-18, Ord. 2018-17) (FLU2.5.7)

LMN 2.3.15: New land use, zoning, and development applications proposed within or in close proximity to a Rural Residential Enclave boundary, or which rely on vehicular access to/from a designated rural residential corridor, must be reviewed for compatibility in the context of the Enclave's rural character (Added 5-4-21, Ord. 2018-23) (FLU2.5.8)

[SPACE INTENTIONALLY LEFT BLANK]

[PAGE INTENTIONALLY LEFT BLANK]



GOAL LMN 3: INTENDED SECTOR FUTURE LAND USES

The Intended Sector requires planning for future infrastructure and transportation needs associated with new development in a systematic and coordinated fashion. These previously master-planned communities include the Horizon West Special Planning Area, the Innovation Way Overlay Area, Avalon Park, the Lake Pickett Study Area, and the Growth Centers. The primary objective of the Intended Sector is that development will occur consistent with their area specific policies, special area planned developments and/or regulating plans. These pre-planned areas require adequate infrastructure to support development according to their adopted master/development plan.

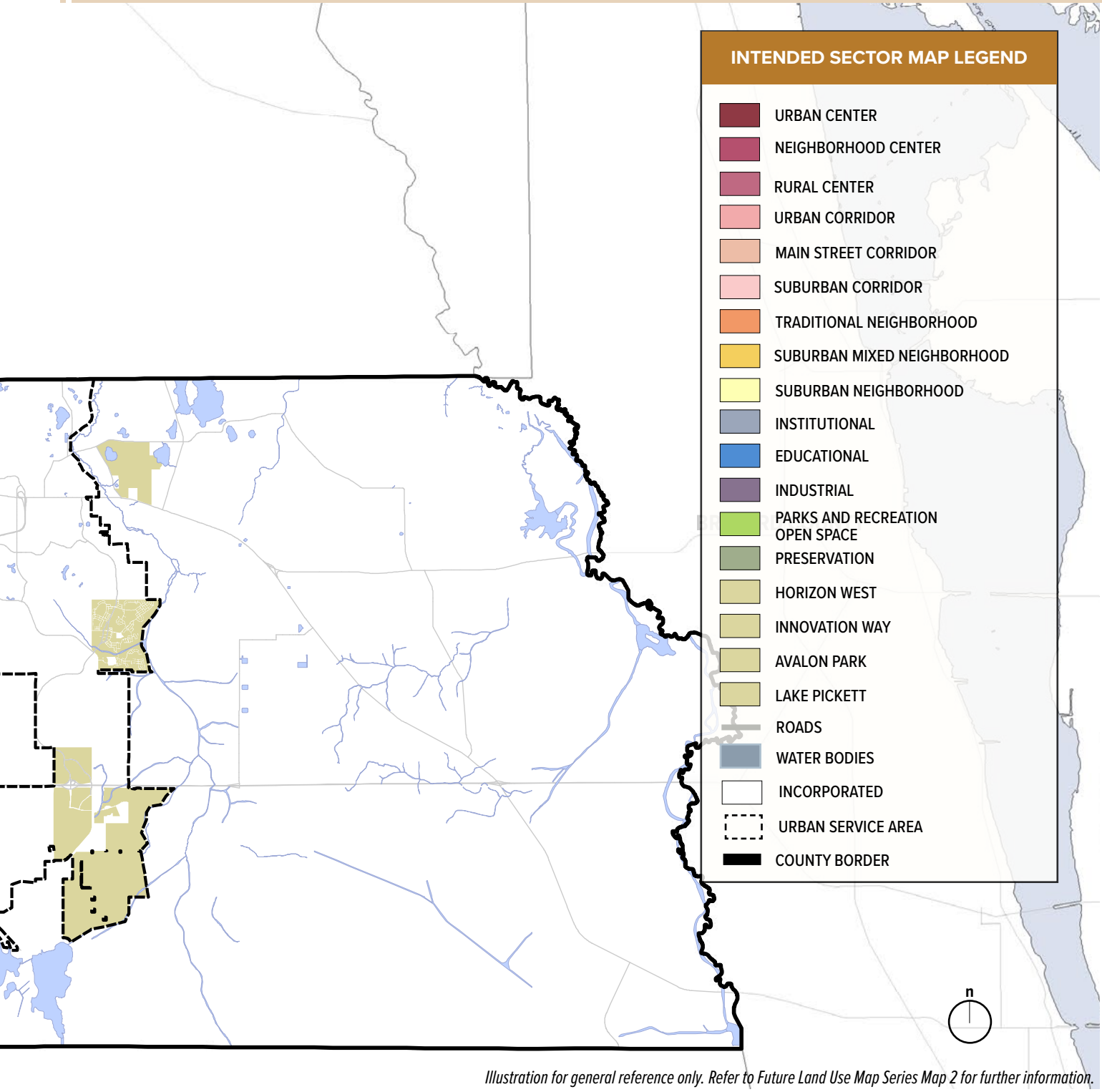


Illustration for general reference only. Refer to Future Land Use Map Series Map 2 for further information.

OBJ LMN 3.1: INTENDED SECTOR FUTURE LAND USES; The Intended Sector emphasizes the creation and orderly growth of sustainable, complete communities within the framework of a master development plan or regulating plan.

LMN 3.1.1: Within the Intended Sector, the following Future Land Use designations are allowed:

Table LMN 3.1.1 (a) INTENDED SECTOR FUTURE LAND USE DESIGNATIONS

Intended Sector - FLU Designation	Applicable Development Regulations	Market Area
Avalon Park Traditional Neighborhood Development (TND)	See Avalon Park PD	East
Innovation Way (IW)	See Project Specific Planned Development Regulating Plan (PD-RP)	South
Horizon West (HW)	Village Planned Development I(PD) Code (Chapter 38)	Southwest
Lake Pickett (LP)	See Project Specific PD-RP	Rural East
Growth Center (GC)	See Project Specific PD	Northwest (Northwest Growth Center) Southwest (US Hwy 192 Tourist/ Commercial Growth Center) Northwest (Aviation Growth Center)

OBJ LMN 3.2: AVALON PARK TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND); Avalon Park is a 1,860-acre master-planned Traditional Neighborhood Development (TND) located within the East and Rural East Market Areas that received its initial approval in 1998. Avalon Park was developed in accordance with New Urbanism planning concepts, which emphasize human-scale communities in which traditional-style neighborhoods are within easy walking distance of a town center. The community features a mix of housing types, civic uses, office/commercial buildings, and the Downtown Avalon Park area. Avalon Park includes approximately 3,400 single-family units, 1,431 multi-family units, and more than 500,000 square feet of commercial space. It also contains approximately 240 acres of wetlands, 400 acres of upland preserve, 250 acres of manmade lakes, and walking/biking trails. (Added 8/93, Ord. 93-20, Obj. 1.6-r)(OBJ FLU3.1)

Table LMN 3.2 (a) AVALON PARK FUTURE LAND USE DESIGNATION

FLUM Designation	General Description	Density/Intensity
Avalon Park Traditional Neighborhood Development (TND)	TND uses included mixed-use communities with "towns and villages" designed to be within a walking distance of central commercial and transit stops. TNDs include a town center, public facilities, and open space designed to integrate with the residential development. A P-D zoning district is required.	Office 1.7 FAR Commercial 1.0 FAR Industrial 0.5 FAR

OBJ LMN 3.3: INNOVATION WAY; The Innovation Way Overlay is a conceptual transect-based overlay designation where the County envisions a transit-ready, multimodal mixed-use, walkable community with sustainable economic development, adequate public infrastructure, and the protection and resource management of environmentally sensitive areas. The Innovation Way policies and Environmental Land Stewardship Program ("ELSP") ordinance provide the foundation necessary to support and guide the implementation of the Innovation Way vision. The overlay does not change the underlying land use – individual property owners must apply to change their Future Land Use designation to Innovation Way (IW) and rezone to PD-RP (Planned Development-Regulating Plan). (Added 08/08, Ord. 06-08, Objective 8.2; Amended 10/10, Ord. 2010-13, Obj. FLU5.2-r; Amended 01/16, Ord. 2016-04) (OBJ FLU5.1)

Table LMN 3.3 (a) INNOVATION WAY FUTURE LAND USE DESIGNATIONS

FLUM Designation	Innovation Way Transect Zone	Residential (Density)	Non-Residential (Intensity)
Innovation Way (IW)	T-1 Natural Zone (NZ)	N/A	See MA 4.1.7.1
	T-2 Rural Development Zone (RDZ)	Planned yield[1] of 2 du per net developable acre- with a range of 1-4 du/ac	See MA 4.1.7.1
	T-3 Low-Medium Density Zone (LMDZ)	Planned yield[1] of 3-4 du per net developable acre with a range of 1-10 du/acre	See MA 4.1.7.1
	T-4 Medium-Density Zone (MDZ)[1]	Minimum[2] of 7 du per net developable acre with a range of 4-20 du/acre	See MA 4.1.7.1
	T-5 Transit Station Area Core[2]	Minimum[2] of 10 du per net developable acre with range of 7-100 du/acre	See MA 4.1.7.1
	T-SD Special District	Established through the CRP process	Established through the CRP process

[1] The specific density will be determined by the IW-PD-RP

[2] The term "minimum" refers to the minimum number of units for the net developable area of any given transect

OBJ LMN 3.4: HORIZON WEST; Horizon West properties as designated on the Future Land Use Map have specific parcel development entitlements assigned and secured with the approval of a required Planned Development / Land Use Plan (PD/LUP). Horizon West was originally established through the State of Florida's Sector Planning program in 1996 but was released from the program in 2016. Currently, there are six adopted Special Planning Areas (Villages) – Lakeside, Bridgewater, Town Center, Village F, Village H (Hickory Nut), and Village I. Policies for Horizon West are found in the Southwest Market Area Chapter.

Areas of Horizon West that are not included in an approved Special Planning Area retain a base residential density of one (1) dwelling unit per ten (10) developable acres, consistent with the Rural Future Land Use Map (FLUM) designation. (Refer to Adopted Special Planning Areas)

Table LMN 3.4 (a) HORIZON WEST FUTURE LAND USE DESIGNATIONS

FLUM Designation	General Description	Density/Intensity
Village Horizon West (V)	Horizon West is a mixed-use integrated development that includes integrated neighborhoods and schools. Must be a minimum of 1,000 acres and consist of two neighborhoods. Boundaries established through Special Planning Area. Includes minimum densities (5 DU/AC), design standards, and requirements for adequate public facilities. Must be developed as PD; separate calculation standards are required.	One dwelling unit per 10 acres, unless approved as a SPA. Densities and intensities are designated through implementation of SPAs at the Planned Development stage.

LMN 3.4.1: Orange County shall use the Horizon West Land Use Classification to realize the long-range planning vision for West Orange County created through the Horizon West planning process. This classification has been designed to address the need to overcome the problems associated with and provide a meaningful alternative to the leap-frog pattern of sprawl. The land use classification will also create a better jobs/housing balance between the large concentration of employment in the tourism industry and the surrounding land uses; create a land use pattern that will reduce reliance on the automobile by allowing a greater variety of land uses closer to work and home; and, replace piecemeal planning that reacts to development on a project by project basis with a long range vision that uses the Special Planning Area (also referred to as a "Village") as the building block to allow the transition of this portion of Orange County from rural to urban use through a specific planning process that uses a creative design approach to address regional, environmental, transportation, and housing issues. Properties with the Horizon West Future Land Use Map (FLUM) designation, as well as six villages adopted to date, are depicted on Map 17 of the FLUM series. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07, Obj. 6.1; Amended 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (OBJ FLU4.1)

OBJ LMN 3.5: LAKE PICKETT; The Lake Pickett Future Land Use Map (FLUM) Amendment Conceptual Regulating Plan (CRP), and Lake Pickett Planned Development Regulating Plan (PD-RP) review process. Any proposed development community within the Lake Pickett Study Area shall require a (LP) FLUM designation; extensive public outreach; an approved Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Agreement(s) for provision of infrastructure; and an approved Lake Pickett PD-RP, which determines the adopted boundaries and location of the Transect Zones. The proposed Transect Zone locations shall be illustrated on a Conceptual Regulating Plan (CRP) during the FLUM amendment process and finalized on an approved Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17) (OBJ FLU6.9)

Table LMN 3.5 (a) LAKE PICKETT FUTURE LAND USE DESIGNATION

FLUM Designation	General Description	Density/Intensity
Lake Pickett (LP)	The LP designation provides for a transition of development from surrounding rural neighborhood densities and preservation areas to more dense development towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures.	Transect-based; Densities/ intensities established on a Conceptual Regulating Plan

OBJ LMN 3.6: GROWTH CENTERS; Growth Centers are located outside of the Urban Service Area and were created to guide urban-scale development implemented through Joint Planning Area agreements with other jurisdictions. The Growth Centers currently approved in the County are: the Northwest Growth Center, US Hwy 192 Tourist/Commercial Growth Center, and the Aviation Growth Center. Once an area is approved as a Growth Center, development densities and intensities shall be determined by the Future Land Use Map designation or as determined through a Joint Planning Area (JPA) agreement between Orange County and the adjacent jurisdiction providing utilities. Growth Centers established prior to June 21, 2011, and which would not be consistent with the provisions of this Objective or associated Policies, shall be permitted to continue subject to the Future Land Use Goals, Objectives and Policies under which the Growth Center was originally approved. (Amended 10/11, Ord. 2011-08, Obj. 1.2) (OBJ FLU7.4)

LMN 3.6.1: Growth Center are implemented through Joint Planning Area agreements with external jurisdictions. These agreements provide, at a minimum, that the County will not incur initial capital costs for utilities. Orange County has three Growth Centers – one in the northwest referred to as the Northwest Growth Center, one in the southwest referred to as US Hwy 192 Tourist/Commercial Growth Center, and the Aviation Growth Center. (Refer to Growth Center Maps and Policies)

Table LMN 3.6.1 (a) GROWTH CENTERS FUTURE LAND USE DESIGNATIONS

FLUM Designation	Location	General Description	Density/Intensity	Referenced Objective
Growth Center (boundary)	----	Growth Center recognizes urban development outside and adjacent to the boundaries of unincorporated Orange County. New Growth Centers or extensions shall be established only as part of adopted JPAs. The initial capital costs will not be incurred by Orange County.	Refer to existing PD(s) or appliable ~~primary / secondary place type typologies~~ Place Type or Typology	OBJ LMN 3.6
Northwest Growth Center	Immediately South of Mount Dora	n/a	Refer to existing PD(s) or appliable ~~primary / secondary place type typologies~~ Place Type or Typology	OBJ MA 2.2
US Hwy 192 Tourist/ Commercial Growth Center	Located in Southwest Orange County on the boundary of Orange and Osceola Counties	The purpose of this Growth Center is to anticipate and coordinate development related to future growth along the US 192 corridor.	Refer to existing PD(s) or appliable ~~primary / secondary place type typologies~~ Place Type or Typology	OBJ MA 1.9
Aviation Growth Center	North of Lake Apopka on the Orange/Lake boundary	The purpose of this Growth Center is to anticipate and coordinate development related to future establishment of a general aviation facility within the West Orange Aviation District.	Refer to Future Land Use Map Series Map 23	OBJ MA 2.2

LMN 3.6.2: Establishment of new or extensions of existing Growth Centers shall only be accomplished through an amendment to the Comprehensive Plan, along with:

A. Joint Planning Area agreement that is consistent with the Implementation Chapter. If appropriate, the Joint Planning Area agreement shall define the Growth Center boundary and establish Future Land Use Map designations, infrastructure and utility provision, and development regulations., as applicable, or

B. Service agreement between Orange County and a duly established Authority enabled to provide or secure an adequate level of urban public facilities and services to serve the use(s) for which the Authority is responsible, or

C. Agreement with other service providers for the provision of all necessary public facilities and services.

(Added 8/92, Ord. 92-24; Amended 2/96, Ord. 96-13; Amended 10/11, Ord. 2011-08, Policy 1.2.1-r) (FLU7.4.1)

LMN 3.6.3: After the adoption of a Joint Planning Area or Service agreement, the Future Land Use Map may be amended to reflect the boundaries and future land use of Growth Centers, if other Comprehensive Plan and application requirements are met.

(Amended 10/11, Ord. 2011-08, Policy 1.2.2-r) (FLU7.4.2)

LMN 3.6.4: Urban intensities shall be permitted in designated Growth Centers when urban services are available from other sources as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. If services and facilities sufficient to maintain adopted level of service standards are not available concurrent with the impacts of development, the development will be phased such that the services and facilities will be available when the impacts of development occur or the development orders and permits will be denied. (Policy 1.2.3) (FLU7.4.4)

LMN 3.6.5: Development in Growth Centers shall only occur when someone other than Orange County incurs the initial capital cost of the required urban facilities and the incremental cost of the required urban services. Consistent with applicable law, pay backs shall be implemented with respect to future users benefiting from the supplied facilities and services; but such paybacks shall not be from Orange County except as a conduit.

The provision of service by Orange County may be permitted when all of the following criteria are met:

A. The connection point(s) to Orange County facilities exists within two (2) miles (as measured along existing road right of way) of the proposed "affordable housing development";

B. Capacity is available at the time of the requested Growth Center amendment;

C. Extension of services and facilities and reservation of capacity is at the expense of someone other than Orange County.

(Added 8/92, Ord. 92-24; Amended 10/11, Ord. 2011-08, Policy 1.2.4) (FLU7.4.5)

LMN 3.6.6: ~~Within a Growth Center, all new development must apply for Planned Development zoning, in order to specifically identify densities, intensities and mixture of land use. Additionally, all~~ All new development and substantial redevelopment in portions of Growth Centers located within the Wekiva Study Area shall adhere to the development standards adopted to implement the Wekiva Parkway and Protection Act, Ch. 369, Part III, FS. Such standards shall include, but are not limited to one or more of the following:

A. Additional stormwater treatment and retention (maintenance of water quality and recharge);

B. Enhanced wastewater treatment;

C. Limitations of certain allowed uses within the most vulnerable portions of the Study Area;

D. Subdivision standards;

E. Open space requirements;

F. "Smart growth" roadway design standards;

G. Parking lot design standards,

H. Upland habitat protection, and

I. Such other measures as required to protect ground and surface water in the Wekiva Study Area.

(Added 11/95, Ord. 95-35, Ord. 2007-20, Policy 1.2.5) (FLU7.4.6)

GOAL LMN 4: RURAL SERVICE AREA PLACE TYPES & FUTURE LAND USES ~~DESIGNATIONS~~

Orange County shall designate areas beyond the Urban Service Area (USA) as the Rural Service Area (RSA). RSA Place Types and Future Land Use designations within the RSA are characterized by open spaces, agricultural uses, and very low-density residential development that does not require urban services. Protection and conservation of environmental resources and wildlife are a primary goal of maintaining the RSA.

OBJ LMN 4.1: PROTECTION OF RURAL LAND RESOURCES AND OTHER ASSETS; The County will promote the management of sustainable land uses within the RSA, including agricultural lands, historic resources, rural settlements, and certain rural enclaves, while providing very limited development opportunities in the form of rural conservation neighborhoods that help satisfy future growth demands and projections within the Rural Sector. The County will also protect and conserve environmental lands and natural resources within the RSA, including but not limited to properties within the Wekiva Study Area, ~~and~~ Econlockhatchee River Protection Area and Shingle Creek Basin. The intended rural character within the RSA shall be maintained in part through the following policies. (Goal 2-r; Amended 07/16, Ord. 2016-17) (GOAL FLU6) (Obj. 2.3) (OBJ FLU6.1)

LMN 4.1.1: The RSA includes areas within the designated Rural, Intended, Special and Preserved Sectors.

The portion of the RSA that falls within the Rural Sector consists of larger rural properties with vast amounts of passive open space and agricultural uses across the county. However, it also includes scattered rural residential neighborhoods in the form of Rural Settlements and Rural Enclaves, and where a variety of smaller lot sizes and limited non-residential land uses exist.

The Intended Sector is located geographically within the RSA but represents places where the Board has approved master planned mixed-use communities with more innovative and sustainable planning strategies that guide new development. These communities include Horizon West in the Southwest Market Area, and the Lake Pickett Study area in the Rural East Market Area. In addition, the Intended Sector includes designated Growth Centers within the Southwest and Northwest Market Areas, and where urban development patterns may occur due to the extension of public water and wastewater services from adjacent jurisdictions.

The RSA also consists of areas within the Special Sector where certain industrial and/or institutional uses exist, and in the Preserved Sector where vitally important and publicly controlled natural resources are conserved, protected, and enhanced.

Each of the Place Types and/or Future Land Use Map designations that exist or may be considered in the RSA, including their correlating residential density and development intensity (Floor Area Ratio), are listed in the following table:

Table LMN 4.1.1 (a) RURAL SERVICE AREA FUTURE LAND USE DESIGNATIONS

Sector	Place Types/ Future Land Use	Max. Density/Intensity
Rural	Rural	1 DU/10 AC
	Rural Residential Enclave	Min. lot sizes of either 1 or 2 developable acres, depending on location
	Rural Cluster	1 DU/1 AC clustered (60% Preserved)
	Rural Settlement 1/1 (RS 1/1)	1 DU/1 AC
	Rural Settlement 1/2 (RS 1/2)	1 DU/2 AC
	Rural Settlement 1/5 (RS 1/5)	1 DU/5 AC
	Rural Settlement – Suburban Neighborhood 2/1 (RS -SN 2/1)	2 DU/1 AC
	Rural Settlement Suburban Neighborhood 4/1 (RS-SN 4/1)	4 DU/1AC
	Rural Settlement Suburban Mixed Neighborhood 10/1 (RS-SMN 10/1)	10 DU/AC
	Rural Center	Varies (limited to a maximum of one (1) integrated dwelling unit per commercial building) 0.15 FAR
	Parks & Recreation	N/A
	Educational	N/A
	Institutional	N/A
Intended	Horizon West	Density / FAR varies (See OBJ LMN 3.4)
	Lake Pickett	Density / FAR varies (See OBJ LMN 3.5)
Preserve	Preservation	N/A
Special	Major Industrial	N/A
	Major Institutional	N/A

LMN 4.1.2: Where required for protection of significant environmental features such as Wekiva Study Area, conservation areas, or rare upland habitat, additional conservation and open space may be required within the RSA. Clustering of residential units for this purpose or for retaining important agriculture and open space shall be permitted only within Rural Settlements and Board-approved Rural Clusters in the Northwest Market Area. (Added 11/99, Ord. 99-19; Amended 10/10, Ord. 2010-13, Policy 2.2.4-r) (FLU6.1.3)

LMN 4.1.3: Public facilities, such as wastewater treatment and landfill facilities, whether operated by a local government or private enterprise, while allowed in the RSA shall not be an impetus for additional urban development in the RSA. (Policy 2.3.2) (FLU6.1.4)

LMN 4.1.4: Institutional designations within the Rural Service Area which are not associated with a utility provider, public school, or County owned property, may be appropriate but on a limited basis only. The existence of existing or new Institutional designations in the Rural Service Area shall not be used as justification for additional Future Land Use designation changes.

LMN 4.1.45: Orange County shall promote agribusiness within the RSA to accommodate uses such as vegetable and fruit packaging, ornamental horticulture operations, fish culture, and other new and innovative agribusiness and support functions. (Added 12/00, Ord. 00-25, Policy 2.2.2-r) (FLU6.1.6)

LMN 4.1.56: Orange County shall support the goals of the Rural Land Stewardship program as presented in Section 163.3248, F.S., and consider cooperative implementation of this program where there are interested property owners, and adjoining entities willing to participate in this effort. (Amended 06/17, Ord. 2017-12) (FLU6.1.10)

LMN 4.1.67: Orange County shall protect and promote the vitality of the nursery industry in Northwest Orange County. (FLU6.1.11)

LMN 4.1.78: Orange County shall continue to promote the long-term viability of agricultural uses, and agribusiness itself, as an economic asset. (Obj. 2.2-r) (FLU6.1.12)

LMN 4.1.89: Orange County will support the creation and availability of fresh food initiatives and efforts, including local farmers markets, community vegetable gardens, and other small-scale agricultural efforts that promote local sustainability. (FLU6.1.13)

LMN 4.1.910: Agriculturally zoned land shall be rezoned to an appropriate residential district prior to subdivision for residential purposes. (Policy 2.2.3) (FLU6.1.5)

LMN 4.1.1011: Under special conditions, the County may consider approval of those uses that by their nature:

A. Require isolation due to a high degree of security for national defense purposes, such use may involve hazardous operation or testing that should be located in remote areas away from population concentrations; or

B. By their nature are appropriate to locate in the Rural Service Area. Such uses may include gun ranges, landfills, and kennels. Both types of uses will require review as a special exception to the existing zoning or under the Planned Development zoning category; with special attention and analysis applied to the following considerations, at a minimum:

   a. General public safety measures;

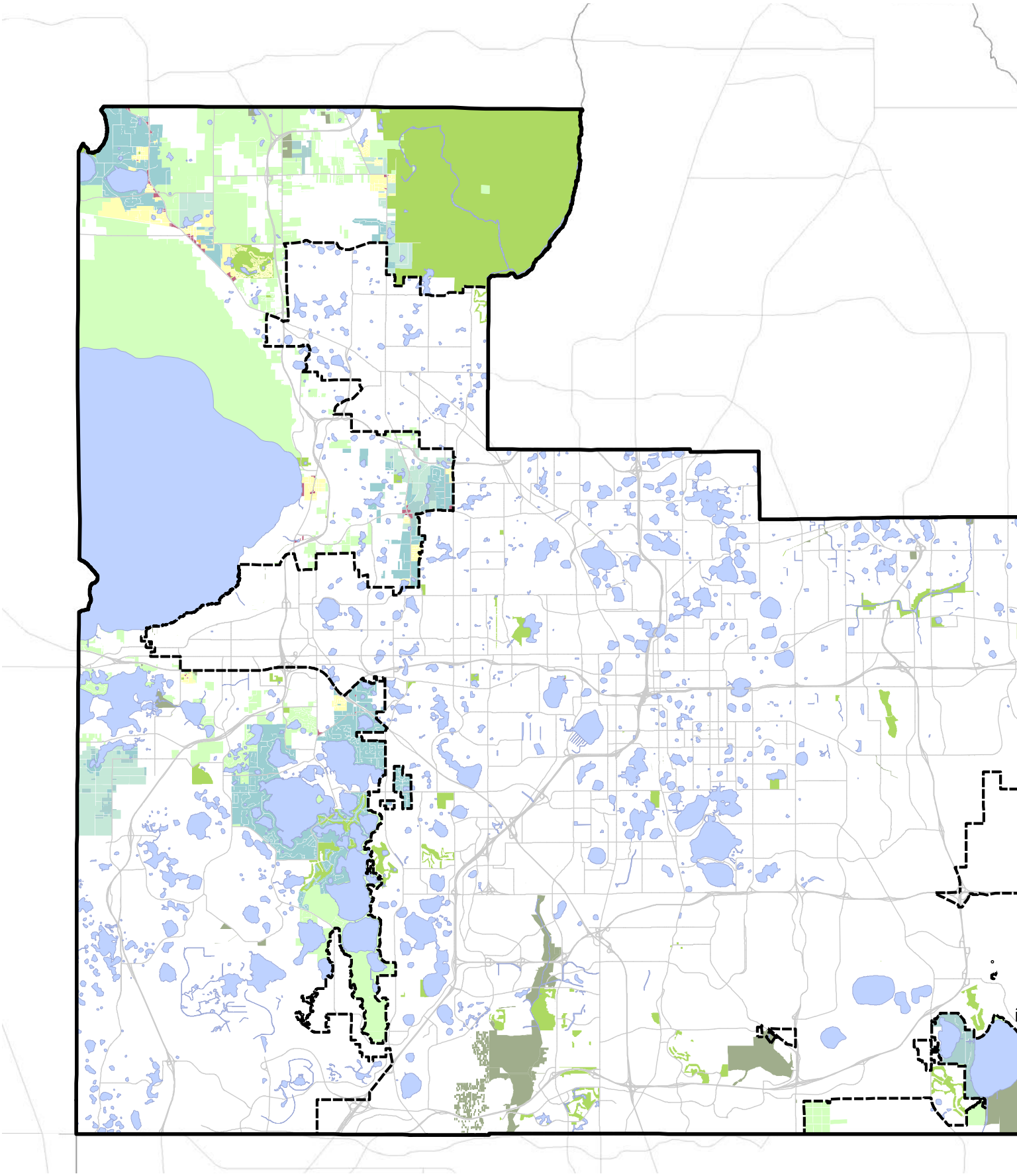
   b. Environmental impacts, particularly related to surface and subsurface hydrological effects and endangered flora and fauna;

   c. Access limitation considerations and increased service provisions to ensure an adequate level of self-sufficiency, and

   d. Availability and requirements for central water service

   e. Where such uses are located in the Rural Service Area, but adjacent to the Urban Service Area, these uses requiring isolation or separation from residential uses may be approved by the Board of County Commissioners for central water services. Central water services provided within the Rural Service Area may only be approved when the applicant agrees to pay all connection fees related to water services, where central water is available immediately adjacent to the project, and where the use of a potable well would clearly present a health hazard due to the normal byproducts of the activities proposed on the subject site. Connection to such services shall not be an impetus or basis to urbanize adjacent land, nor can it create a precedent for adding additional properties into the Urban Service Boundary. Any alternative use will require an amendment to the Future Land Use Map of the comprehensive plan. (Added 11/99, Ord. 99-19, Policy 2.2.5) (FLU6.1.8)

RURAL SECTOR FUTURE LAND USES AND PLACE TYPE



OBJ LMN 4.2: RURAL FUTURE LAND USES AND PLACE TYPES; Orange County shall designate that portion of the County outside the Urban Service Area as the Rural Service Area. The intended rural character and assets of the Rural Service Area shall be promoted through implementation of rural Place Types and Future Land Uses.

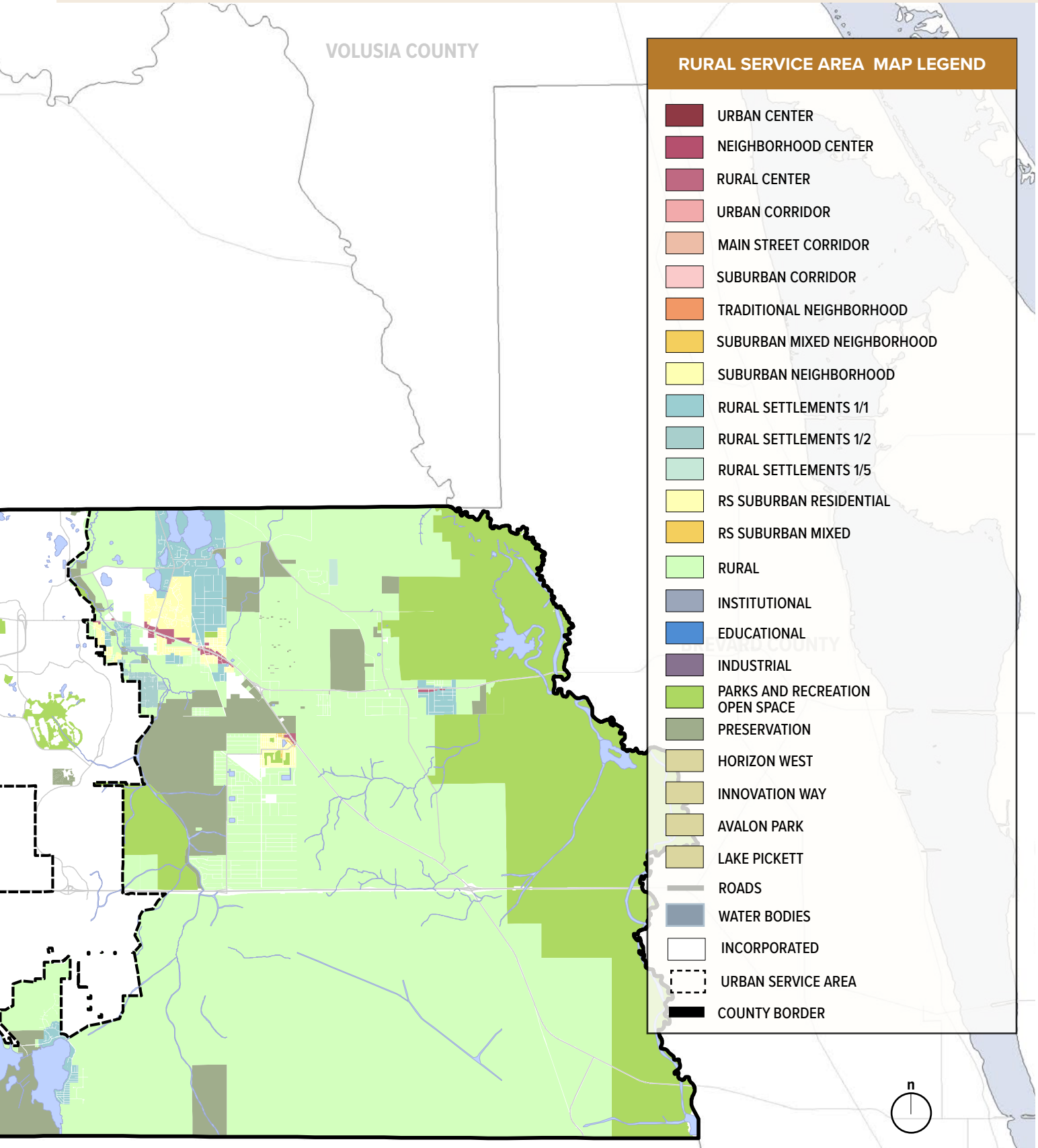


Illustration for general reference only. Refer to Future Land Use Map Series Map 4 for further information.

LMN 4.2.1: RURAL (FUTURE LAND USE)

Description and Purpose

Within the Rural Service Area, the intended rural character and assets shall be promoted primarily through the Rural Future Land Use Map (FLUM) designation. This shall enforce criteria to ensure the scale, and density and/or intensity of development.

Rural properties may include working farms actively used for agricultural activities, such as cultivated cropland, pastures, agritourism, agribusiness, and raising livestock. The physical environment may consist of fences, tree rows, wooded areas, ponds, or large swales to drain cropland. Rural properties allow for the primary residence of the property owner and any out-buildings associated with the activities of a working farm — otherwise, these are places characterized by natural or cultivated landscapes with minimal development.

Where consistent with protection of the ecological integrity of the environment, low intensity eco-tourism and natural resource based outdoor recreation may be permitted within the Rural FLUM designation. Outdoor recreation uses shall be limited to swimming, hiking, canoeing, camping, and biking that provide opportunities for nature-based learning experiences.

Place Type Characteristics

Allowable Uses	Greenhouses and nurseries, agriculture, single-family residential, open space, parks, ecotourism and natural resourced based outdoor recreation.
Development Density / Intensity	Max. 1 du/10 ac Max. FAR 0.15 (Non-Residential Use)
Pedestrian Shed	N/A
Civic Space	N/A

Design Characteristics

Building Placement	Primary residence of the property owner, accessory dwellings, and any out-buildings associated with the activities of a working farm are on large lots set back from the street.
Building Height	Up to 2.5 stories, as controlled by zoning
Parking	1 space for 1 bedroom and larger; 0.5 spaces for studio, accessory dwelling unit; Garages are located behind the front facade or at the rear of the lot.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)* *Located within the RSA	RSA > Rural Sector > Neighborhoods Place Type > Rural

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T1, T2.1, T2.2, PD (existing prior to Code adoption), ~~SZ~~ Civic

Mobility	
FDOT Context	C1, C2
Mobility Types	Automobile-oriented, large blocks, rural routes, gravel roads, greenways, multi-use trails
Transit	On-demand or paratransit may be available

Notes

(This section is intentionally blank)

LMN 4.2.2: RURAL CLUSTER

Description and Purpose

Rural Clusters are relatively small rural neighborhoods in isolated parts of the County's Rural Service Area, and are intended to provide more equitable and sustainable rural development opportunities for sites influenced by surrounding Rural Settlements and other jurisdictions. Unlike Rural Settlements, Rural Clusters contain a more compact "Cluster Core" where all residential units are located and where very limited commercial uses may be considered. Beyond the Cluster Core, a majority of the overall Rural Cluster acreage falls within a "Rural Reserve", where property is set aside for agriculture, open space, and conservation. Rural Clusters are designed to include a Short Pedestrian Shed where walkable, small, and often informal community open spaces are provided in a rural context.

Specialized private or public schools or therapy centers that are dependent on agricultural or nature-based activities in their programs may be included in a rural cluster. Minor processing and retailing of site produced agricultural products may be included as uses that are ancillary to the program. Associated residential units shall be limited to housing students and any necessary supportive staff.

Development Uses and Policies

Allowable Uses	Agricultural uses and up to one (1) residential unit for a property or farm manager in the Rural Reserve area, and single-family residential (including townhomes), and rural-scale commercial, civic, and specialized schools or therapy centers that are dependent upon agriculture or nature-based activities in the Cluster Core.
Development Density / Intensity	Max. 1 du/ac (including 1 potential residential unit in the Rural Reserve and all other units clustered within the Cluster Core). A minimum of 60% of the Rural Cluster must be designated as Rural Reserve. Min. land area: 25 acres Max. land area: 150 acres Max. FAR 1.0 (within the Cluster Core)
Pedestrian Shed	Short Pedestrian Shed
Civic Space	Minimum 5% of Cluster Core

Design Characteristics

Building Placement	Within the Cluster Core, buildings are located close to roads and civic spaces.
Building Height	Up to 2 stories, as controlled by zoning.
Parking	Located behind or beside buildings relative to roads and civic spaces.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)* *Located within the RSA	RSA > Rural Sector > Neighborhoods Place Type > Rural Cluster

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	T1, T2.1, T2.2, in the Rural Reserve, T3.1, T3.2, T3.3, T4.1, T4.2, T5.1, SZ-ED, CZ in the Cluster Core

Mobility	
FDOT Context	C2T or C3 in the Cluster Core; C2 in the Rural Reserve
Mobility	Pedestrian accommodations are provided within the Cluster Core, and connections through multi-use trails through the Rural Reserve
Transit	N/A

Notes

(This section is intentionally blank)

LMN 4.2.5: RURAL CENTER

Description and Purpose

Rural Centers are generally located at existing or proposed intersections within a designated Rural Settlement, and may contain a mixture of rural neighborhood-scale residential and non-residential uses. With only a few existing exceptions, the extent of Rural Centers is generally limited to areas around rural roadway intersections, and development must complement the character of the existing Rural Settlement community with regard to scale, architecture, and materials, while maintaining a rural "sense of place". Where appropriate, and based on the context of surrounding properties, a mix of uses are encouraged within Rural Centers, including residential and neighborhood-serving commercial, office, public assembly, civic, and institutional uses.

~~Place Type~~ Typology Characteristics

Allowable Uses	Rural-scale neighborhood commercial, office, and institutional uses, with limited residential use in the form of one (1) integrated (attached) dwelling unit per commercial building.
Development Density / Intensity	Varies (limited to a maximum of one (1) integrated dwelling unit per commercial building) Max. FAR 0.15
Pedestrian Shed	n/a
Civic Space	Public civic spaces are infrequent

Design Characteristics

Building Placement	Building designs are compatible with the area's rural setting and building setbacks from the road may vary.
Building Height	Not to exceed 2.5 stories
Parking	Parking areas may be located in front, besides, or behind buildings, but designed in the context of the area's rural character.

Service Area / Sector / Place Type / Typology	
Urban Service Area (USA) / Rural Service Area (RSA)*	RSA > Rural Sector > Centers Place Type > Rural Center
*Located within the RSA	

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	~~T4.3~~, T5.1

Mobility	
FDOT Context	C2, C1
Mobility Types	Automobile-oriented
Transit	Generally unavailable

Notes

(This section is intentionally blank)

OBJ LMN 4.3: RURAL SETTLEMENTS; Rural Settlements provide for a rural ~~residential~~ lifestyle. In some instances, Rural Settlements allow a transition of rural areas adjacent to the Urban Service Area while avoiding development in active agricultural areas. Rural Settlements were intended to recognize and preserve~~d~~ existing rural communities and rural development patterns when they were created at the time the Comprehensive Plan was adopted in 1991. ~~The creation of~~ Rural Settlements reflect those rural communities while recognizing ~~recognized~~ the need to maintain agricultural areas and rural uses in the Rural Service Area~~.~~, ~~while providing for rural communities.~~ (Added 12/00, Ord. 00-25, Obj. 2.1-r) (OBJ FLU6.2)

Table 4.~~7~~3.1 (a), in LMN 4.~~7~~3.1, lists the Rural Settlements within ~~their~~ four Market Areas. To maintain adequate potable water and wastewater quality ~~for Rural Settlements~~, new construction or extension of central water or wastewater systems serving Rural Settlements may be approved by the BCC on a case-by-case basis, consistent with the Comprehensive Plan. For these central services to be considered, the BCC must first make a finding of need for the services as well as a finding of consistency with the Comprehensive Plan. At this time, the BCC has made such a finding in only one instance – that the extension of potable water facilities was required to remediate health and safety concerns in the Bithlo and Wedgefield Rural Settlements.

LMN 4.3.1: The following Rural Settlements shall be designated on the Future Land Use Map, as classified by Market Area, to meet and protect the desire for a rural lifestyle in those rural communities. No new Rural Settlements or expansions to the existing Rural Settlement boundaries shall occur. The intent of the prohibition of expansions of existing or the creation of new R~~r~~ural S~~s~~ettlements is to focus development within the ~~County~~'s Urban Service Area and to discourage the proliferation of new or extended Rural Settlement boundaries. In addition, this policy ~~will~~ allow~~s~~ ~~time~~ an opportunity for vacant and committed lands within existing Rural Settlements to eventually develop as a means of satisfying and complementing this rural style of living. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07, Policy 2.1.1-r) (FLU6.2.1)

Table LMN 4.3.1 (a) RURAL SETTLEMENTS IN ORANGE COUNTY BY MARKET AREAS

Northwest Market Area	Southwest Market Area	South Market Area	Rural East Market Area
North Apopka / Wekiva RS	Gotha RS	Lake Hart / Lake Whippoorwill RS	Bithlo RS
Clarcona RS	Lake Avalon RS	Lake Mary Jane RS	Christmas RS
Otter Lake RS	Tildenville RS		Corner Lake RS
Paradise Heights RS	West Windermere RS		Lake Pickett RS
Rainbow Ridge RS			North Christmas RS
Tangerine RS			Sunflower Trail/Seward Plantation RS
Zellwood RS			Wedgefield RS
Zellwood Station RS			

[SPACE INTENTIONALLY LEFT BLANK]

LMN 4.3.2: The Future Land Use densities and intensities for Rural Settlements are:

Table LMN 4.3.2 (a) RURAL SETTLEMENTS

FLUM Designation	General Description	Max. Density/Intensity
Rural Settlement 1/5 (RS 1/5)	Recognizes and preserves existing rural development patterns, with a maximum density of 1 dwelling unit per 5 acres, and provides for a rural residential lifestyle.	1 DU/5 AC
Rural Settlement 1/2 (RS 1/2)	Recognizes and preserves existing rural development patterns, with a maximum density of 1 dwelling unit per 2 acres, and provides for a rural residential lifestyle.	1 DU/2 AC
Rural Settlement 1/1 (RS 1/1)	Recognizes and preserves existing rural development patterns, with a maximum density of 1 dwelling unit per acre, and provides for a rural residential lifestyle.	1 DU/AC
Rural Settlement - Suburban Neighborhood 2/1 (RS-SN 2/1)	Recognizes a transition in density between ~~rural and suburban development patterns with a maximum density of 2 dwelling units per acre, and that are more similar to the development pattern in adjacent municipalities~~ Rural Settlements and adjacent municipalities where suburban development patterns are permitted.	2 DU/AC
Rural Settlement - Suburban Neighborhood 4/1 (RS-SN 4/1)	Recognizes existing single-family suburban neighborhoods that were permitted prior to the establishment of Rural Settlements in 1991, and that have residential densities greater than 2 dwelling units per acre.	4 DU/AC
Rural Settlement - Suburban Mixed Neighborhood 10/1 (RS-SMN 10/1)	Recognizes properties that were designated "Low-Medium Density Residential" on the Future Land Use Map, with a maximum density of 10 dwelling units per acre~~du du/ac~~ at the time of the 1991 Comprehensive Plan adoption.	10 DU/AC
Rural Center	Generally recognizes existing or new non-residential uses, such as commercial, office, public assembly, civic and institutional uses, that support Rural Settlement neighborhoods at a scale and intensity that ~~compliments~~ complements and is not inconsistent with the rural character of the surrounding area. Rural Centers may also recognize more intense commercial corridors that were permitted prior to the establishment of Rural Settlements in 1991.	Density Varies 0.15 FAR

LMN 4.3.3: Every effort shall be made to preserve the existing character of the Christmas, Clarcona, Gotha, Tangerine, Lake Avalon and Zellwood Rural Settlements as part of Orange County's heritage and historic preservation. Also, Rural Settlements may be designated as Preservation Districts for ~~the~~ purposes of municipal voluntary annexation, pursuant to the Orange County Charter, Article V. (Added 12/00, Ord. 00-25, Policy 2.1.2-r) (FLU6.2.2)

LMN 4.3.4: The County ~~may~~ should ensure that may new development within ~~the~~ a Rural Settlement contributes to the rural community's sense of place. These criteria ~~can~~ may include, but not be limited to, the following:

A. Designs for new roads, and alterations to existing roads, should ensure the physical impact on the natural and historic environment is kept to a minimum;

B. New roads or ~~road~~ improvements to existing roads shall be designed to accommodate the anticipated volume and nature of traffic, but pavement shall be kept as narrow as safety allows while encouraging equestrian, bicycle, pedestrian, and other non-motorized, alternative means of transportation, preservation of wildlife corridors and habitat, and aesthetically pleasing landscape treatment; ~~and~~,

C. New buildings and structures shall be located where their construction or access does not cause substantial modification to the topography and natural resources~~.~~ ; and

D. ~~Provide for i~~Increased setbacks shall be provided along roadways to preserve views, open space, and rural character; and provide guidelines for lot layout and cluster development for residential development to maintain open space and rural character.

(Added 12/00, Ord. 00-25, Policy 2.1.7-r) (FLU6.2.4)

LMN 4.3.5: The permitted densities and intensities of land use within ~~the~~ a Rural Settlement~~s~~ shall maintain and not adversely impact its ~~their~~ rural character. Factors to be considered shall include, but not be limited to, lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses and structures. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07, Policy 2.1.8-r, 2.1.9-r) (FLU6.2.5)

LMN 4.3.6: The Future Land Use Map shall reflect the permitted densities of development within the Rural Settlements. Clustering of units with dedicated open space shall be allowed so long as the overall density does not exceed that specified on the Future Land Use Map. (Added 8/92, Ord. 92-24; Amended 8/93, Ord. 93-19; Amended 6/10, Ord. 10-07, Policy 1.1.11)

Clustering shall be supported to maintain the rural character through preservation of open space and lot layout and design. Generally recognized and accepted Rural Clusters ~~can~~ may be used where they minimize impacts on areas with rural character provided their use is consistent with the ~~overall intent of~~ Rural Settlement ~~boundaries~~.

Clustering, with permanent protection of open space, shall be encouraged or required for all new development and redevelopment within the Wekiva Study Area, based on location, i.e., Urban Service Area, Rural Service Area, Rural Settlement, Growth Center and overall project acreage. The County shall evaluate incentives to further the implementation of open space preservation and maximum impervious surface ratios and include these in the Land Development Code. (Added 12/00, Ord. 00-25, Policy 2.1.9-r) (FLU6.2.6)

LMN 4.3.7: ~~Amendments to the residential densities of the Rural Settlement shall not allow residential densities greater than one dwelling unit per acre, except for those exemptions listed below:~~ New amendments to increase residential density within a Rural Settlement shall only be considered when the requested density does not exceed one (1) dwelling unit per acre. Such amendments and densities may be further reduced or denied by the Board of County Commissioners if deemed to be incompatible with the surrounding area. Exceptions to this policy, including existing properties with previously adopted residential densities that exceed one (1) dwelling unit per acre, include the following:

A. Land designated Low Density Residential or Low-Medium Density Residential at the time of the July 1, 1991, Comprehensive Plan adoption, and redesignated respectively to Rural Settlement - Suburban Residential 4/1 (maximum density of 4 du/ac) and Rural Settlement - Suburban Mixed Neighborhood 10/1 (maximum density of 10 du/ac) at the time of Vision 2050 Comprehensive Plan adoption; (FLU6.2.7)

B. Land meeting the location and/or size criteria established in LMN 4.~~7~~3.8 and designated Rural Settlement - Suburban Neighborhood 2/1; and

C. ~~County c~~Certified affordable housing projects that are rural in character and meet the small-scale development Future Land Use Map Amendment criteria and requirements. (Added 6/94, Ord. 94-13; Amended 12/00, Ord. 00-25, Policy 2.1.10) (FLU6.2.7)

LMN 4.3.8: Residential development in a Rural Settlement may be permitted at a maximum density of two ~~(2)~~ dwelling units per acre under the Rural Settlement - Suburban Neighborhood (RS-SN 2/1) Future Land Use Map designation in an area adjacent to higher density or intensity urban development located in an adjacent municipal jurisdiction~~s~~, or on an individual parcel of more than 100 gross acres situated within and along the perimeter of a Rural Settlement and adjacent to unincorporated land outside ~~that~~ the Rural Settlement and designated Rural Settlement Suburban Neighborhood (RS-SN 2/1) or Rural Settlement Suburban Mixed Neighborhood (RS-SMN 10/1) on the Future Land Use Map, provided such individual parcel is recognized by the Orange County Property Appraiser's official records as in existence on April 5, 2022.

Land designated RS-SN 2/1 is intended to serve as a buffer and transition, with site design standards including those otherwise required pertaining to minimum open space and environmentally sensitive land to ensure compatibility with ~~the~~ surrounding Rural Settlement development. "Adjacent" per this Policy shall mean at least 25 percent parcel perimeter contiguity, excluding separation by a public right-of-way. ~~An area or parcels greater than 25 acres benefiting from this Policy must be approved as a PD.~~ Such increased density shall not be an impetus or a reason for the provision of central services elsewhere within the Rural Settlement~~s~~. (Added 6/94, Ord. 94-13, 12/00, Ord. 00-25, Policy 2.1.17-r) (FLU6.2.8)

LMN 4.3.9: The future land use, density, and intensity of development adjacent to a Rural Settlement shall not ~~negatively~~ adversely impact the character of the Rural Settlement. Density and intensity of development on adjacent parcels shall be reviewed in the context of its compatibility with the Rural Settlement. ~~Additional~~ cCompatibility may be ~~provided~~ ensured or advanced by using buffering or the clustering of units with dedicated open space, consistent with Policy LMN 4.~~7~~3.6. Adjacent development shall be designed to produce minimal impact on local roads within the Rural Settlement. (Added 12/00, Ord. 00-25, Policy 2.1.18) (FLU6.2.10)

LMN 4.3.10: Neighborhood commercial and office uses shall be allowed in Rural Settlements in areas designated as Rural Centers (formerly Office (~~O-~~RS-O) and Commercial (~~C-~~RS-C) on the Future Land Use Map. The scale and intensity of Rural Centers must be compatible with the development pattern of the ~~existing~~ Rural Settlement.

Neighborhood commercial and office uses in Rural Settlements shall be developed according to the following criteria:

A. These uses shall be created and located primarily to serve the residents of the ~~rural area~~ Rural Settlement and not primarily to serve non-residents or to attract "pass by" trips; and,

B. These uses shall ~~contain~~ provide retail, ~~and~~ personal, and other services intended to primarily serve the ~~immediate population~~ residents of the Rural Settlement.

(Added 12/00, Ord. 00-25, Policy 2.1.12-r) (Added 12/00, Ord. 00-25, Policy 2.1.14) (FLU6.2.11) (FLU6.2.12)

LMN 4.3.11: Any ~~proposed use within a Rural Settlement intended for the construction of~~ proposal for a development permit to construct a new non-residential structure or a non-residential use~~(s) with a Gross Buildable Area of 50,000 square feet (on a cumulative basis) or more or projected to have a weekly trip rate of 10,000 total trips~~ in a Rural Settlement may be ~~considered~~ deemed inappropriate and not compatible for ~~a~~ the Rural Settlement, and therefore denied, if any one or more of the following conditions exist:

A. ~~The proposed use is located in a Rural Settlement that has maintained a rural and historic character, consistent with the intent of Rural Settlements~~The proposed use or structure, by size, massing, floor area ratio, or projected vehicular traffic generation, will adversely impact the rural and historic character of the Rural Settlement;

B. ~~It is determined that the proposed use(s) by size, massing, and traffic, will unduly impact the historic and rural character of the Rural Settlement~~ The proposed use or structure is not similar and compatible with the size, massing, floor area ratio, or projected vehicular traffic generation, associated with existing non-residential structures or uses in the Rural Settlement;

C. The use, as determined by a market study or other competent report or evidence, is primarily intended ~~for~~ to serve those ~~whose daily life activities~~ who do not ~~occur~~ reside within the Rural Settlement; ~~and~~ or

D. It ~~is~~ has not been satisfactorily demonstrated by the applicant that other ~~potential~~ sites outside the Rural Settlement were considered or evaluated as being suitable for such use.

(Amended 11/17, Ord. 2017-19) (FLU6.2.13)

LMN 4.3.12: Industrial uses in the Rural Service Area shall be permitted only as shown on the Future Land Use Map within the Rural Settlements of Bithlo, Christmas, and Zellwood, or within the designated Special Sector as shown on the Planning Scales – Sectors Map. Any development order permitting industrial uses within a Rural Settlement or Special Sector shall be consistent with the Orange County Individual On-site Sewage Disposal System (OSDS) Ordinance, Chapter 37, Article XVII, of the Orange County Code and shall be contingent upon the provision of adequate fire flows. Furthermore, such industrial uses shall be limited to those that do not produce hazardous, toxic, or industrial waste. Further industrial designations shall be prohibited from all Rural Settlements including Bithlo, Christmas, and Zellwood. (Added 12/00, Ord. 00-25, Policy 2.1.13) (FLU6.2.14)

LMN 4.3.13: Expansion of existing water and wastewater facilities providing service to Rural Settlements (including Rural Centers), and Rural Clusters shall be consistent with Policy WRC 1.4.2, Objectives WAT 1.5 and WAT 1.6, and applicable Land Use, Mobility, and Neighborhoods policies. Existing water and wastewater capacity shall not be used as a reason for increased densities within the Rural Settlements (and Rural Centers), or Rural Clusters. (Added 12/00, Ord. 00-25, Policy 2.1.15) (FLU6.2.15)

GOAL LMN 5: COUNTYWIDE FUTURE LAND USES

Maintain distinct land use designations that promote health, safety, and welfare and minimize negative impacts posed by hazards, nuisances, incompatibility, and environmental degradation.

OBJ LMN 5.1: OPEN SPACE ~~PLACE TYPES~~ FUTURE LAND USES; Orange County uses two Future Land Use designations and one Overlay designation to permanently establish open space: Parks and Recreation/Open Space Future Land Use, Preservation Future Land Use, and Conservation Overlay. In addition, Civic and Open Spaces will be established through code provisions in Article 5 Division 4 of Orange Code. These include plazas, squares, greens, playgrounds, pocket parks, parks, community gardens, and sports facilities.

a. The Preservation Future Land Use category is located within the Preservation Sector. The Preservation Future Land Use category is intended for the preservation of publicly and privately-owned lands important for maintaining valuable natural areas—such as wildlife habitats and water supply sources—and to channel development away from these locations to more appropriate locations. Lands located within the Wekiva Study Area, the Econlockhatchee River Protection Area, the St. Johns River Basin, and Shingle Creek Basin, and those areas necessary for lake, wetland, and rare upland habitat protection shall be considered high priority for preservation.

b. Parks and Recreation/Open Space Future Land Use category refers to undeveloped or developed lands as passive and active parks.

c. The Conservation Overlay can be adopted within all Place Types for the protection of wetland systems and conservation lands, including privately-owned and managed lands placed in dedicated tracts or recorded easements to ensure their perpetual preservation or conservation. The Conservation Overlay also serves as an indicator of wetlands or other environmentally-sensitive land.

LMN 5.1.1: There are two types of Open Space Future Land Use designations permitted in the Comprehensive Plan: Parks and Recreation/Open Space Future Land Use and Preservation Future Land Use, and one Overlay, the Conservation Overlay.

Table LMN 5.1.1 (a) Open Space

FLUM Designation	General Description	Density/Intensity
Preservation	Preservation recognizes publicly or privately-owned lands of significant environmental importance for the purposes of environmental protection. Publicly-owned lands shall be owned by federal, state, or local governments acquired for environmental preservation, rehabilitation, or management. Designation of privately-owned lands shall be limited to lands used for wetland mitigation banks. Compatible very-low impact recreational or educational uses that use natural amenities of the site for public benefit are allowable uses. All other uses are prohibited. Refer to Natural Resources and Conservation Policy C 4.5.2.	FAR 0.10
Parks and Recreation / Open Space (PR/OS)	Refers to undeveloped or developed lands as passive and active parks. This category also includes multi-use trails identified in the Orange County Trails Master Plan, and other Open Space Types for recreation: Squares, Greens, and Plazas.	0.8 ISAR
Conservation (Overlay)	Conservation recognizes land designated for conserving natural resources, including Wekiva Open Space, and those conservation areas within the Econlockhatchee River Protection Area, St. Johns River Basin and Shingle Creek Basin. EPD formally reviews proposals within these designations. Must be determined by ~~Conservation Area~~ Wetland Determination (~~CA~~WD). Refer to Natural Resources and Conservation Policy C 4.1.6.	0.01 ISAR- Class 1 0.25 ISAR- Class 2 1.0 ISAR- Class 3

LMN 5.1.2: PRESERVATION; The Preservation Future Land Use category is used to identify areas established to recognize publicly or privately-owned lands of significant environmental importance for the purposes of environmental protection. Publicly-owned lands designated Preservation shall be lands owned by federal, state, or local governments acquired for environmental preservation, rehabilitation, or management. Privately-owned lands such as wetland mitigation banks, Regional Offsite Mitigation Areas, and environmentally sensitive properties owned by the Florida Audubon Society, Nature Conservancy, or similar types of nonprofit entities, may be designated as Preservation so long as formal consent is provided. Compatible very-low impact recreational or educational uses, such as hiking, non-motorized boating, bird watching, horseback riding, fishing, cabins, camping, and nature study, that use natural amenities of the site for public benefit are allowable uses in the Preservation designation, so long as these uses avoid development encroachment into warranted, environmentally-sensitive areas. (Deleted 12/00, Ord. 00-25; Added 05/03, Ord. 03-03, Policy 1.4.4-r; Amended 6/10, Ord. 10-07) (C1.4.4 and FLU Table 1.1.4g (FLU9))

Table LMN 5.1.2: PRESERVATION

Description and Purpose
Description and Purpose: Preservation recognizes publicly or privately-owned lands of significant environmental importance for the purposes of environmental protection. Publicly-owned lands shall be owned by federal, state, or local governments acquired for environmental preservation, rehabilitation, or management. Designation of privately-owned lands shall be limited to lands used for wetland mitigation banks. Compatible very-low impact recreational or educational uses that use natural amenities of the site for public benefit are allowable uses. All other uses are prohibited. Refer to Natural Resources and Conservation Policy C 4.5.2.

Future Land Use Characteristics	
Intensity	Max. FAR: 0.10

Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	Any

Policy References

LMN 5.1.3: CONSERVATION OVERLAY; The Conservation Overlay is permitted within all Place Types and is intended for the protection of wetland systems and other environmentally-sensitive lands including land placed in recorded conservation easements for the perpetual protection of natural resources. The Conservation Overlay designation on the Future Land Use Map shall serve as a conceptual indicator of conservation and wetland indicators. The precise delineation of these areas shall be determined through site-specific studies and field determinations that assess the extent of wetland vegetation, Wekiva Open Space, ~~and~~ Econlockhatchee River Protection Area, St. Johns River Basin and Shingle Creek Basin conservation lands consistent with Natural Resources and Conservation Policy C 4.1.6. If an area designated as Conservation/Wetlands on the Future Land Use Map is determined to be a developable area, the underlining Future Land Use Map designation shall control. (Added 12/00, Ord. 00-25)

LMN 5.1.4: PARKS AND RECREATION/OPEN SPACE; The Parks and Recreation/Open Space Future Land Use category includes the parks and facilities identified in the Orange County Parks and Recreation Master Plan, the multi-use trails identified in the Orange County Trails Master Plan, and may include other open spaces and recreational areas such as squares, greens, and plazas to meet the diverse needs of a growing community. Only parks 20 acres or more are currently mapped in the recreation layer within the County's land use map. Smaller parks are permitted within all Place Types designated for parks, trails, greenways, and other passive and active open spaces and recreational areas. (FLU1.1.4a)

Table LMN 5.1.4 (a) PARKS & RECREATION

Description and Purpose	
Refers to the undeveloped or developed lands as passive and active parks.	
Future Land Use Characteristics	
Intensity	Max. FAR: .08
Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	CZ
Policy References	

OBJ LMN 5.2: SPECIAL FUTURE LAND USES; Orange County will maintain the character of the Special Sector which include large areas of institutional and industrial land uses in the Urban Service Area that require special rules. Power plants, landfills, major public facilities, and airports uses are among the types of land uses allowed in the Rural Service Area of the Special Sector.

LMN 5.2.1: The Special Sector future land uses are primarily located within the Urban Service Area, and under special conditions may be included in the Rural Service Area. The following Future Land Use Map (FLUM) designations as reflected in the Vision 2050 Comprehensive Plan, include the following Institutional and Industrial designations:

Table LMN 5.2.1 (a) SPECIAL SECTOR FUTURE LAND USES

FLUM Designation	General Description	Density/Intensity
Institutional (INST)	Institutional uses include public and private utilities, facilities, structure and lands that serve as a public or quasi-public purpose. Public schools that have been designated Institutional may continue to maintain that designation.	2.0 FAR
Industrial (IND)	Industrial uses include the processing of both hazardous and non-hazardous materials ranging from light assembly and manufacturing to chemical processing; along with warehousing, fulfillment, storage and distribution.	0.75 FAR
Educational (EDU)	Educational includes public elementary, K-8, middle, and high schools and ninth grade centers	2.0 FAR

LMN 5.2.2: INSTITUTIONAL USES; Institutions can be broadly defined as land uses which serve a community's educational, religious, social, healthcare, recreational, and cultural needs. Institutions may be privately-owned or owned and/or operated by government agencies. For the purposes of this Plan, institutional uses that function as an arm of the municipal government, such as hospital and fire services, are addressed in the Community Facilities Chapter. Other examples of institutional uses in this category includes ~~the Orlando Executive Airport~~, the University of Central Florida Campus, ~~as well as~~ landfills, power generation facilities, and water and wastewater treatments facilities.

- Institutional
- ~~Public and~~ Private Schools and Public or Private Colleges ~~(Other than K-12)~~
- Hospitals
- Churches
- University of Central Florida Campus
- Public Facilities (landfills, power generation facilities, water and wastewater treatments facilities etc.)

Table LMN 5.2.2 (a) INSTITUTIONAL

Description and Purpose
Institutional uses include public and private facilities, structure and lands that serve a public or quasi-public purpose. Public schools that have been designated Institutional may continue to maintain that designation.

Future Land Use Characteristics	
Intensity	Max. FAR: 2.0
Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	Any
Policy References	

(FLU1.1.4A)

LMN 5.2.2.1: Utilities and public facilities, and all pipes and lines associated with such utilities and facilities, shall be allowed in all Future Land Use designations, subject to complying with applicable laws and regulations, including zoning restrictions. Utilities and public facilities, except associated pipes and lines, shall have a Future Land Use Map designation of Institutional. (Policies 4.1.15 and 4.3.1; Amended 11/17; Ord. 2017-19) (FLU1.4.25)

LMN 5.2.3: INDUSTRIAL USES; Industrial uses include the processing of both hazardous and non-hazardous materials ranging from light assembly and manufacturing to chemical processing. The use of land for the primary purpose of conducting industrial manufacturing and assembling processes and their ancillary uses may include, without limitation, such uses as factories, metal foundries, wood treatment facilities, refineries, metal smelters, automotive assembly plants, rail car or locomotive maintenance facilities, railyards, non-retail breweries and bakeries, cellular towers, electrical transformer stations and salvage yards.

- Industrial
- Heavy Industrial
- Craftsman or Light Industrial

LMN 5.2.3.1: INDUSTRIAL; The Future Land Use Map shall reflect appropriate locations for industrial use. Proposed land use changes from industrial to residential or commercial shall be evaluated in the context of potential impacts to long-term viability of surrounding industrial uses and of freight transportation corridors. Proposed industrial changes shall be evaluated relative to the need to maintain adequate industrial sites to serve the projected market demand, freight movement and efficiency, and corresponding needs for job creation and economic development. (Added 05/03, Ord. 03-03, Policy 4.1.10-r; Amended 11/16, Ord. 2016-28) (FLU1.4.16) (FLU1.1.4A)

Table LMN 5.2.3.1 (a) INDUSTRIAL

Description and Purpose
Industrial uses include the processing of both hazardous and non-hazardous materials ranging from light assembly and manufacturing to chemical processing.

Future Land Use Characteristics	
Intensity	Max. FAR: 0.75
Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	SZ-LI, SZ-HI
Policy References	

LMN 5.2.3.2: Orange County seeks to retain an adequate supply of industrial land use designations and freight-intensive land uses during the planning horizon, consistent with the findings of the County's most current Industrial Lands Analysis and the desire to maintain jobs to housing balance within the County. Industrial requests found to be consistent with the Comprehensive Plan in areas where there are industrial deficits should be supported, provided these locations are found to be compatible and services are available. Further, amendments to DRIs or PDs that have the effect of reducing industrial lands in these submarkets should be discouraged, consistent with LMN 5.2.3.1. (Amended 11/16, Ord. 2016-28) (FLU1.4.20)

LMN 5.2.3.3: Orange County will plan appropriately for fuel terminal infrastructure to ensure efficient and reliable multimodal transportation, consistent with Section. 163.3206, F.S. (Added 11/16, Ord. 2016-28) (FLU1.4.21)

LMN 5.2.3.4: The Future Land Use Map shall reflect a distribution of industrial areas throughout the Urban Service Area to reduce the journey to work, ensure efficient freight movement and operations, avoid large concentrations of freight traffic, provide adequate and sufficient locations for industrial uses – particularly in existing corridors and areas in proximity to Activity Centers – and provide a variety of locations with different transportation accessibility opportunities (such as arterials, limited-access highways, airports and railroad). (Added 12/00, Ord. 00-25, Policy 3.2.15, Amended 11/16, Ord. 2016-28) (FLU1.4.17)

LMN 5.2.3.5: Redevelopment of former landfills, ~~industrial, or other designated areas~~ and "contaminated sites" as defined by the State and "brownfield development" standards shall ~~comply with the County's Planned Development process, Chapter 38, Article VIII, Orange County Code.~~ be subject to County development review processes as provided in the Land Development Code. The proponent for redevelopment of a former landfill, or a contaminated site that proposes cleanup closure with conditions (e.g. institutional controls or engineering controls), shall enter into a developer's agreement with the County delineating specific procedures and/or conditions to ~~deal with any~~ address environmental issues before redevelopment. (Amended 6/10, Ord. 10-07) (FLU1.4.22)

LMN 5.2.3.6: Orange County will evaluate, and support accordingly, the freight-intensive land use concepts, including intermodal logistics centers, distribution centers, and freight villages, identified in MetroPlan Orlando Regional Freight Study to enhance freight movement and efficiency and to attract high-value employment. Orange County will review the conceptual locations identified in the Regional Freight Study to assess their compatibility with existing Future Land Use designations and evaluate the locations within the context of surrounding land uses. (Amended 11/16, Ord. 2016-28) (FLU1.4.23)

LMN 5.2.3.7: Orange County shall encourage the improvement of existing conditions of brownfield and vacant industrial land within the Urban Service Area. (FLU1.4.21)

LMN 5.2.3.8: New adult entertainment shall be located only within Industrial designated areas within the Urban Service Area. (Added 8/92, Ord. 92-24, Policy 3.2.24) (FLU1.4.26)

LMN 5.2.3.9: Orange County shall not approve industrial uses that produce or emit noises, significant vibrations or noxious/hazardous wastes/fumes resulting in adverse impacts to adjacent residential uses, unless such impacts are mitigated. (Policy 4.1.19-r) (FLU1.4.18)

LMN 5.2.3.10: Orange County may require appropriate design controls for each industrial district such as, but not limited to, building setbacks, lot size building coverage ratios, impervious surface limitations and landscaping provisions to ensure industrial districts are compatible with surrounding areas. (Policy 4.1.12-r) (FLU1.4.19)

LMN 5.2.3.11: Orange County will encourage the use of undeveloped land within the Urban Service Area for redevelopment to improve existing conditions on-site. (FLU1.4.24)

LMN 5.2.3.12: The County shall not support the siting of developments at urban residential densities adjacent or near solid waste disposal facilities (landfills). (FLU1.4.27)

~~OBJ~~ **LMN 5.2.3.13~~4~~: ~~PUBLIC SCHOOLS/~~EDUCATIONAL;** ~~Identify the future land use designations in which schools will be an allowable use. (PS5.2)~~ The Educational future land use designation is intended for public schools, including elementary, K-8, middle, ninth grade centers, high schools, and OCPS Technical Colleges and may be developed at the density/intensity listed in the table below:

~~**LMN 5.2.4.1:** The Educational future land use category is primarily located within the Urban Service Area, and under special conditions may be included in the Rural Service Area, and may be developed at the density/intensity listed in the table below:~~

~~Table LMN 5.2.4.1 (a) EDUCATIONAL FUTURE LAND USE~~

~~FLUM Designation~~	~~General Description~~	~~Density/Intensity~~
~~Educational (EDU)~~	~~Educational includes public elementary, K-8, middle, and high schools and ninth grade centers~~	~~2.0 FAR~~

(FLU1.1.4A)

Table LMN 5.2.3 (a)~~4.1 (b)~~: EDUCATIONAL

Description and Purpose
Educational includes public elementary, K-8, middle, and high schools and ninth grade centers.

Future Land Use Characteristics	
Intensity	Max. FAR: 2.0
Transect Zones / Zoning Districts	
Transect Zones / Zoning Districts	PD (existing prior to Code adoption) SZ-ED
Policy References	
Policy References	

(FLU1.1.4A)

LMN 5.2.3.1~~4.2~~: Orange County will advocate for the siting of safe and suitable public schools that will serve as integral components of its neighborhoods and communities. For purposes of this Comprehensive Plan, the terms "public schools," "schools," "public school facilities," "educational facilities," and the like, shall mean (1) traditional, publicly supported and controlled schools under the jurisdiction of the Orange County School Board, consisting of kindergarten, elementary, and/or secondary school grades, and (2) schools organized as a nonprofit organization that have applied for and received authorization from the School Board to operate a charter school for kindergarten, elementary, and/or secondary school grades in accordance with Florida Statutes pertaining to charter schools, which became law in 1996, as that statute may be amended or replaced, but only where the permanent student capacity is 550 or greater. (OBJ FLU8.7)

~~All new public school locations and certain renovation and construction projects on existing school sites shall be subject to the provisions of the Public School Siting Regulations, developed jointly by the County and the School Board and set forth in Chapter 38, Article XVIII of the Orange County Code. (Amended 11/17, Ord. 2017-19) (PS5.2.4)~~

~~LMN 5.2.4.3: Unless otherwise prohibited or precluded by existing development patterns, Orange County will support and encourage the location of new elementary, K-8, and middle schools—which include ninth grade centers—internal to existing and planned residential neighborhoods. The County will coordinate with the Orange County School Board to identify locations for new high schools on the periphery of residential neighborhoods, where access to major roads is available. (Added 12/00, Ord. 00-25, Policy 3.2.19.1) (FLU8.7.2 and FLU8.7.3) (Amended 11/17, Ord. 17-19) (PS2.2.3)~~

~~LMN 5.2.4.4: In the event the School Board determines a public school facility is required in an area designated Rural on the Future Land Use Map, an amendment to the Future Land Use Map as EDU shall be required. The School Board may request an amendment to the Future Land Use Map at no cost. (Added 9/96, Ord. 96-28, Policy 3.2.21.2; Amended 11/17, Ord. 2017-19) (FLU8.7.7) (PS5.2.3)~~

~~LMN 5.2.4.5: Within the Urban Service Area, elementary, K-8, middle, high schools, and ninth-grade centers developed in conjunction with high schools shall be allowed as permitted uses or may be allowed as special exceptions as stated in the Public School Siting Regulations of Article XVIII, Chapter 38, Orange County Code in each of the following future land use designations: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, Institutional, Activity Center Residential, and Educational. High schools and ninth-grade centers developed in conjunction with high schools shall also be allowed as permitted uses or may be allowed as special exceptions as stated in the Public School Siting Regulations in each of the following future land use designations: Office, Commercial, and Industrial. (Added 9/96, Ord. 96-28; Amended 10/02, Ord. 02-16, Policy 3.2.21; Amended 11/17, Ord. 2017-19) (FLU8.7.5)~~

~~LMN 5.2.4.6: Within a Rural Settlement, elementary, K-8, middle schools, and freestanding ninth-grade centers may be allowed within Planned Development Land Use Plans or as special exceptions in any Rural Settlement Future Land Use designation described in Policy FLU1.1.4H. Any such school in a Rural Settlement is exempt from Policy FLU6.2.12. High schools shall not be permitted in a Rural Settlement. (Added 9/96, Ord. 96-28; Amended 10/02, Ord. 02-16. Policy 3.2.21.1, Amended 11/17, Ord. 2017-19) (FLU8.7.6)~~

~~LMN 5.2.4.7: Consider development incentives such as density bonuses and expedited development review for residential properties located within a half mile of an existing elementary school with a school enrollment below 100% of the permanent core capacity, excluding portables, and the residential property is located in the subject school's attendance zone. No development incentives will be granted that would result in school enrollment over 100% of the permanent capacity. (PS4.1.3)~~

~~LMN 5.2.4.8: The County will protect existing schools from the intrusion of incompatible land uses through the development review and code enforcement processes. (Added 6/08, Ord. 08-11; Amended 06/17, Ord. 2017-12) (PS5.2.6)~~

~~LMN 5.2.4.9: All new public school locations shall be subject to the terms and limitations established in the School Siting Ordinance developed jointly by Orange County and the School Board, as it may be amended from time to time. The expansion of water and wastewater facilities in a Rural Settlement to serve public school sites shall not be the justification or impetus for future development in a Rural Settlement. (Added 9/96, Ord. 96-28, Policy 3.2.21.3; Amended 11/17, Ord. 2017-19) (FLU8.7.8) (PS5.2.4)~~

LMN 5.2.3.2 ~~4.10:~~ Public educational facilities shall be allowed in future land use designations specified in ~~LMN 5.2.4.6, and LMN 5.2.4.4.~~ PS 3.1.4 and PS 3.1.5. Subsequent to the construction of those facilities, the Future Land Use Map may be amended to reflect an Educational (EDU) designation. ~~Any plan amendments required under FLU8.7.6 in the Rural Service Area or under LMN 5.2.4.4 in a Rural Settlement shall be designated EDU.~~ (Added 10/02, Ord. 02-16, Policy 3.2.21.5-r; Amended 11/17, Ord. 2017-19) (FLU8.7.9)

~~LMN 5.2.4.11: For those projects that submitted a legally sufficient application for a Capacity Enhancement Agreement (CEA) prior to July 1, 2019, if the Orange County School Board determines that a CEA is required, the applicant must deliver to the Planning Division, a copy of a fully-executed CEA at least two weeks prior to the BCC adoption public hearing for the respective large scale or small scale Future Land Use Map amendment. If a CEA is required, but the applicant is receiving an assignment or transfer of school capacity credits in lieu of executing a CEA, a copy of the executed transfer or assignment document must be delivered to the Planning Division at least two weeks prior to the BCC adoption public hearing. If the applicant has negotiated a postponement agreement with the Orange County School Board, delaying the CEA to the rezoning stage, a copy of the executed postponement agreement must be delivered to the Planning Division at least two weeks prior to the adoption public hearing.~~

~~If the applicant does not deliver a copy of a fully-executed CEA, transfer document, assignment document, or postponement agreement at least two weeks prior to the BCC adoption public hearing, the Future Land Use Map amendment application may be continued to the next Future Land Use Map amendment cycle. If the application is continued to the next cycle, the applicant is still required to submit the necessary documents to the Planning Division at least two weeks prior to the scheduled BCC adoption public hearing for that Future Land Use Map amendment cycle.~~

~~Any Future Land Use Map amendment application continued under this policy is subject to the refund policy in effect at that time. (Amended 6/14, Ord. 2014-12) (FLU8.7.11)~~

GOAL LMN 6: LAND USE AND MOBILITY

A multimodal transportation system that integrates land use, transportation strategies, and the provision of infrastructure will be established to provide a sustainable transportation and mobility infrastructure for all users. (T.3)

OBJ LMN 6.1: CONTEXT SENSITIVE DESIGN; The land development regulations will integrate a system of Complete Streets and a convenient and efficient mobility system for all users of the transportation system based upon the land use and development context. (OBJ 2.1-r)

LMN 6.1.1: The County shall require densities, intensities, and mixed uses that integrate and support all modes of transportation, enhance the feasibility of transit, decrease trip lengths, reduce greenhouse gas emissions through reduced VMT, and promote internal capture of vehicle trips where feasible. (Added 05/04, Ord. 04-06, Policies 1.6.10-r, 1.6.11-r, 2.1.4-r, 2.1.5-r, 2.1.8) (T3.1.1)

LMN 6.1.2: The Future Land Use Map will reflect a correlation between densities and intensities of development, the mobility options and interconnectivity of the transportation network, and level of service. (Policy 3.6.2) (FLU2.3.2)

LMN 6.1.3: The County shall promote pedestrian-friendly, compact, mixed-use, transit-ready, and transit-oriented development in designated activity centers with existing or programmed high-frequency transit service for more efficient use of land, infrastructure, and services within the Urban Service Area boundary. (T3.1.2)

LMN 6.1.4: Complete Street design will consider the needs of all roadway users, including motorists, freight, and service operators pedestrians, cyclists, transit users, and disadvantaged populations. (Added 11/16, Ord. 2016-28) (T3.3.7)

LMN 6.1.5: Roads will be designed considering the safe, convenient access, and mobility needs of all users by incorporating context-sensitive design that reflects local development patterns and future land use designations, aesthetics and green infrastructure, Quality and Level of Service standards, and the functional classification of roads. (Policy 3.6.1) (FLU2.3.1) (UD4.2.4)

LMN 6.1.6: The County shall support land use strategies that promote a convenient and efficient mobility system for all users of the transportation system based upon the development context. (Objective 2.1-r) (OBJ T3.1)

OBJ LMN 6.2: MULTIMODAL CORRIDORS; Orange County will use the context-sensitive design to better integrate land use and multimodal transportation and enhance pedestrian and bicycle safety. This context classification system helps to emphasize the need to support all users within a complete network of streets, according to each street's existing and desired future context and transportation characteristics.

LMN 6.2.1: Plan amendments, rezonings, and development projects that require a transportation study will consider the availability of multimodal transportation, impacts to adopted Quality / Level of Service standards, and the appropriate context-based design standards.

LMN 6.2.2: The County supports the development of multimodal transportation corridors to increase the viability of walking, biking, and transit along these corridors as well as protect wildlife crossings and habitat. Transportation improvements shall focus on operational Transportation Systems and Management and Operations (TSM&O) enhancements, intersection improvements that provide for safe movement of pedestrians and bicyclists, and design that supports transit-oriented development. Considerations should include, but are not limited to, high-visibility pavement markings and pedestrian refuge islands, shared use paths, landscaping, green infrastructure, shade trees, bicycle facilities, increased transit service and bus shelters, and facilities and design that support transit-oriented development. Development within these corridors shall be subject to design standards as determined by a transportation impact study. (Amended 09/13; Ord. 2013-19; Amended 12/14, Ord. 2014-30) (T2.2.9)

LMN 6.2.3: Investments in the Targeted Sector in transit, non-motorized transportation, and infrastructure will support multimodal network connectivity, access that is safe and comfortable for transit users, pedestrians, and bicyclists, as well as ensure wildlife corridors and contiguous natural lands for preservation are protected, where applicable. Development design standards will ensure an attractive streetscape and parking designed to avoid conflicts with pedestrian, transit, automobile, and truck traffic. (Amended 06/10, Ord. 2010-07; Amended 03/13, Ord. 2013-07) (T2.3.1)

LMN 6.2.4: The County supports increased urban densification to better utilize existing and proposed investments in transit and roadway infrastructure and will implement appropriate land use changes to encourage redevelopment and infill development to reduce suburban sprawl.

OBJ LMN 6.3: DEVELOPMENT STANDARDS; Orange County will require the construction of street, pedestrian, and bicycle networks that provide regional, community, and neighborhood interconnectivity and ensure direct access to existing and planned multimodal transportation facilities, activity centers and corridors, community services, and public amenities where appropriate. (Policies 2.11-r, 2.1.1.1-r, 2.1.1.4; Amended 06/17, Ord. 2017-11) (OBJ T3.2)

LMN 6.3.1: Proposed communities are to provide an interconnected grid street pattern, where feasible, providing connections to adjacent roadways and such communities may not gate their entrances or otherwise restrict public access, except in certain locations and under limited certain circumstances. (Policy 2.1.1.4) (T3.2.1)

LMN 6.3.2: Where feasible, new development and redevelopments will be required to provide an interconnected transportation grid with pedestrian and bicycle networks and should include additional measures such as cross-access easements, public rights-of-way, and transportation facility stub-outs to adjacent parcels. (Amended 06/17, Ord. 2017-11) (T3.2.1)

LMN 6.3.3: The County will ensure that existing and new developments are connected by pedestrian, bikeways, and roadway systems unless prevented by physical or environmental barriers, such as limited access roadways, railroads, and environmental features. Where full street connections are not possible, bicycle and pedestrian connections may be required by the County. (Amended 06/17, Ord. 2017-11) (T3.2.2)

LMN 6.3.4: The County shall require an interconnected transportation network to develop and maintain transportation networks that accommodate local and regional travel demand to allow access between neighborhoods. Residential streets should be designed to limit excessive speeds on neighborhood streets, including traffic calming measures where appropriate to ensure the protection of residential properties. (Policies 2.1.1.2-r, 2.1.1.3, 2.1.1.4; Amended 11/15, Ord. 2015-20; Amended 06/17; 2017-11) (T3.2.3)

LMN 6.3.5: To promote multimodal transportation choice and encourage an interconnected street network, the County shall not close or vacate streets except under the following conditions:

A. The loss of the street will not forestall reasonably foreseeable future bicycle/pedestrian use;

B. The loss of the street will not forestall non-motorized access to adjacent land uses or transit stops;

C. The loss of the street is necessary for the construction of a high-density, mixed-use project containing both residential and non-residential uses;

D. There is no reasonably foreseeable need for any type of transportation corridor for the area in the future; and

E. At the direction of the BCC. (Amended 03/13, Ord. 2013-07) (T3.2.4)

LMN 6.3.6: The County shall promote connectivity, mobility, and accessibility within and between neighborhoods, employment and retail centers, schools, medical facilities, parks, community centers, and cultural venues to facilitate transportation options for people of all ages and abilities.

LMN 6.3.7: The County shall work with all appropriate entities to plan for land uses that complement a comprehensive multimodal network that connects regional and neighborhood employment centers and high-density and intensity land use areas to each other by appropriate modes. (Policy 1.6.1-r; Amended 11/15, Ord. 2015-20;T3.4.9) (T3.4.9)

OBJ LMN 6.4: PUBLIC TRANSIT; The County's land use designations and regulations will support high-frequency public transit and the transition to cleaner energy, where appropriate. (Policy 1.7r) (T3.3.1)

LMN 6.4.1: The County will continue to pursue land use strategies that support the SunRail Commuter Rail System and transit-oriented development. (FLU2.3.12)

LMN 6.4.2: To support higher density and intensity Place Types, the County will encourage of intermodal stations which include electric charging infrastructure to facilitate safe and accessible transitions between appropriate travel modes, including pedestrians, bicycles, electric bicycles and scooters, rail, aviation, buses, and automobiles. (Added 05/04, Ord. 04-06, Policy 1.7.4-r; Amended 11/16, Ord. 2016-28) (T3.3.6)

LMN 6.4.3: The County's land use strategies will leverage local, regional, and state investments in trails to enhance equity, support mobility options, and provide place-based economic development.

OBJ LMN 6.5: MULTIMODAL TRANSPORTATION NETWORKS; Where appropriate, the County shall create Multimodal Transportation Networks (MMTN) where priority is placed on providing a safe, comfortable, and attractive environment for pedestrians, bicyclists, and automobiles, with potential access to transit. (Added 09/11, Ord. 2009-28; Amended 11/12, Ord. 2012-20; Amended 01/16, Ord. 2016-04) (OBJ T2.5)

LMN 6.5.1: DESIGNATION CRITERIA; Existing areas with multimodal characteristics or proposed new areas for multimodal developments (e.g. greenfield developments) may be designated as an Multimodal Transportation Network (MMTN) consistent with the following criteria.

A. **PRESERVATION OF STRATEGIC INTERMODAL SYSTEM (SIS) FACILITIES:** A Multimodal Transportation Network (MMTN) shall not significantly degrade the adopted level of service standards for facilities designated as part of the Florida – Strategic Intermodal System – major arterial roadways that have the primary function of moving high volumes of statewide and regional traffic – without appropriate mitigation. Any impacts outside the MMTN shall be mitigated within the MMTN to the extent possible. (Amended 11/12, Ord. 2012-20)

B. **REQUIRED DESIGN ELEMENTS:** A Multimodal Transportation Network (MMTN) shall exhibit the following community design elements:

   a. An interconnected network of streets and paths designed to encourage walking,biking, and micro-mobility use where appropriate, with traffic calming where desirable;

   b. A complementary mix and range of land uses, including residential, employment, educational, recreational, and cultural as provided for within the Future Land Use designation;

   c. Appropriate densities and intensities of Future Land Use designation within walking distance of transit stops;

   d. Daily activities within walking distance of residences and public uses, streets and squares that are safe, comfortable, and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with all transportation modes. (Added 09/11, Ord. 2009-28; Amended 01/16,) (T2.5.1)

LMN 6.5.2: Level of service shall be consistent with Policy T 2.1.1. The County establishes the following minimum quality/level of service standards for transit, bicycle, and pedestrian facilities and roadways within a Multimodal Transportation Network (MMTN). The Level of Service (LOS) shall be measured in accordance with professionally-accepted methodologies detailed in Florida Department of Transportation (FDOT) publications, handbooks, and/or software implementing multimodal quality of service, as they may be updated from time to time. (T2.5.2)

Table LMN 6.5.2 (a) Level of Service Standards

	Pedestrian	Bicycle	Automobile
Transit-oriented	C	D	E
Bicycle/Pedestrian-oriented	C	C	-

Capacities shall be determined by using the guidelines established by the most recent edition of the FDOT Multimodal Quality/Level of Service Handbook or other County-accepted methodologies.

LMN 6.5.3: Transportation concurrency within a Multimodal Transportation Network (MMTN) shall be evaluated based upon a financially feasible capital improvements plan as defined by the County and applicable policies in the Comprehensive Plan. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.3)

LMN 6.5.4: When appropriate, the County shall identify and work with other service providers, to implement transportation demand management strategies into the transportation planning process for a Multimodal Transportation Network (MMTN) to alleviate congestion. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.4)

LMN 6.5.5: The County shall coordinate with the Florida Department of Transportation, MetroPlan Orlando, LYNX, and other affected agencies and jurisdictions to assess land use and transportation polices that promote transportation choice and to overcome identified deficiencies in the multimodal transportation network. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.5)

LMN 6.5.6: Special consideration shall be given to areas with concentrations of students, seniors, low-income families, persons with disabilities, the transportation disadvantaged, or others that are more dependent on transportation modes other than the automobile to provide a safe accessible environment. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.6)

LMN 6.5.7: New or redevelopment projects shall contribute to providing a safe, convenient, comfortable, and aesthetically pleasing transportation environment that promotes walking, cycling, transit, and micro-mobility use where appropriate and consider the first/last mile for access to transit. Appropriate improvements or enhancements to the multimodal network may be required as a condition of development approval, including, but not limited to the following:

A. Accommodations for pedestrian access and movement, including shaded sidewalks, benches, and enhanced crossings;

B. Direct connections between the Multimodal Transportation Network (MMTN) and the regional bicycle / pedestrian network;

C. Installation of shared use paths in accordance with Florida Department of Transportation (FDOT) standards;

D. Well-designed accommodations for transfer of passengers at designated transit facilities;

E. Preferential parking and designated drop-off/pick-up zones for rideshare participants;

F. Curb zone management for the safe movement of people and goods at designated transit facilities and at commercial and office development sites;

G. Accommodations for car sharing, bike sharing, and electric vehicles, including designated locations, preferential parking, and electric vehicle charging stations, as applicable; and

H. Weather protection at transit stops where and when feasible.

(Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.7)

LMN 6.5.8: The County shall establish multimodal street cross-sections, design standards, and operational measures (e.g. pre-emptive signals, dedicated bus lanes, etc.) to ensure streets are safe, convenient, and appealing for all modes of travel, including transit, automobiles, trucks, bicycles, micro-mobility, and pedestrians. Strategies shall include: marked crosswalks, wider sidewalks, on-street parking, bus turnouts, traffic calming, raised medians, adequate drainage, landscaping, or other appropriate safety enhancements that reduce hazardous conflicts between modes, which are consistent with the planned functions of the roadway. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.8)

LMN 6.5.9: To provide continuous circulation systems for pedestrians, bicyclists, and vehicles, unconnected streets (cul-de-sacs, T- turnarounds, and dead ends) shall be avoided. In places where an unconnected street cannot be avoided, pedestrian and bicycle connectivity shall be provided with a through-connection designed into the street where feasible. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.9)

LMN 6.5.10: To promote communities that are physically connected to each other, and to foster community and connectedness beyond the development, all development plans shall include streets stubbed to the boundary of the development in all major directions. Development plans shall include streets connecting to all streets stubbed to the boundary of adjacent development plans. Street connections shall be made between adjacent development, in order to continue the interconnected street network of the Multimodal Transportation Network (MMTN) from one development to the next. The requirements of this policy do not apply if it is demonstrated that a connection cannot be made because the existence of one or both of the following conditions:

A. Physical conditions preclude development of a connecting street on the adjacent property; or

B. Buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude a connection now or in the future, considering the potential for redevelopment.

(Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.9.1)

LMN 6.5.11: Multimodal Transportation Networks (MMTN) shall provide direct bicycle and pedestrian connections within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools. Bicycle lanes may be provided on new or reconstructed arterials and collector roadways within the MMTN in accordance with the Florida Department of Transportation (FDOT) guidelines or other standards determined appropriate by the County Engineer where practical.

(Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.10)

LMN 6.5.12: The County shall give special consideration to schools and their multimodal needs to provide a safe, accessible environment for students, encouraging environmentally friendly and healthy options. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.11)

LMN 6.5.13: Developments adjacent to school properties shall be required, where necessary, to provide right-of-way and a direct safe access path for pedestrian and bicycle travel to existing and planned school sites, and shall connect to the neighborhood's existing pedestrian network. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.11.1)

LMN 6.5.14: Where a designated walk or bicycle route to a school must cross a roadway greater than two lanes wide, the crossing must be designed to allow safe passage across the roadway for school-aged children. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.11.2)

LMN 6.5.15: The County shall work with LYNX and other transit providers to ensure that the Multimodal Transportation Network (MMTN) is well-connected via transit to major trip generators and attractors both inside and outside of the MMTN. Transit stops and waiting areas should be planned concurrent with development and be designed in a manner to provide a safe and comfortable environment to encourage their use. The County shall coordinate with LYNX and other transit providers regarding the provision of benches, signage, lights, bicycle parking, and covered or enclosed waiting areas for transit stops within the MMTN. Stops should include a level of amenities for protection from sun and weather, lighting for safety, and as appropriate for the stop type, opportunities for cooling and internet connectivity for passenger safety, comfort, and convenience. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (T2.5.12)

GOAL LMN 7: NEIGHBORHOOD CHARACTER AND DEVELOPMENT

Our neighborhoods will be shaped by smart growth, sustainable development, and green infrastructure.

OBJ LMN 7.1: DESIRABLE, SAFE, AND DIVERSE NEIGHBORHOODS; The County's land development regulations promote the creation and preservation of desirable, safe, and diverse neighborhoods. New neighborhood development, infill projects, and redevelopment initiatives emphasize compact form, a mix of uses, community character, and sustainability. The County will support the provision of a variety of housing types and sizes, multiple modes of transportation, and the preservation of natural features. (OBJ UD4.1)

LMN 7.1.1: Place Types will be implemented by Transect Zones in Orange Code and will address neighborhood compatibility, form, character, and circulation. When appropriate, a mix of uses shall be encouraged within abandoned stores and properties to provide residents with goods and services within their neighborhoods and encourage multipurpose trips. (UD3.1.2)

LMN 7.1.2: Orange Code establishes a predictable, adaptable, and scalable approach to neighborhood design with smooth transitions between Transect Zones. Zone transitions are achieved by requiring buildings to change in mass and height between Transects, so such buildings are adjacent to buildings that are subject to significantly different permitted height and bulk dimensions.

LMN 7.1.3: Adaptive reuse of buildings and underdeveloped sites will be encouraged in the Targeted Sector to allow for neighborhood convenience and the encouragement of multipurpose trips. (UD3.1.2)

LMN 7.1.4: Encourage adaptive reuse of vacant stores and homogenous sites by allowing a mix of retail, office, institutional, and residential uses. (UD3.1.4)

LMN 7.1.5: Encourage a vertical mix of uses and varying housing styles, sizes, and types, including opportunities for live-work units and ground-floor commercial that support public transportation. (UD4.2.1, UD3.1.3)

LMN 7.1.6: During the design development phase of large commercial sites, exterior design consideration should be given to the future conversion of large single user façades into smaller, more diverse shop fronts, including multiple entrances, along with landscaping schemes that contemplate multiple entrance designs. (UD3.1.7)

LMN 7.1.7: Orange Code and ~~Place Types~~ Vision 2050 Place Types and Typologies will encourage and promote neighborhood revitalization, with an emphasis on infill and redevelopment areas, and will take into consideration focus on preserving the preexisting residential character of the immediate and surrounding neighborhoods and ensure that such projects are compatible with their surrounding uses. (OBJ UD3.1)

LMN 7.1.8: Encourage temporary uses of vacant properties to allow for community revitalization, character, urban farms, and access to open space.

LMN 7.1.9: Streets types will encourage pedestrian activity along abutting land uses that frame the street. (UD4.2.5)

LMN 7.1.10: Public open spaces will be centralized within neighborhoods and accessible within ¼ to ½ mile by the community for gatherings and recreation. (UD4.2.6)

LMN 7.1.11: Natural features such as trees, wetlands, and water bodies will be preserved in the design and redevelopment of neighborhoods.

LMN 7.1.12: Neighborhoods will be designed to be protected against environmental hazards including pollution, flooding, sea water infiltration of groundwater, and urban heat island effects.

OBJ LMN 7.2: COMPATIBILITY; New development will be compatible with existing neighborhoods in regard to building height, setbacks, character, and context.

LMN 7.2.1: New developments within centers, neighborhoods, and corridors adjacent to existing neighborhoods will ensure traditional design treatments that integrate peripheral buildings, ancillary structures, and circulation systems with continuous transition. (UD1.6.1)

LMN 7.2.2: Signage, fences, and walls will be designed to complement the adjacent uses, as well as the street and pedestrian network. Such features will be subject to a coordinated/unified design plan. Use of walls or other opaque screening materials other than vegetation will be discouraged along public or private rights-of-way.

LMN 7.2.3: Early project site planning will include sheltered and shaded outdoor pedestrian corridors, parks, and other public gathering places—with convenient access between individual buildings, outdoor spaces, and parking facilities—and will promote and accommodate pedestrian and bicycle trips from surrounding off-site locations. (UD1.6.2, UD1.6.3)

LMN 7.2.4: Developments will interconnect with surrounding neighborhoods to minimize impacts to adjacent collector and arterial streets. (UD1.6.4, UD1.6.5)

LMN 7.2.5: New development or redevelopment will include a grid design with multiple access points to surrounding neighborhoods to reduce overloading of adjacent collector and arterial roadways. (UD1.6.4, UD1.6.5)

LMN 7.2.6: The County's land development regulations will require the provision of screening and visual buffers between neighborhoods and businesses where outdoor storage of materials or equipment is permitted. (N1.1.1)

OBJ LMN 7.3: LIVABLE NEIGHBORHOOD DESIGN; The County's residents and visitors will enjoy vibrant, diverse communities characterized by inviting and safe outdoor gathering spaces and streetscapes that encourage walking and social interaction. (GOAL UD1)

LMN 7.3.1: Within the appropriate ¼-mile or ½-mile pedestrian shed distance of existing or planned transit services, projects will incorporate Transit-Supported and Transit-Oriented Development (TOD) design solutions, including vertically-mixed uses, and higher residential densities and commercial intensities. (OBJ UD1.4)

LMN 7.3.2: Bicycle paths and multi-use trails will be separated and protected from vehicular roadways, whenever possible. (UD1.6.7)

LMN 7.3.3: The County's neighborhoods will be transit-oriented and/or transit-ready to provide convenient access to employment and education centers and will feature parking and boarding areas with such amenities as benches, shelters, waste receptacles, and bicycle racks. (UD1.6.8)

LMN 7.3.4: Building frontages will have direct access to safe and inviting public walkways and transit waiting areas. (UD1.4.1)

LMN 7.3.5: Parking for new development and redevelopment will incorporate joint access, shared parking, and interconnectivity with adjoining land uses, while supporting transit. (FLU2.2.2 and FLU2.2.3, UD3.1.6)

LMN 7.3.6: Parking requirements for new development or redevelopment projects within the appropriate established pedestrian shed of ¼- or ½-mile of premium transit or Transit-Oriented Developments (TODs) will be subject to reduced parking requirements and may apply for shared parking agreements. (UD1.4.4)

LMN 7.3.7: Transit-Oriented Development (TOD) within the Urban Core will be, to the greatest extent possible, physically integrated into the surrounding neighborhood and adjacent street and sidewalk corridors. (OBJ UD1.6)

LMN 7.3.8: Support the incorporation of community and neighborhood services—including schools, parks, hospitals, libraries, community centers, and access to healthy food and broadband—into new and existing neighborhoods.

OBJ LMN 7.4: NEIGHBORHOOD SCHOOLS; Where possible, make public schools an integral component of neighborhoods and communities. ~~through the joint use of educational facilities by encouraging the colocation of such public facilities as parks, libraries, and community and recreation centers in conjunction with school sites.~~ (GOAL PS2 AND OBJ PS2.1)

~~LMN 7.4.1: Orange County Public Schools (OCPS) and Orange County will work jointly to collocate public facilities such as parks, libraries, and community centers with public schools, whether on OCPS or Orange County property. (Added 06/08, Ord. 8/11) (PS2.1.2)~~

LMN 7.4.12: To enhance its communities and neighborhoods, the County will ~~participate~~ coordinate with Orange County Public Schools (OCPS) in ~~the~~ school siting, ~~design, and development processes so that~~, to the extent possible, the schools serves as ~~models and catalysts for innovative urban design~~ a focal point for the community and is compatible ~~while maintaining consistency~~ with the ~~Future Land Use Map and compatibility~~ with surrounding land uses. Public schools are compatible with all residential uses. ((Amended 11/17, Ord. 17-19) (PS2.2.1) ~~(ICE 1.15.4)~~

~~LMN 7.4.3: Unless precluded by existing development patterns, the County will coordinate with the School Board to provide school sites and facilities within planned neighborhoods and communities. (Duplicated in FLU8.7.3) (Added 12/00, Ord. 00-25, Policy 3.2.19.1) (PS2.2.2 and FLU 8.7.3)~~

LMN 7.4.24: Support and coordinate with ~~the School Board~~ OCPS to locate new elementary schools within reasonable walking distance of the dwelling units they serve. (PS2.2.5)

~~LMN 7.4.5: Link schools, parks, libraries, and other public facilities with bikeways, trails, and sidewalks. (PS2.1.6)~~

~~LMN 7.4.6: Program community development improvements in older or distressed neighborhoods near schools. (PS3.1.8)~~

LMN 7.34.7: To the extent feasible, public schools will be accessible from sidewalks, trails, and bikeways. (Policy 3.2.20; Amended 11/17, Ord. 2017-19) (FLU8.7.4)

~~LMN 7.4.8: Provide assistance in developing traffic circulation plans to serve schools and their surrounding neighborhoods with a focus on the safety of students walking, biking, or in car queues. (PS3.1.5)~~

~~LMN 7.4.9: Provide assistance to schools in the education of vehicle emissions and air quality through anti-idling campaigns and initiatives.~~

~~LMN 7.4.10: To enhance its communities and neighborhoods, schools will be encouraged to be joint use facilities, incorporating support services on-site during non-school hours and more easily accessible to the neighborhood.~~

LMN 7.4.4: Coordinate with School Board members, school faculty, staff, and advisory committees, and citizen groups on neighborhood planning and community development initiatives. (PS5.1.9)

OBJ LMN 7.5: NEIGHBORHOOD OPEN SPACE AND PARKS; To ensure that parks, open space, and recreation facilities are efficiently and adequately provided, the design of which will be integrated into the overall community fabric and accessible by all residents of Orange County. (OBJ UD5.2)

LMN 7.5.1: Children's play environments will be separated and protected from streets by fences, barrier plantings, multi-use trails, and/or other recreation facilities, with clear views into and out of the area. (UD5.2.1)

LMN 7.5.2: Active and passive recreational amenities and public open space will be incorporated into new development and redevelopment proposals. (UD5.2.2)

LMN 7.5.3: Ensure an equitable countywide distribution of active and passive recreational amenities and public open space. (UD5.2.2)

LMN 7.5.4: New development and redevelopment will incorporate dedicated corridors for recreational use and public enjoyment and protection of the natural environment. (UD5.2.4)

LMN 7.5.5: Lake edges and conservation areas will be visually and/or physically accessible and treated as recreational features and/or shared amenities. (UD5.2.5)

LMN 7.5.6: Open spaces provided in new residential and mixed-use developments may be centrally-located and/or linear and woven throughout the development.

LMN 7.5.7: Access to information, planning, and education for community gardens within neighborhoods will be available.

OBJ LMN 7.6: IMPLEMENT LOW IMPACT DEVELOPMENT (LID); Incorporate green infrastructure and develop site design standards such as requirements for tree surveys approved by qualified arborists, minimize clear cutting and mass grading, as well as standards which maximize open space tree canopy.

LMN 7.6.1: New developments will integrate a project site's existing tree canopy within planned open spaces and at other location opportunities to the extent possible, while factoring in the water table depth and the health of the existing tree canopy.

LMN 7.6.2: Strive to maintain the natural character of neighborhoods by identifying and preserving historic trees and native plant communities. (UD7.1.6)

LMN 7.6.3: All new site development plans shall include a tree survey created by a licensed arborist and should include information such as species diversity, Diameter at Breast Height (DBH) for all on-site trees, and other assessments as needed. A site suitability analysis shall be required prior to site development and shall include tree and habitat surveys to determine the most appropriate area on the site for development that will protect and enhance Orange County's tree canopy. Orange County will supply resources to audit tree surveys as needed.

LMN 7.6.4: New site development plans will strive to integrate the existing tree canopy within the project's planned open spaces and throughout the project site, while protecting the health of the existing tree canopy.

LMN 7.6.5: If preserved or proposed trees and vegetation are to be used in mitigation, any such trees or vegetation should be healthy; if their health fails or they die, any such trees and vegetation should be replaced to achieve mitigation requirements.

LMN 7.6.6: New developments shall strive to preserve the existing natural condition of the site including its tree canopy, native plant communities (especially those habitat-contributing communities), topographic features, and drainage patterns.

LMN 7.6.7: Include ample tree species diversity, emphasizing native tree species, on all development sites that require new or replacement trees. Monoculture tree palettes shall be discouraged.

LMN 7.6.8: Orange County will encourage the planting of forested corridors on sites throughout the County.

LMN 7.6.9: Tree mitigation regulations and development requirements will factor the site's Place Type designation.

LMN 7.6.10: Orange County shall protect tree canopy resources while considering that existing site conditions, such as the presence of wetlands or dense, existing stands of trees distributed over a majority of a subject property, may combine to pose limitations on the maximum allowable development of a property.

LMN 7.6.11: Establish land development standards which, prior to development order, discourage mass grading, unnecessary grading of sites, and other development activities that could potentially degrade or destroy wildlife habitats.

LMN 7.6.12: Payment into the Tree Mitigation Fund shall not be the default course of action for tree mitigation. Alternatively, preservation of on-site trees should be the intent of all site developments.

OBJ LMN 7.7: URBAN CANOPY; Protect the existing tree canopy and increase the County's urban forest to enhance the quality and value of the County's neighborhoods and communities by providing shade, wildlife habitat, erosion mitigation, stormwater reduction, pollution control, noise abatement, energy demand reduction, reduced heat re-radiation, and increased neighborhood character and walkability.

LMN 7.7.1: Strive to maintain the natural and ecological character of the predevelopment environment and communities by identifying and preserving canopy tree and native plant communities. (UD7.1.6)

LMN 7.7.2: Incorporate and update tree preservation standards in Orange Code. Those code requirements affecting natural systems shall be evaluated and, if necessary, revised, regularly.

LMN 7.7.3: Prioritize the preservation of mature and mid-growth trees to preserve an age-diverse urban forest canopy and to protect existing habitats.

LMN 7.7.4: An expanded tree palette shall be included in tree mitigation requirements to improve and preserve the species diversity of Orange County's urban forest.

OBJ LMN 7.8: SIDEWALKS, BIKE PATHS, AND MULTI-USE TRAILS; New and retrofitted sidewalks, bicycle paths, and multi-use trails will be constructed within and/or adjacent to new and established neighborhoods. Locations with higher pedestrian activity will have wider sidewalks, as specified in the County's land development regulations.

LMN 7.8.1: Require new projects to provide bicycle parking that is visible from the street, at convenient and sheltered locations near or within building entrances. Such bicycle parking facilities will be located to minimize conflict with pedestrian and vehicular movement. (UD1.5.6)

LMN 7.8.2: To increase safety in areas heavily trafficked by pedestrians and bicyclists, the County will continue to employ such mechanisms as distinct pedestrian and bicycle crossings and road signage, contrasting materials, and elevated crosswalks to increase driver awareness at all times of day. (UD1.2.4 and UD1.2.5)

OBJ LMN 7.9: CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED); Ensure public safety and promote development that incorporates Crime Prevention Through Environmental Design (CPTED) principles, in conjunction with other County design objectives. (UD6 and UD6.1)

LMN 7.9.1: CPTED principles will be incorporated throughout Orange Code. (UD6.1.1)

LMN 7.9.2: By reducing opportunities for entrapment, concealment, and vandalism, the following exterior design and building treatment principles will be considered in design development:

A. Ensure that entrances to buildings are oriented toward "active" spaces.
B. Minimize opaque walls surrounding overlooking parks, parking lots, and other common space areas and public rights-of-way.
C. Design entrances and other features to avoid opportunities for concealment.
D. Clearly distinguish primary entrances that lead to and from public walkways.
E. Vary building facades, building bay articulation, and landscaping concepts to create interesting built environments.
F. Provide clear sight lines from within the building at the entry point so that occupants can see out into a space before exiting.
G. Provide uninterrupted view sheds of the foyer/reception area before they enter.
H. Ensure that landscaping design will not provide concealment or entrapment areas.

(UD6.1.11 and UD6.1.12)

OBJ LMN 7.10: WAYFINDING AND SIGNAGE; Signage for businesses and neighborhoods will be aesthetically pleasing and will complement and enhance the built neighborhood character.

LMN 7.10.1: Signage should be designed and architecturally incorporated into the structures and businesses they are meant to advertise.

LMN 7.10.2: Wayfinding signage may adopt neighborhood branding or gateway signage that is succinct, place-oriented, ADA compliant, and considers the various languages spoken in the neighborhood, while allowing users to conveniently navigate places and destinations. (UD1.2.1, UD1.2.2, UD1.2.3)

OBJ LMN 7.11: IDENTIFICATION OF HISTORIC RESOURCES; The County will undertake projects to advance the County's historic preservation goals with resource surveys, long range planning initiatives, stewardship of the county-owned historic resources, in addition to educational and outreach programming.

LMN 7.11.1: The County will ensure the preservation of significant historic and archaeological sites and structures through their identification, designation and protection. (FLU6.5.3, FLU6.5.2, FLU6.5)

LMN 7.11.2: Orange County will coordinate with the Department of State, Division of Historic Resources on maintenance of the Florida Master Site File. (FLU6.5.1)

LMN 7.11.3: Orange County will create an inventory of significant neighborhoods and properties. The inventory of Orange County's historical sites, including neighborhoods, archaeological sites, graveyards, institutions, places and buildings, will be updated biennially. Included will be properties that meet the National Register of Historic Places' age, significance, and integrity criteria for nomination.

LMN 7.11.4: The County will inventory neighborhoods that are older than 50 years old and determine if these neighborhoods would like to pursue historic designation and conserve their unique architecture and identity.

LMN 7.11.5: Historic resources included within Orange County public parks shall be protected and maintained by using the guidelines of the Florida Department of State, Division of Historic and Archaeological Resources and local historic resource protection measures. (Amended 12/00, Ord. 00-25) (R1.2.6)

LMN 7.11.6: Certain areas of the County may be identified as Cultural Heritage Landscapes to promote cultural, historical, environmental, and community awareness and programs. The areas may involve features such as structures, spaces, archaeological sites, or natural elements that are valued together for their interrelationship, meaning, or association. Such Cultural Heritage Landscapes may include the core areas of existing Rural Settlements that have retained an historic character.

LMN 7.11.7: Retain, protect, and maintain access to open spaces and significant natural features such as waterways, views, mature trees, and natural communities that are adjacent to and contribute to a historic resource.

LMN 7.11.8: Enlist the cooperation of area universities and nonprofits to assist in data gathering, identification of resources, cataloguing of resources in addition to providing educational activities.

LMN 7.11.9: Orange County will create a Historic Preservation Board whose members will represent the diversity that exists within the County. The Board will be responsible for developing a Historic Preservation Program and develop criteria for Historic Designation.

LMN 7.11.10: The Historic Preservation Board will create a Historic Preservation Plan and Manual in coordination with Orange County Staff.

LMN 7.11.11: The Historic Preservation Board will work with individuals in instances where conformance with Historic Preservation standards would be a financial hardship.

LMN 7.11.12: Orange County will apply to become a Certified Local Government by the Florida Department of Historic Resources.

LMN 7.11.13: Orange County will hire and fund a Historic Preservation Specialist.

LMN 7.11.14: Orange County will train staff to implement and ensure compliance with new or modified codes resulting from its historic preservation program.

LMN 7.11.15: The County will integrate preservation into all aspects of County planning initiatives that may impact cultural resources in older neighborhoods, historic districts, archaeological sites and heritage tourism programs and resources under county stewardship. The County will regulate and evaluate proposed developments to minimize adverse impacts of such developments on historic and archaeological sites and structures. Such requirements will be incorporated in the Land Development Code. (FLU6.5.4 and FLU6.5.5)

LMN 7.11.16: The County shall require that any proposed developments within potential archaeological significant areas undergo additional archaeological investigation with the Department of State, Division of Historic Resources, to find out if significant sites are present.

LMN 7.11.17: The County will endeavor to expand its funding resources for Historic Preservation by pursuing grant and other funding sources such as Florida Division of Historical Resources grants, awards from the Florida Trust for Historic Preservation, as well as other available grants.

LMN 7.11.18: The County will coordinate with Orange County History Center to create and promote interpretative educational programs and activities about historic and cultural resources through County and nonprofit partnerships.

LMN 7.11.19: The County will support local museums, educational institutions and other cultural organization with grant funding and other services as appropriate in coordination with United Arts of Central Florida. (FLU6.5.6)

OBJ LMN 7.12: URBAN AGRICULTURE AND FOOD SYSTEMS; The County will stimulate local food systems by supporting, sustainable, and urban agricultural best practices, including community partnerships that improve the availability and access to fresh food with the intent to eliminate food insecurity and reduce food waste by at least 50% in Orange County by 2050. (FLU6.1.12)

LMN 7.12.1: The County will encourage sustainable agricultural programs and uses on private and publicly owned lands to include community gardens, market gardens, farm stands, farmers markets, and orchards, that support food system education, improve neighborhood food access, and expand culturally specific food choices.

LMN 7.12.2: The County will remove any regulation or policy that restricts local food systems and access to healthy local foods.

LMN 7.12.3: The County will advocate for legislation and policies that promote and support sustainable agriculture uses on private and publicly owned lands as well as reducing barriers to innovative techniques that increase sustainable food production.

LMN 7.12.4: The County will incentivize neighborhoods, and subdivision developments or redevelopments to provide adequate land to support sustainable and scalable agricultural uses, such as community gardens, hydroponic and vertical farming, market gardens, pollinator habitats, edible landscaping, and front yard, backyard, balcony and rooftop gardens along with farmers markets and farm stands for food distribution.

LMN 7.12.5: The County will establish a permitting and monitoring process to effect the use of County parks, recreation areas, community centers, and other County-owned property for sustainable agricultural uses such as edible landscaping, pollinator habitats, orchards, community gardens, market gardens, and agritourism such as farmers markets and farm stands.

LMN 7.12.6: The County will support Orange County Public Schools (OCPS)-led initiatives that incorporate agricultural education and extension programs, agribusiness with on- and off-site sales, and the production and consumption of on-site agriculture, and that encourage the use of on-site and locally grown foods in the daily school breakfast and lunch programs.

LMN 7.12.7: The County will support the expansion of existing agricultural uses and the development of new agribusinesses through innovative agricultural technologies and infrastructure that allow operational activities of sustainable and scalable agricultural uses as appropriate. Examples include, but are not limited to, hydroponics, aquaponic farming, and greenhouse technology.

LMN 7.12.8: The County will use existing USDA food desert mapping and other tools to identify low-income and underserved areas with limited access to affordable or good-quality fresh food and will partner with various government agencies, non-profit organizations, and private entities to develop strategies to address food system inadequacies such as processing and distribution facilities, and other food-related infrastructure to serve these identified areas.

LMN 7.12.9: The County will use the Agricultural Advisory Board and others as needed to help determine baselines, targets, and strategies that increase local, sustainable agricultural practices, including poly-culture, in partnership with UF/IFAS Extension Orange County and other public and private stakeholders to support building a better, more resilient food system.

LMN 7.12.10: The County will establish baseline measures and measurable targets with the intent to increase the use of locally produced food by Orange County Government run or sponsored programs.

LMN 7.12.11: The County will collaborate with the East Central Florida Regional Planning Council (ECFRPC), UF/IFAS Extension Orange County, and the Good Food Central Florida Food Policy Council (GFCFFPC) to develop a regional foodshed system plan which includes production, processing, distribution, and waste maps, identifies gaps and shortcomings, considers low-income and underserved areas, and defines strategies to improve the regional food system and Orange County's local food system and economy.

LMN 7.12.12: As provided in the Land Use, Mobility, and Neighborhoods Chapter, the County will develop use standards to facilitate the location of sustainable agriculture uses such as produce cultivation and agribusinesses such as produce packaging and sales, within or in close proximity to residential areas.

LMN 7.12.13: The County will encourage public and private efforts that support culturally diverse selection of food opportunities as part of food system planning efforts as well as program and project funding opportunities, including neighborhoods grocery stores, farmers markets, food banks and nutrition programs such as UF/IFAS Extension Orange County Family Nutrition Program (FNP), with an emphasis on meeting the nutritional needs of infants, children, elders, and other vulnerable populations in select neighborhoods, especially underserved and disadvantaged communities.

LMN 7.12.14: The County's community planning efforts and community support programs will encourage participation with health coalitions and networks to create environments that support enjoyable, healthy eating and physical activity.

LMN 7.12.15: The County will enhance the food system by allowing compatible and sustainable agricultural practices and uses in all Sectors, Place Types, and Transect Zones to expand the availability and accessibility of locally grown foods for all residents of Orange County.

LMN 7.12.16: The County will encourage sustainable agriculture uses aligned with intensive farming practices in Urban Centers and Corridors which are complementary and compatible with urban uses, for example: Indoor/Vertical Farming and Greenhouses.

LMN 7.12.17: The County will ensure that agriculture and agribusinesses within the Urban Service Area are appropriately located and protected to help improve the local food system and food economy and allow for local food production, community health, community education, agriculture-related job training, environmental enhancement, preservation or creation of green space, and community enjoyment.

LMN 7.12.18: The County will collaborate with the UF/IFAS Extension Orange County to support non-profits, neighborhood associations, and other organized groups in identifying appropriate locations for growing food for the community and individual residents.

LMN 7.12.19: The County will allow by right, sustainable agriculture uses aligned with intensive farming practices in the Industrial ~~Place Type~~ Typology, such as wholesale distribution, processing, large scale production greenhouses, and indoor grow centers.

LMN 7.12.20: The County will allow by right sustainable agriculture uses in Traditional, Suburban-Mixed, and Suburban Neighborhood ~~Place Types~~ Typologies, including community gardens, rooftop gardens, green walls, apartment and balcony gardens, home-based cottage food operations, beekeeping, backyard chickens, and edible landscaping, subject to all standards and regulations within the County Zoning Code as amended.

LMN 7.12.21: The County will ensure the continuation of existing agricultural uses will be allowed and will not be deemed incompatible with existing or subsequent uses that are adjacent or close in proximity. However, the expansion of such agricultural uses will use appropriate techniques for furthering compatibility with existing uses while balancing the need to foster sustainable communities.

In addition, approved development of all parcels will be evaluated for compatibility to adjacent small and large-scale farms. Ancillary uses may include cottage food operations as defined by the Florida Department of Agriculture and Consumer Services.

OBJ LMN 7.13: RURAL SECTOR AGRICULTURE AND FOOD SYSTEMS; The County shall continue to support and promote the long-term viability of agricultural uses and agribusinesses as components of the local food system and as economic assets by increasing these assets above 2019 levels.

LMN 7.13.1: The County will ensure the Rural Sector is protected in a manner consistent with the retention of agriculture, open spaces, and rural character.

LMN 7.13.2: The County will ensure sustainable agriculture uses in the Rural Place Types include working farms for cultivated cropland, pastures, and raising livestock, as well as agribusinesses such as farm stands, and agritourism activities.

LMN 7.13.3: The County shall meet or exceed all applicable local, state, and federal standards for air, soil, and water quality in part through the promotion of sustainable and conservation-oriented agriculture practices. The County will review the Land Development Regulations to ensure the inclusion of incentives for voluntary agriculture uses.

LMN 7.13.4: The County's Land Development Regulations will specify performance criteria and standards for intensive agricultural operations such as concentrated animal feeding operations, dairies and other growing and processing activities, including composting.

LMN 7.13.5: The County will collaborate with the ECFRPC, local policy groups, and utilize the Agriculture Advisory Board and other boards and committees to develop and implement a plan that will improve the local and regional food system. The plan will provide for the continuation of productive agricultural uses through an integrated program of strategies that include standards in the Land Development Code to protect the most productive existing farmland, vegetation, and tree canopy based on factors such as the existing agricultural uses, soils, land use patterns, and economics.

LMN 7.13.6: The County will ensure the continuation of agricultural productivity by considering strategies such as farmland trusts, mitigation programs, conservation easements, and the purchase/transfer of development rights.

LMN 7.13.7: The County will coordinate with the St. Johns River Water Management District and the South Florida Water Management District to assist with implementation of goals and provisions of the applicable Regional Water Supply Plans and ensure that agricultural activities that may result in the degradation or over-utilization of potable water and wastewater PW-21 resources are appropriately restricted but to also ensure adequate water supply for those same activities.

GOAL LMN 8: SUSTAINABLE AND RESILIENT DEVELOPMENT

Sustainable development practices are incorporated into elements of design and construction throughout the County. (GOAL UD7)

OBJ LMN 8.1: RESOURCE CONSERVATION; New development, infill projects, and redevelopment initiatives will be designed, constructed, and maintained to conserve resources such as energy and water.

LMN 8.1.1: Establish guidelines to improve the energy and water efficiency of the community's residential, commercial, and institutional building stock.

LMN 8.1.2: Establish guidelines for the incorporation of green building practices and materials that are environmentally responsible and resource-efficient throughout a building's life cycle to create high-quality and efficient residential and non-residential buildings.

LMN 8.1.3: Provide incentives for increasing efficiency in new and existing buildings, such as recognition for meeting standards in the Leadership in Energy and Environmental Design (LEED), LEED for Neighborhood Development (LEED-ND), and Energy Star certification programs.

LMN 8.1.4: Collaborate with utility providers to make existing energy assessment services and rebate programs equitably available to everyone and to create new energy efficiency programs and incentives intended to reduce the energy burden of all customers.

LMN 8.1.5: Adopt an energy benchmarking and disclosure program for commercial buildings.

LMN 8.1.6: Encourage the use of building automation and similar systems to monitor and automate building energy systems to better accommodate and plan for fluctuating usage, to encourage efficiencies, and to reduce waste.

LMN 8.1.7: Establish guidelines for the use of design elements to minimize energy consumption including but not limited to the optimal solar orientation of buildings, energy-efficient windows, improved insulation in building spaces and roofs, cool roofing materials or techniques, smart thermostats, and hybrid water heaters. (UD7.1.7)

LMN 8.1.8: Establish guidelines to support water conservation for landscaping practices using techniques including Florida-Friendly Landscaping, smart irrigation, reclaimed water use, rainwater harvesting, and other new technologies and best management practices. (C1.11.11)

LMN 8.1.9: Establish guidelines for the use of design elements to minimize water consumption including WaterSense certified water-efficient products.

LMN 8.1.10: Throughout the planning horizon, the County shall provide policy and program mechanisms that further the principles of sustainability, including limiting urban sprawl, protecting wildlife and environmentally sensitive natural areas, promoting efficient use of land and water, and creating an environment conducive to quality building and promoting sustainable economic development. (FLU2.2.17)

LMN 8.1.11: New development and infill redevelopment areas shall incorporate sustainable building design, construction materials, and energy conservation strategies consistent with national and state-recognized green building standards. (FLU2.2.18)

OBJ LMN 8.2: NATURAL RESOURCE PROTECTION; New development, infill projects, and redevelopment initiatives shall be designed, constructed, and maintained to protect natural resources, including air, water, lands and wildlife.

LMN 8.2.1: Establish guidelines for the use of Low Impact Development (LID) techniques into new development and redevelopment projects to maintain and enhance the predevelopment hydrologic regime of urbanized and developing watersheds. (UD7.1.1)

LMN 8.2.2: Establish parameters for project design that incorporates integrated, aesthetically-pleasing stormwater capture and management. (UD1.1.4.)

LMN 8.2.3: Stormwater retention ponds will utilize LID techniques and will be integrated into a development's active and passive open spaces.

LMN 8.2.4: Facilitate new stormwater management systems that are designed, constructed, and maintained with a focus on function, safety, and aesthetics as well as an integration of best management practices. Such systems should feature greater efficiency and give importance to the aesthetic characteristics of all system components that might be visible to the public, including structures, fencing, slopes, Florida-Friendly Landscaping, and plant materials, location within the project, and the potential for passive recreational uses. (UD1.5.10)

LMN 8.2.5: Provide incentives to retrofit older stormwater management systems using LID techniques.

LMN 8.2.6: Establish guidelines for new projects to incorporate and maintain LID techniques, including porous asphalt, pervious concrete, grass pavers, or other permeable paving materials. Such LID solutions will be designed to maximize the capture, management, and treatment of parking lot stormwater runoff, and to best maintain and enhance the predevelopment hydrologic regime of urban and developing watersheds. (UD1.5.5)

LMN 8.2.7: Establish parameters for soil management during construction that promotes stormwater infiltration and prevents compaction, thereby increasing infiltration capacity and reducing soil loss.

LMN 8.2.8: Establish guidelines for Construction & Demolition (C&D) debris diversion at or above a rate of fifty percent from the landfill by documenting on-site reuse or transfer to a recycling facility.

LMN 8.2.9: Provide incentives for sourcing a minimum of 25 percent, by cost, of construction materials from recycled products or by products that are manufactured, extracted, harvested, or recovered within 250 miles of the site.

LMN 8.2.10: Orange County shall regulate businesses and industries that have the potential to have an adverse impact on air quality and ensure that proper pollution control devices are used and maintained. This policy shall be achieved through coordination with the Florida Department of Environmental Protection and through the activities of the Orange County Environmental Protection Division. (Added 12/00, Ord. 00-25, Policy 4.2.1-r) (FLU6.4.1)

LMN 8.2.11: Orange County shall promote, through land development regulations and/or acquisition, the protection of rare upland vegetative communities and high recharge areas. Such regulations may include, but shall not be limited to, cluster developments, transfer of development rights, buffering sensitive areas, the identification and designation of wildlife corridors to discourage fragmentation and the implementation of the Wekiva Protection Act. (Added 12/00, Ord. 00-25, Policy 4.2.9) (FLU6.4.2)

LMN 8.2.12: All actions taken by the County with regard to development orders shall be consistent with Natural Resources and Conservation Policy C 4.1.2 and the regulations adopted pursuant thereto with respect to wetland protection. (Added 8/92, Ord. 92-24, Policy 4.2.7-r) (FLU6.4.3)

LMN 8.2.13: The Land Development Code shall ensure wetland areas are incorporated into the design of development proposals in a manner that will, in a post development environment, maintain their productive functioning subject to the provisions of Natural Resources and Conservation policy C 4.5.1. (Added 12/00, Ord., 00-25, Policy 4.2.8-r) (FLU6.4.4)

LMN 8.2.14: The Land Development Code shall provide regulations for the protection and conservation of wildlife listed as endangered, threatened, or species of special concern, and their occupied habitat, floodplains, and the natural function of wetlands. (Added 12/00, Ord. 00-25, Policy 4.2.6) (FLU6.4.5)

LMN 8.2.15: Orange County shall continue to protect wildlife corridors, rare upland vegetative communities wetland vegetative communities through the adoption of land development regulations or by utilizing other mechanisms such as transfer of development rights; development exactions; development incentives; or acquisition (by use of possible bond issues, existing tax dollars, or the Conservation Trust Fund) and the Green Place Program. (Added 12/00, Ord. 00-25, Policy 4.2.10-r) (FLU6.4.6)

LMN 8.2.16: Orange County shall provide for compatible public and/or private land uses adjacent to significant natural resources that are managed for public benefit. Methods of protection to be considered may include, but shall not be limited to, coordination with appropriate State agencies, Notice of Proximity, the use of density and intensity limitations on land use and development, and the use of buffers. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07, Policy 4.2.13) (FLU6.4.7)

LMN 8.2.17: Orange County shall provide for protection of wildlife habitat found on County owned lands. Such protection may include, but shall not be limited to, the use of density and intensity limitations on land use and development, Notice of Proximity, and the use of buffers. (Added 12/00, Ord. 00/25; Amended 06/10, Ord. 10-07, Policy 4.2.14) (FLU6.4.8)

LMN 8.2.18: Land depicted as Parks/Recreation, Open Space or Conservation in new developments shall be so restricted by a recorded covenant on the land or deed restriction as a condition of any preliminary subdivision plan or planned development approvals by the County. (Added 6/94, Ord. 94-13, Policy 4.2.23) (FLU6.4.9)

LMN 8.2.19: The Land Development Code shall ensure that the extraction of natural resources (e.g., mineral and soil excavation) are permitted only where compatible with existing and proposed land uses. In addition, such operation shall be consistent with County environmental policies. A reclamation plan shall be submitted with extractive use permits and approved by the County. (Added 12/00, Ord. 00-25, Policy 4.2.15) (FLU6.4.10)

LMN 8.2.20: Orange County will require that all developments incorporate acceptable engineering practices to ensure their compatibility with on site soils. (Policies 4.2.16 and 4.2.17-r) (FLU6.4.11)

LMN 8.2.21: Orange County shall continue to protect public potable water wells through implementation of policies in the Community Facilities and Services Chapter. (Added 12/00, Ord. 00-25, Policy 4.2.18) (FLU6.4.12)

LMN 8.2.22: Orange County shall require, to the extent allowable by Law, that all petroleum tanks to meet FDEP storage tank compliance standards and upgrade, as required, to protect the quality of surface waters. (Added 6/95, Ord. 95-13, Policy 4.4.3-r) (FLU6.4.15)

LMN 8.2.23: Orange County shall protect groundwater quality from the effects of development in areas of prime water recharge and within wellheads protection areas, consistent with the Community Facilities and Services Chapter. (Added 12/00, Ord. 00-25, Policy 4.2.4) (FLU6.4.17)

LMN 8.2.24: The Land Development Code shall require stormwater management systems to retain or detain with filtration, one half inch of run off from the developed site, or the run off generated from the first one inch of rainfall on the developed site to provide for water quality treatment. (Added 12/00, Ord. 00-25, Policy 4.2.5) (FLU6.4.18)

LMN 8.2.25: County shall continue to require the flood-proofing of structures and the restriction of development that diminishes flood carrying or flood storage capacities. The County shall also continue to require non residential and residential development in special flood hazard areas, as defined by the Federal Emergency Management Agency, to have the lowest floor, including basement, elevated no lower than one foot above the base flood elevation; and, if solid perimeter walls are used to elevate structures, openings sufficient to facilitate the unimpeded movement of floodwater, as well as continue to prohibit development within floodways that increase flow levels to protect areas subject to periodic or seasonal flooding. (Added 8/92, Ord. 92-24, Policy 4.2.12) (FLU6.4.19)

LMN 8.2.26: The Orange County Individual on-site Sewage Disposal System (OSDS) Ordinance, Article XVII, Chapter 37 of the Orange County Code shall specify that general and heavy commercial and industrial land use must be served by central sewer to avoid potential contamination of groundwater by possible malfunction or improper maintenance of onsite sewage disposal systems. (Added 12/00, Ord. 00-25, Policy 4.2.3) (FLU6.4.20)

LMN 8.2.27: Orange County shall require open space be incorporated into the design and site planning process to provide for usable size and public benefits. (Policy 4.1.17-r) (FLU6.4.21)

LMN 8.2.28: Orange County shall promote the use of multi-occupant vehicles (car pool and transit) to minimize emission impacts to air quality in its Land Development Code (LDC), where appropriate. Further, Orange County shall support the Orange to Green Initiative as well as other sustainability efforts, including fulfilling its status as a certified Green Local Government. (Policy 4.2.2) (FLU2.3.14)

OBJ LMN 8.3: SUSTAINABLE AND RESILIENT BUILDINGS; New development, infill projects, and redevelopment initiatives shall be designed, constructed, and maintained to reduce the impacts on people and places.

LMN 8.3.1: Establish guidelines for the incorporation of green building practices and materials that are environmentally responsible to ensure proper indoor air quality and indoor comfort to set a quality of life standard throughout a building's life cycle and create safe, comfortable residential and non-residential buildings.

LMN 8.3.2: Provide incentives for increasing health and wellness in new and existing buildings, such as recognition for meeting standards in the Leadership in Energy and Environmental Design (LEED) and WELL Buildings Standards.

LMN 8.3.3: Establish guidelines to ensure clean energy solutions including solar with battery storage are incorporated with equitable opportunity into all new development, infill projects, and redevelopment initiatives.

[SPACE INTENTIONALLY LEFT BLANK]

[PAGE INTENTIONALLY LEFT BLANK]

credit: Richard Elze / Flickr

HOUSING AND COMMUNITY SERVICES

The development occurring throughout the Central Florida region has fueled population and job growth which will propel the area's continued economic growth over the next several decades. As the population of Central Florida continues to grow, it is critical for Orange County to consider policies that support the creation of a large and diverse housing stock to meet the needs of current and future County residents, maintain affordability, and consider equitable solutions. Recent efforts to create more affordable housing options struggle to keep up with the growing demand as the number of families and households that are unable to match their housing needs with their incomes continues to increase. Orange County must focus on solutions to produce new housing units while preserving its existing affordable units, diversify the County's housing stock to include more missing middle housing types, integrate social capital and economic development, continue its community development efforts and initiatives, engage in public-private partnerships and pilot projects, identify opportunities to improve the narrative around affordable housing, and educate potential homeowners and renters to increase their financial stability and self-sufficiency. The Housing Chapter focuses on the housing needs of all residents, including those at or near the poverty level, the elderly, and persons with disabilities, while also addressing financial strategies and other incentives to provide safe, affordable, and quality homes for County residents, whether they chose to rent or own.

HOUSING AND COMMUNITY SERVICES

GOAL HCS 1: HOUSING CHOICE AND AFFORDABILITY

Orange County will continue to ensure that an ample supply of safe and decent housing will be available, within a broad range of types and price levels, to meet the current and anticipated housing needs of all residents of Orange County. (GOAL H1)

OBJ HCS 1.1: AFFORDABLE AND ATTAINABLE HOUSING UNITS; The County will continue to implement the recommendations of the November 2019 Housing for All 10-Year Action Plan to create and preserve 35% of projected housing units to ensure the availability of affordable and attainable rental and for sale housing. By 2030, housing market and conditions will be analyzed to plan for the following 20 years (2050). (OBJ H1.2)

HCS 1.1.1: As related to the creation and preservation of affordable and attainable housing units,the County defines affordable housing as rental or for sale housing available to households with incomes between 30 percent to 120 percent of the Area Median Income (AMI). Attainable housing is defined by the County as rental or for sale housing that serves households with incomes between 120 percent to 140 percent of the AMI.

HCS 1.1.2: The County will utilize the most current and best available housing research and data, including climate data showing increasing temperatures, extreme weather events, and potential flooding to identify specific housing needs of Orange County residents through the year 2050.

HCS 1.1.3: The County will encourage the location of new affordable and attainable housing units on priority sites identified by the Access and Opportunity Model and/or on lands within the Targeted Sector.

HCS 1.1.4: The County will continue to coordinate its strategic planning documents to include all applicable plan documents that address housing resiliency and the facilitation of social services. Examples of planning documents include the Comprehensive Plan, the Guide to Housing Resilience Planning Resources & Funding Opportunities, the County's Consolidated Plan for federal housing and community development programs, the Local Housing Assistance Plan (LHAP) for the State Housing Initiatives Partnership (SHIP) Program, Analysis of Impediments to Fair Housing Choice Plan, HOME-ARP Allocation Plan, the local Affordable Housing Trust Fund Plan, and other housing related documents as they are being developed by the County to enhance strategies aimed at production and preservation of affordable and attainable housing and to facilitate provision of social services. (H1.3.2)

HCS 1.1.5: The County will utilize the certification process for affordable housing developments prior to providing certain regulatory and/or financial incentives associated with production and/or preservation of affordable housing. The certification will be done by the Housing and Community Development Division, with the process established in the Orange County Code.

HCS 1.1.6: The County will re-evaluate the certification process for affordable housing development, if applicable to the building and site certification requirements, to include the green building standards into consideration with the intended goal of the production and preservation of sustainable affordable housing.

HCS 1.1.7: The County, consistent with the Human Right Ordinance, as updated, will continue to affirmatively further its commitment to fair housing by ensuring that each individual, is provided with a housing choice and an equal opportunity to obtain housing.

HCS 1.1.8: The County will utilize data from the Analysis of Impediments to Fair Housing Choice document to support its commitment to fair housing and identify opportunities to improve access to safe and affordable housing for all of its residents.

OBJ HCS 1.2: HOUSING STRATEGIES FOR CLIMATE DISASTERS The County will utilize the most current and best available housing and climate research and data to develop a Disaster Housing Plan that identified transient/affordable housing strategies targeted toward the anticipated influx of displaced residents from climate disasters.

HCS 1.2.1: The County will collaborate with community stakeholders to ensure all County housing assistance programs also consider housing opportunities for displaced residents from climate disasters.

HCS 1.2.2: The County will work with funding partners and local social service agencies to ensure that time-limited housing assistance and voucher programs address longer-term housing stability for displaced residents from climate disasters.

HCS 1.2.3: The County will facilitate access to translation services and materials for individuals with limited English proficiency in accordance with Fair Housing regulations in an effort to provide information on available housing resources for all housing related matters.

HCS 1.2.4: The County will collaborate with municipalities, non-profits, faith-based organizations, developers, builders, landlords, and other stakeholders to learn and educate about the impacts of climate change as related to extreme weather and sea level rise and the resulting need for climate migration.

OBJ HCS 1.3: LAND INVENTORY FOR HOUSING DEVELOPMENT; The County will continue to assess its inventory of land suitable for housing development, as well as the new housing construction and preservation activity, to expand the availability of housing units for current and future Orange County residents.

HCS 1.3.1: The County will monitor new construction, conversions, replacement and demolition of affordable housing units to the extent required by various funding sources, to secure availability in all areas of the County with the intention to safeguard and preserve existing affordable housing units. The required monitoring will be conducted by the Planning, Development, and Environmental Services department. (POL H1.4.5)

HCS 1.3.2: The County will monitor its inventory of acreage and type of land suitable for future residential development on an annual basis to ensure that land for housing remains available, consistent with each Sector strategy in the Vision 2050 to ensure they will accommodate the projected population growth. The annual monitoring will be conducted by the Planning Division. (H1.8.2)

HCS 1.3.3: The County will maintain an inventory of County-owned sites suitable for residential development. The Surplus Lot Transfer program will be used to facilitate transfer of identified lots to nonprofit developers for construction of affordable and attainable housing units. The County will consider expanding the Surplus Lot Transfer program to encourage additional partnerships within the development community.

GOAL HCS 2: PRIVATE SECTOR, HOUSING PRODUCTION, AND COMMUNITY PARTNERSHIPS

With continued support from Orange County, the private sector will produce affordable and attainable housing units. (OBJ H1.1)

OBJ HCS 2.1: LAND DEVELOPMENT CODE FOR DIVERSIFIED HOUSING; The County will implement the form-based Orange Code to facilitate the development of a diversified housing stock, including the creation and preservation of affordable and attainable housing units, and production of missing middle housing types.

HCS 2.1.1: The County will conduct regular review of building and land development codes and regulations that reduce the cost of housing construction and increase sustainable development practices while maintaining safety standards. Additionally, the County will continue to review new building materials, innovative housing designs, and energy and water-efficient construction and operation. (H1.1.3)

HCS 2.1.2: The County will require new apartment complexes and planned communities to provide cooling spaces for residents during power outages to protect residents against heat hazards and uphold an overarching commitment to climate resilience and environmental justice.

HCS 2.1.3: The County will continue participation in the building code preparation process and continue to work with the appropriate state agencies to improve the state minimum building code. (H1.1.4)

HCS 2.1.4: The County will review and amend ordinances, codes, regulations, and permitting to streamline regulatory processes and incentivize private sector housing production in attempt to lower the overall cost of housing. (H1.1.5)

HCS 2.1.5: The County will continue to expedite development review of certified affordable housing projects, as well as housing projects for special needs groups. Expedited development review procedures are included in the Land Development Code. (H1.4.4 and H1.7.5)

HCS 2.1.6: The County will encourage innovative housing product types and designs through the Development Advisory Board (DAB), Development Review Committee (DRC), Affordable Housing Advisory Board (AHAB), Community Development Advisory Board (CDAB), and Professional Resource Group (PRG) to provide existing and future residents with a wide range of housing opportunities. (H1.1.6)

HCS 2.1.7: The County will provide educational programs and seminars to inform developers and builders of affordable and attainable housing incentives, programs, and regulatory changes.

GOAL HCS 3: HOUSING PROGRAMS, GRANTS, AND FUNDING

Orange County will incentivize the production and preservation of affordable and attainable housing through the administration of housing programs, processing of applications, and distribution of grants and other funding.

OBJ HCS 3.1: INCENTIVES AND RESOURCES FOR HOUSING PRODUCTION AND PRESERVATION; The County will boost the production and preservation of affordable and attainable housing units by continuing to provide incentives, utilizing federal grants, and seeking additional resources to implement the recommendations of the Housing for All 10-Year Action Plan. (OBJ H1.4)

HCS 3.1.1: The County will use the existing Affordable Housing Trust Fund and proceeds from other dedicated federal, state, and local funding sources for the provision and preservation of affordable and attainable housing units. (H1.3.10)

HCS 3.1.2: Based on the recommendations of the Housing for All 10-Year Action Plan, the County will establish a Revolving Loan Fund to provide low-interest loans to nonprofit developers to increase their capacity for production of affordable housing units.

HCS 3.1.3: The County will continue to offer the Down Payment Assistance Program, upon availibility of funds, to qualified first-time homebuyers to improve home ownership opportunities for low-to moderate-income Orange County residents. (H1.2.3)

HCS 3.1.4: The County will consider deferral of water and wastewater capital charges until the issuance of a Certificate of Occupancy for certified affordable housing developments. (H1.2.12)

HCS 3.1.5: The County will establish a density bonus program designed to incentivize production of affordable and attainable housing units in areas of Access and Opportunity and Targeted Sector, as identified by the Planning Division. (H1.2.13)

HCS 3.1.6: The County will continue proactive public land investment initiatives, including impact fee subsidies, surplus land transfers for affordable housing development, regulatory incentives, and public-private partnerships, along with exploring incentives for private developments, to increase production of affordable and attainable housing. (H1.3.4)

HCS 3.1.7: The County will provide the following incentives to certified affordable housing developments located in Transit-Oriented Developments (TODs) or premium transit corridors:

- Extension of the encumbrance and reservation periods;
- Deferred payment of Reservation Fees until the issuance of a Certificate of Occupancy;
- Reservation of capacity for affordable housing units/restriction on utilization of full capacity;
- Waiver of concurrency fees for certified affordable housing projects/units.

(H1.2.7)

HCS 3.1.8: The County will continue implementation of the Impact Fee Subsidy Program for certified affordable housing projects. The County will consider providing additional impact fee subsidies for certified affordable housing projects located within the areas of Access and Opportunity and/or the Targeted Sector, as identified by the Planning Division. (H1.2.9)

~~HCS 3.1.9: The County will consider pursuing a negotiated agreement with the Orange County School Board to create a program whereby housing developments certified as affordable by the Housing and Community Development Division could benefit from capacity that was reserved by the School Board at the time that Comprehensive Capacity Enhancement Agreements are negotiated. (H1.2.11)~~

HCS 3.1.~~10~~9: The County will evaluate incentives for developments comprised of 100% affordable housing units and, if appropriate, programs and initiatives that could be used to reduce any of their identified adverse impacts on the areas and neighborhoods where such developments are to be located. The intent of this policy is to incentivize mixed income and mixed-use developments and to avoid creating concentrated clusters of affordable housing units in the County. (H1.3.13)

GOAL HCS 4: SUBSTANDARD HOUSING, REHABILITATION, AND PRESERVATION

The housing stock in the County is maintained, improved, and preserved, thereby enhancing the character of existing neighborhoods.

OBJ HCS 4.1: STRATEGIES TO REDUCE SUBSTANDARD HOUSING; Orange County will utilize available federal, state, and local funds to reduce the proportion of substandard housing and improve the structural and aesthetic conditions of existing housing units, especially for the purpose of resilience to extreme weather events, as well as to achieve energy and water efficiency. (OBJ H1.5)

HCS 4.1.1: In accordance with the recommendations of the Housing for All 10-Year Action Plan, the County will develop a comprehensive, long-term preservation strategy to address the risk of losing a substantial stock of affordable housing units—many of which have expiring affordability contracts—within the next ten years. The preservation strategy will be developed by the Housing and Community Development Division in collaboration with the Shimberg Center for Housing Studies at the University of Florida.

HCS 4.1.2: The County will dedicate a portion of State Housing Initiatives Partnership (SHIP), HOME Investment Partnerships Program (HOME), and Community Development Block Grant (CDBG) funds, as well as the local Housing Trust Fund, for rehabilitation of substandard housing, with an additional focus on resilience and energy and water efficiency for very low and low-income households through the programs administered by the County and/or partner agencies. (H1.5.9)

HCS 4.1.3: The County will assist owners in the rehabilitation of existing substandard housing, with an additional focus on resilience and energy and water efficiency, or demolition of substandard housing, that cannot be economically preserved through the County's Homeowner Single-Family Rehabilitation Program or any other programs. (H1.5.3)

HCS 4.1.4: The County will promote increased awareness among property owners and residents of the importance of property maintenance for long-term housing quality and resilience, including Pest Management, maintenance of HVAC systems, outside envelope sealing and painting, window and door sealing, landscape maintenance, and tree trimming. (H1.5.4)

HCS 4.1.5: The County will identify funding sources to enable community partners and not-for-profit organizations to replace and repair substandard homes.

HCS 4.1.6: The County shall continue to promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing and neighborhood quality. (N3.5.3)

GOAL HCS 5: ACCESS TO AFFORDABLE AND ATTAINABLE HOUSING, ENGAGEMENT AND COLLABORATION

Residents are engaged and informed regarding housing programs, funding, and training opportunities to enhance public access and availability of affordable and attainable housing.

OBJ HCS 5.1: COORDINATION WITH THE PUBLIC AND PRIVATE SECTORS; The County will increase the supply and production of affordable and attainable housing through improved coordination and collaboration with the public and private sectors.

HCS 5.1.1: The County will meet regularly with committees representing the private sector housing production developers to discuss options for improving the housing delivery system. (H1.1.1)

HCS 5.1.2: The County will provide technical assistance to private sector builders, nonprofit developers, and public redevelopment agencies to plan for future improvements to and expansions of the public infrastructure systems in areas determined to be desirable for the development or revitalization of housing. (H1.1.2)

HCS 5.1.3: The County will encourage projects of regional significance to incorporate affordable and attainable housing within the boundaries of the project. Developers will be required to meet with County staff to discuss opportunities for including affordable and attainable housing in their projects. For purposes of this Policy, regional significance means one or more of the following:

- Issues and/or effects that are of concern to substantial parts of the regional community;
- The existence of significant cross boundary issues and cumulative effects, where resources or effects cross administrative boundaries, and where coordination or integration of policies, actions or decision-making is required; and
- Matters or effects that are of greater than local significance to Orange County. (H1.2.6)

HCS 5.1.4: The Orange County Housing and Community Development Division will provide counseling and technical services to assist eligible very low, low, and moderate-income persons in the processes and procedures connected with the purchase of safe, decent and affordable housing. Such training is meant to prepare low-income families for homeownership, and it should include the following components: homebuyer education, homebuyer counseling, and default counseling. (H1.5.5 and H1.5.6)

HCS 5.1.5: The County will encourage and coordinate the delivery of housing programs to low-income employees in partnership with major employers and in close proximity to employment centers, as identified by the Access and Opportunity Model. (H1.3.9)

HCS 5.1.6: The County will collaborate with existing Community Land Trusts in the region and consider the feasibility of establishing additional Community Land Trusts to encourage creation and preservation of affordable housing. (H1.2.5)

GOAL HCS 6: PUBLIC HEALTH, HOMELESSNESS, AND SOCIAL SERVICES

Orange County will work to ensure that its low to moderate-income residents, including displaced residents from climate disasters, experience an improved quality of life through sustained access to safe and decent housing, adequate healthcare, healthy food, and social service programs.

OBJ HCS 6.1: COMMUNITY DEVELOPMENT AND REVITALIZATION EFFORTS; Orange County will support community development and revitalization efforts, to include sustainability and resilience initiatives that improve the quality of life for low to moderate-income County residents.

HCS 6.1.1: The County will continue to utilize various federal, state and local resources to support infrastructure improvements, including broadband access and community revitalization efforts in low to moderate-income neighborhoods, to increase housing and community resiliency.

HCS 6.1.2: The County will provide adequate access to quality public facilities and services for low to moderate-income residents.

HCS 6.1.3: The County will expand access to public services for low-income persons to encourage stability and self-sufficiency.

HCS 6.1.4: The County will target resources to address repeated flooding in low-income areas of the County and to provide for flood mitigation measures to address the safety and improve the quality of life of the residents residing within such areas.

HCS 6.1.5: The County will conduct vulnerability assessments, along with resident engagement and collaboration with community partners, to assess the needs of communities as they relate to community resiliency in addressing extreme weather events and climate impacts.

HCS 6.1.6: The County will work in collaboration with UF/IFAS Orange County Extension, East Central Florida Regional Planning Council (ECFRPC), municipalities, and public and private partners to develop a strategy for long-term food security for low to moderate-income residents of Orange County and vulnerable populations.

HCS 6.1.7: The County will create a tree planting program to contribute to improved air quality, increased property values, better stormwater management practices, and reduced energy usage in low to moderate-income communities.

HCS 6.1.8: The County will work to provide improved access to healthcare facilities and services for its low to moderate-income residents and vulnerable populations.

OBJ HCS 6.2: HOUSING FOR PERSONS WITH SPECIAL NEEDS; The County will continue to promote and facilitate housing production to serve those populations consisting of persons with special needs, as defined in Section 420.0004, F.S. (OBJ H1.7)

HCS 6.2.1: The County will consider additional housing subsidies to assist in providing safe, decent, and affordable housing for its populations with special needs. (H1.7.4)

HCS 6.2.2: The County will continue to support all housing assistance programs to provide housing opportunities for the County's populations with special needs. (H1.7.2)

HCS 6.2.3: The County will continue to support the efforts of all agencies that provide community residential homes for the County's populations with special needs. (H1.7.3)

HCS 6.2.4: The Land Development Code shall establish location criteria and development standards for group homes and foster care facilities licensed or funded by the Florida Department of Health and Rehabilitative Services which is consistent with the requirements of Section 419.001, F.S. (H1.7.7)

HCS 6.2.5: The County will continue to require compliance with Chapter 553, F.S, which requires special exterior and interior design in the construction of dwelling units to make them accessible for persons with physical or developmental impairments and senior citizens. (H1.7.8)

HCS 6.2.6: The County will seek dedicated funding sources for affordable housing and rent subsidies for low-income eligible senior citizens and persons with disabilities. (H1.7.9)

HCS 6.2.7: The County will continue to seek funds from all available sources for housing construction, modifications, or special design improvements for its residents with physical or developmental impairments, including seniors intending to age in place. (H1.7.10)

HCS 6.2.8: The County will continue to support programs that provide safe, decent, accessible, and affordable housing to very low- and low-income individuals, to include homeless persons. Such programs may include the Single Room Occupancy (SRO) Program, or similar programs and initiatives. (H1.7.11)

HCS 6.2.9: Continue to support programs, such as the Supporting Housing Program (SHP), that will enable homeless persons to live as independently as possible. (H1.7.12)

HCS 6.2.10: The County will continue to cooperate with and provide technical assistance to all housing assistance programs designed to provide housing opportunities for very low and low-income households in rural areas. (H1.7.13)

OBJ HCS 6.3: PROGRAMS TO ELIMINATE HOMELESSNESS; The County will continue to support program and activities aimed at eliminating homelessness, particularly among homeless families with children. (OBJ 3.1)

HCS 6.3.1: The County will seek to expand initiatives that lead to permanent housing and stabilization of homeless individuals and families. (OBJ 3.2)

HCS 6.3.2: Continue to collaborate with the local Continuum of Care (FL-507), also known as the Central Florida Commission on Homelessness, and other stakeholders to effectively share data and resources to improve delivery of homeless services. (OBJ 3.3)

HCS 6.3.3: The County will continue to promote the Housing First approach in implementation of its homeless programs and initiatives. The Housing First approach is considered to be the best practice approach that prioritizes providing permanent housing to people experiencing homelessness, thus ending their homelessness, then addressing the issues that contributed to their homeless status.

OBJ HCS 6.4: EFFECTS OF EXTREME HEAT ON VULNERABLE POPULATIONS; The County will work with community partners to better understand and plan for the effects of extreme heat on public health and quality of life, especially for low to moderate-income County residents and vulnerable populations.

HCS 6.4.1: The County will undertake the creation of heat equity maps to better understand the areas experiencing increasing impacts of extreme heat, with a focus on the low to moderate-income residents and most vulnerable populations. This effort will be led by the Office of Sustainability and Resiliency.

HCS 6.4.2: The County will create partnerships to implement green infrastructure and tree planting projects in communities disproportionately vulnerable to the urban heat island effect, poor surface water quality, and poor air quality, as identified by the heat equity maps and similar research initiatives, to improve the quality of life for the County residents and increase community resiliency to extreme weather events and related climate impacts.

HCS 6.4.3: The County will collaborate with public and private entities and community stakeholders to provide increase opportunities for the County residents, especially those who are low to moderate-income and vulnerable populations, to get access to cool, air-conditioned spaces and water during periods of extreme heat.

GOAL HCS 7: CRIME PREVENTION AND PUBLIC SAFETY

Orange County will work to create and maintain safe and secure neighborhoods. (GOAL N2)

OBJ HCS 7.1: NEIGHBORHOOD LEVEL CRIME PREVENTION AND PUBLIC SAFETY; Orange County will collaborate with residents, community organizations, and law enforcement to create and implement neighborhood level crime prevention and public safety programs. (OBJ N2.1)

HCS 7.1.1: The County will promote and encourage participation in neighborhood crime prevention and public safety programs among residents and neighborhood organizations. (N2.1.2)

HCS 7.1.2: The County will coordinate with the Sheriff's Office and participating communities to administer the Safe Neighborhoods Program to effectively address crime and promote neighborhood safety and beautification. (N2.1.1)

HCS 7.1.3: The County will annually direct off-duty patrols to areas based on elevated crime statistics to ensure the safety of Orange County communities and residents. (N2.1.4)

HCS 7.1.4: The County will ensure that designated County and Sheriff's Office staff meet at least quarterly to explore opportunities for collaboration on new crime prevention and public safety initiatives and the enhancement of existing programs or procedures. (N.2.1.5)

HCS 7.1.5: The County will implement the multi-disciplinary Crime Prevention Through Environmental Design (CPTED) approach to reducing crime opportunities and building a sense of community among residents and property owners. The County's identified CPTED strategies will be incorporated into the County's Land Development Regulations. (OBJ N2.2)

OBJ HCS 7.2: IMPROVEMENT AND BEAUTIFICATION OF NEIGHBORHOODS; The County will explore opportunities to improve and beautify existing and established neighborhoods by utilizing the code compliance process.

HCS 7.2.1: The County will utilize the code compliance process on issues that have been identified as chronic problems for particular neighborhoods. (N3.1.3)

HCS 7.2.2: The County will continue to monitor housing conditions of existing units to detect and eliminate housing code violations. (H1.5.7)

HCS 7.2.3: The County will use the code compliance process to prevent the illegal use of abandoned houses. (N2.2.4)

HCS 7.2.4: The County will utilize the code compliance process on issues that are related to environmental pollution and protection necessary to maintain and improve the quality of natural resources in existing and established neighborhoods.

HCS 7.2.5: Orange County seeks to gain code violation compliance through awareness, education, the process, and sweeps. (N3.5.2)

HCS 7.2.6: The County shall consistently implement strict code enforcement for all property owners, including absentee landlords. (N3.1.2)

HCS 7.2.7: The County shall continue to offer and promote a code violators hotline. (N3.1.5)

HCS 7.2.8: The County shall investigate increasing the number of code compliance officers in chronically troubled areas. (N3.1.6)

HCS 7.2.9: The County shall investigate all incidents of illegal dumping in neighborhoods and will coordinate with appropriate law enforcement agencies to prevent such illegal activities. (N3.1.8)

GOAL HCS 8: PRESERVATION OF RESIDENTIAL COMMUNITIES

As neighborhoods improve and property values increase, the County will help existing residents remain in their communities, maintain neighborhood composition and integrity, and prevent gentrification.

OBJ HCS 8.1: NEIGHBORHOOD REVITALIZATION; Orange County will identify means by which existing residents of the County's neighborhoods may benefit from revitalization efforts while continuing to maintain the neighborhood composition.

HCS 8.1.1: The County will explore mechanisms to reduce and/or prevent resident relocation due to increased housing costs associated with neighborhood revitalization. Such mechanisms may include limited equity co-ops and community land trusts, provision of right of first refusal for existing tenants in apartment conversions, low-income and first-time home buyer programs, and inclusionary zoning regulations for the incumbent residents of gentrifying neighborhoods.

HCS 8.1.2: The County will work with community organizations and not-for-profit groups to ensure the culture composition and integrity of existing neighborhoods is protected and can be maintained during revitalization efforts .

HCS 8.1.3: The County will ensure that revitalization efforts include capital improvements that bring services like community centers to neighborhoods but also build resilience to climate impacts through improvements such as pervious pavement, green infrastructure, and cool surfaces.

HCS 8:1:4: When circumstances warrant, Orange County shall create multi-departmental task forces to address the infrastructure, facility, and service needs of specific neighborhoods. (N4.2.10)

HCS 8:1:5: The County shall encourage citizens to participate in the preparation of small area studies and plans to ensure they reflect neighborhood concerns. (N3.3.6)

OBJ HCS 8.2: RELOCATION AND DISPLACEMENT PLAN; The County will ensure full compensation is made in accordance with the Relocation and Displacement Plan adopted in March 1993 in accordance with the Uniform Relocation Act when households are displaced as a result of County action. (OBJ H1.6)

HCS 8.2.1: Prior to the County's demolition of housing occupied by very low, low, and moderate-income households, the County will adhere to the Relocation and Displacement Plan, in accordance with the Uniform Relocation Act. (H1.6.1)

[SPACE INTENTIONALLY LEFT BLANK]

[PAGE INTENTIONALLY LEFT BLANK]

credit: Orange County

TOURISM, ARTS, AND CULTURE

Local governments around the United States have recognized art and culture for its potential in revitalizing community and developing the economy, as opposed to merely contributing to the aesthetics of the city.

Orange County recognizes the need to enhance the quality of life for all residents on a daily basis, not just through traditional cultural facilities and programs. In order to nourish all of its residents regardless of race, location, income, education, nationality, or interest, the County will strive to be innovative in how it expands community-based arts in its facilities and neighborhoods.

Above all, the Central Florida community is recognized world-wide as a tourism destination. Orange County is dedicated to elevating its arts and cultural facilities to world-class status, providing varied experiences for local, regional, and international visitors, and diversifying its tourism economy. Orange County will continue to support its regional large-scale cultural centers that produce high caliber exhibits, sports teams, and shows that educate our youth, entertain our residents, and attract our visitors.

TOURISM, ARTS, AND CULTURE

GOAL TAC 1: ARTS AND CULTURAL RESOURCES

Orange County continues to recognize that arts and culture are essential to Orange County's economic vitality and quality of life.

OBJ TAC 1.1: CULTURAL RESOURCES AND ARTS COMMUNITY; Orange County will allocate resources to support and sustain cultural resources and a thriving arts community.

TAC 1.1.1: The County will maintain a dedicated source of funding to support future arts and culture programs and spaces.

TAC1.1.2: The County will ensure funding is being distributed to arts and culture programs that provide a fair wage, employ a diverse workforce, and reinforce community character.

TAC 1.1.3: The County will dedicate least one (1) percent of all private and public works projects to art in public places.

TAC 1.1.4: Public works, including County buildings, and projects such as community parks, public plazas, sidewalks, sound walls and public plazas will incorporate significant art and design elements.

TAC 1.1.5: Orange Code addresses art as an important component of neighborhoods and placemaking, ensuring its integration into the public realm through public works and infrastructure projects.

TAC 1.1.6: Orange County will strengthen connectivity of its main streets, arts districts, cultural centers, and corridors through strategic placemaking initiatives.

TAC 1.1.7: Orange County, in conjunction with the City of Orlando and other municipalities, will develop a strategic cultural plan that will inventory the existing arts and cultural offerings of the greater Orlando area, in order to improve the area's cultural image, determine resources for financial sustainability, and identify distribution of public art and community art organizations.

GOAL TAC 2: TOURISM & ARTS AND CULTURE VENUES

Elevate the status of Central Florida's arts and culture to that befitting a world-class community.

OBJ TAC 2.1: ARTS AND CULTURE FUNDING AND RESOURCES; Create a strategic plan to increase the funding and resources of our arts and culture community in relation to the County's growing visitor and resident population.

TAC 2.1.1: Orange County will collaborate with public and private partners to preserve and promote our tourist destinations as well as arts and cultural venues and organizations within the County.

TAC 2.1.2: The County will work with public and private partners to develop marketing strategies to appeal to a variety of audiences that will help draw local, regional, and international visitors to our world-class community.

TAC 2.1.3: The County will maintain an inventory of community venues that can provide space for performing and visual arts events, and will support the use of vacant and/or underutilized buildings, storefronts, and land for arts and culture exhibitions, workspaces, programming, and events.

TAC 2.1.4: The County will collaborate with public and private partners to ensure outdoor arts and cultural events mitigate for the potential effects of heat with solutions like access to shade either manmade or tree canopy and misting/cooling stations.

TAC 2.1.5: The County's museums will be representative of both the County's collective history and its current populations, and will be physically and financially accessible by all residents and visitors.

TAC 2.1.6: Orange County will support arts and culture festivals, education, and events by providing funding, venues, and other resources to nonprofit and arts education organizations.

TAC 2.1.7: The County's libraries will provide resources and venue space for community-based art and culture activities.

TAC 2.1.8: The County will collaborate with United Arts of Central Florida and its other partners to promote and fund art, cultural events, and organizations to ensure access to funds for renovation, repair, and maintenance.

TAC 2.1.9: The County will educate arts organizations about sustainable approaches to facilities and events including green building practices, water and energy efficiency in buildings and equipment, locally sourced food and products, as well as waste reduction and diversion through preferable materials purchasing, reuse, and recycling.

TAC 2.1.10: The County will collaborate with tourism and art organizations to establish and provide an optional Voluntary Carbon Offset for visitors and attendees.

GOAL TAC 3: ARTS AND CULTURAL EDUCATION

Orange County shall maintain an education system that provides opportunities for youth to explore their talents and interests for artistic expression through exposure and access to performing and visual arts from Pre-K through High School.

OBJ TAC 3.1: ARTS AND CULTURAL PROGRAMS FOR YOUTH; In collaboration with Orange County Public Schools and other partner organizations, the County's Arts and Cultural Affairs Office will periodically assess arts and cultural programs targeted to youth for their effectiveness and will create an inventory of where services are provided.

TAC 3.1.1: The County will foster relationships between arts and culture organizations, arts institutions and youth-serving organizations to increase exposure and participation in music, visual arts, and performing arts.

TAC 3.1.2: The County will support and consider funding organizations that bring music, visual arts, performing arts, and historical educational opportunities to underprivileged and underserved youths.

TAC 3.1.3: The County will encourage expanding its arts community to provide paid internships and performance opportunities to the region's artistic talent.

TAC 3.1.4: Orange County will, in collaboration with its local partners, conduct an inventory and assessment of arts and cultural programs targeted to youth.

TAC 3.1.5: Support youth programs at local community centers where young participants can learn from older generations.

TAC 3.1.6: Create and fund safe, accessible spaces for adolescents and youth to develop their talents and find outlets for creative expression.

TAC 3.1.7: The County will encourage its arts community to use artistic solutions through both visual and performing arts to raise awareness of environmental problems and solutions.

GOAL TAC 4: EQUITY AND DIVERSITY

The County will ensure that all residents and visitors have access to creative, high-quality, and diverse arts and cultural opportunities.

OBJ TAC 4.1: ARTS AND CULTURAL PROGRAMS AND RESOURCES; The County will engage a diverse set of communities and community leaders in the decision-making process for the development of Countywide arts and cultural programs, policies, and resources.

TAC 4.1.1: The County will expand public art and cultural programs in underrepresented communities to foster and support neighborhood pride and identity.

TAC 4.1.2: The County will collaborate with arts and cultural institutions to ensure that access and opportunity is provided to low income families, youths, seniors, and people with disabilities.

TAC 4.1.3: Orange County will ensure that its community facilities (e.g., parks, schools, community centers, churches, senior centers, libraries) are available for public use to increase public involvement in visual and performing arts throughout the County.

TAC 4.1.4: Orange County will strive to identify reliable funding mechanisms to support the long-term vitality of community-based arts institutions, which in turn will create opportunities, capacities, and partnerships that enable local arts entities to thrive.

TAC 4.1.5: The County will develop criteria and performance measures to assist with the decision-making process for the County's equitable distribution of arts-related funding.

TAC 4.1.6: The County will develop joint-use agreements to share and maximize use of existing public, performance, and gallery spaces.

TAC 4.1.7: The County will ensure that underrepresented communities have reliable access to public transit with connections to tourism, arts, and cultural venues.

TAC 4.1.8: The County Arts and Cultural Affairs Office will ensure that its arts and cultural affairs advisory council is comprised of a group of culturally diverse leaders from historically underrepresented communities to promote equitable opportunities for participation in County arts and cultural programs.

GOAL TAC 5: ART IN PUBLIC PLACES

The County shall promote the creation of public art, finding that public art is interwoven into the fabric of the community, and contributes to and enhances vibrant neighborhoods while providing other social and economic benefits.

OBJ TAC 5.1: INVESTMENTS AND PROGRAMS IN PUBLIC ART; The County will continue to evaluate and increase its investments and programs in public art.

TAC 5.1.1: The County will continue to provide facilities and venues for free exhibitions of fine art, including exhibitions in the County Commission Chambers and through the County's Sculpture on the Lawn program.

TAC 5.1.2: The County will continue to collaborate with United Arts of Central Florida to administer several funding programs.

TAC 5.1.3: The County will continue its funding of commissioned art projects and will promote awareness of local public art programs.

TAC 5.1.4: The County will increase public art in low-income neighborhoods.

GOAL TAC 6: CARING FOR OUR CREATIVES

Our creative class is valued, supported, and has a high quality of life.

OBJ TAC 6.1: LOCAL CREATORS AND ARTS-RELATED WORKERS; Ensure that local creators and arts-related workers have access to affordable housing and transportation opportunities.

TAC 6.1.1: The County will assess the demographics of its creative class and arts-related workers (including metrics such as sex, race, income, type of work, housing costs, transportation modes, commute times, health insurance, and unionized labor).

TAC 6.1.2: Encourage employers in creative industries to pay a living wage and the opportunity to have health insurance to their employees.

TAC 6.1.3: Develop incentives for construction of affordable and attainable housing that is geographically proximate or accessible by transit to art and cultural districts and venues.

TAC 6.1.4: Encourage and incentivize affordable and attainable housing in areas of the County that are close to premium transit service (including live-work spaces). Ensure that these housing options are geared towards local creators and provide cooperative work spaces for visual and performing arts.

TAC 6.1.5: The County will periodically review and update Land Development Regulations and building codes to permit and incentivize live-work units, including the use of garages and accessory buildings on residential lots as studio spaces.

OBJ TAC 6.2: SENIORS IN CREATIVE INDUSTRIES; Ensure that seniors employed in creative industries have access to health food, transportation, and medical services.

TAC 6.2.1: Support creative seniors that are currently or have been employed in the field who earn below 80% AMI. Specifically, the County may construct affordable senior housing that is near transit and services, such as hospitals and grocery stores.

TAC 6.2.2: Build co-located community centers where senior creatives can teach and perform, thereby sharing their knowledge with younger generations.

GOAL TAC 7: COMMUNITY AND CULTURAL TOURISM

Orange County encourages cultural tourism as a sustainable component to our tourism industry, and important sites, buildings, and venues are spread throughout the communities and neighborhoods of the County.

OBJ TAC 7.1: NEIGHBORHOOD-LEVEL HERITAGE AND CULTURAL TOURISM; Local residents and neighborhood leaders shall have the capacity to advocate for increased investment in heritage and cultural tourism in their neighborhoods.

TAC 7.1.1: Orange County engages in neighborhood capacity building to develop and enhance heritage and cultural tourism and to attract outside investment.

TAC 7.1.2: The County will work with Visit Orlando, the National Training Business Center, and the Small Business Organization to develop a program directed to train leaders from smaller neighborhoods and cities on how to promote tourism.

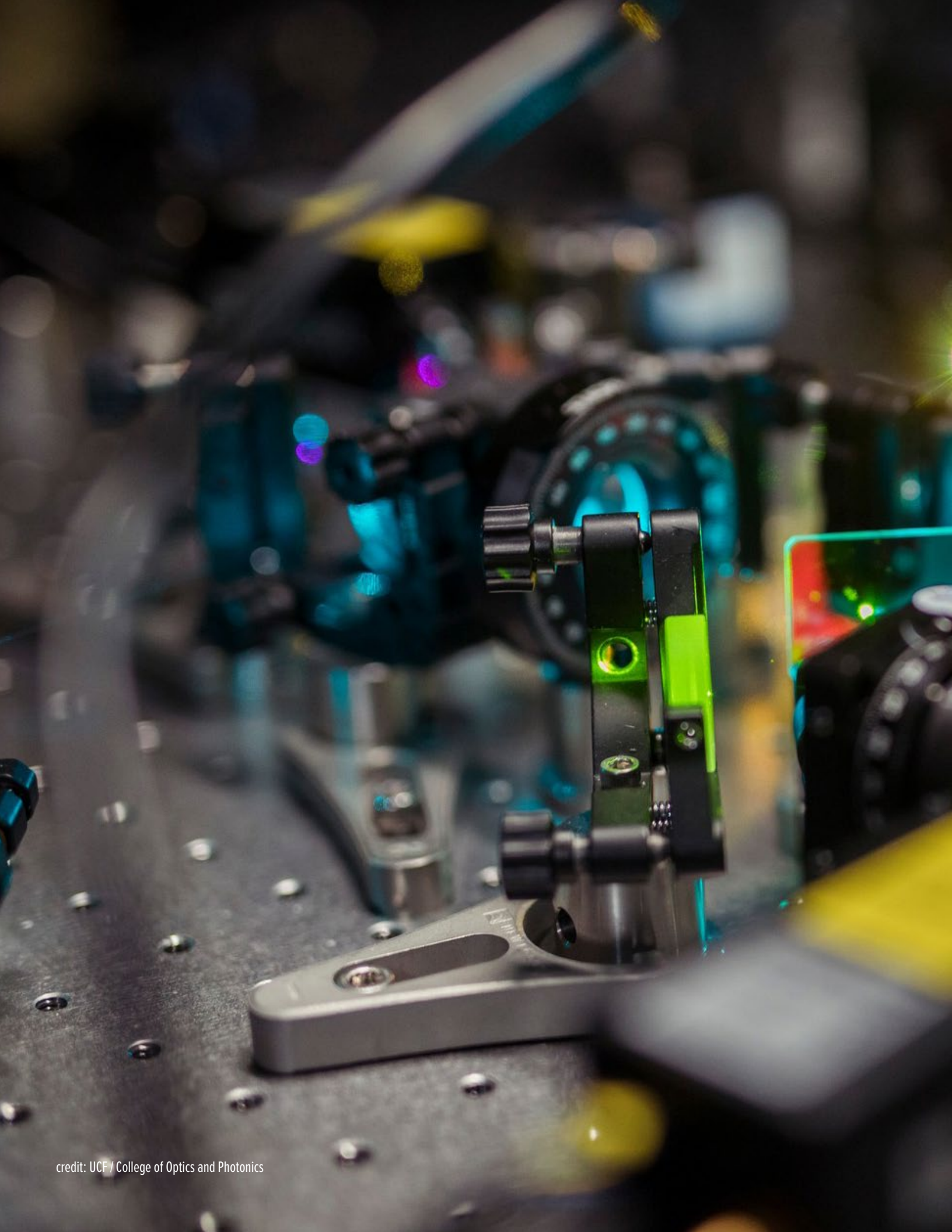
TAC 7.1.3: Orange County will support connectivity of its arts and cultural venues through existing and potential strategic corridors, linking the City of Orlando's cultural corridor to Orange County's main streets, corridors, and other facilities.

TAC 7.1.4: Orange County will leverage relationships with incorporated cities within the County's jurisdiction and will pool resources to draw federal and corporate-oriented grant funding to support cultural tourism.

TAC 7.1.5: Include arts and cultural venues in regional transit plans to provide access appropriate to the venue.

[SPACE INTENTIONALLY LEFT BLANK]

[PAGE INTENTIONALLY LEFT BLANK]



credit: UCF / College of Optics and Photonics

ECONOMY, TECHNOLOGY, AND INNOVATION

The economic growth of Orange County and its inhabitants is dependent on how well the County balances its policies in many sectors. Employees can only consume goods when they are paid a strong living wage and when they have access funds left over from housing, transportation, medical, and other necessities. Highly-skilled jobs and workers are attracted to communities that have a flow of diverse and new ideas, cultivate collaborative industry clusters, and that support their employees' daily well-being through amenities like transit, trails, neighborhood culture, and innovative creative resources.

To that end, Orange County will continue to create policies that support a thriving economy that is diversified, resilient, and supported by an educated and trained workforce that earns a living wage. Orange County recognizes the need to enhance its quality of life for all its residents, and will continue to ensure that its neighborhood business corridors and centers are safe, economically sustainable, and aesthetically pleasing. Lastly, Orange County will educate its existing workforce and attract highly-skilled positions by ensuring access to quality housing and services.

ECONOMY, TECHNOLOGY, AND INNOVATION

GOAL ETI 1: ECONOMIC DIVERSIFICATION

Orange County continues to recognize the importance of a thriving economy that is diversified, resilient, supported by an educated and trained workforce that earns a living wage and sensitive to its regional, national, and global role in climate change.

OBJ ETI 1.1: ECONOMIC DEVELOPMENT PARTNERS; The County, in collaboration with the Orlando Economic Partnership, the Florida High Tech Corridor Council, and other economic development partners, will develop and promote industry clusters to create a more prosperous economy and strengthen the County's ability to compete regionally, nationally, and globally. (E5.1.3)

ETI 1.1.1: The County will participate in the Florida High Tech Corridor Council in developing broad-based regional approaches to high-tech innovation and industry development; facilitating collaboration between government, academia, and private industry; identifying action for reduced greenhouse gas emissions across businesses and industries; and partnering to access government-based funding when available.

ETI 1.1.2: Convene a high-tech industry summit to ensure identification of the needs of our high-tech community with respect to continued growth, expansion, talent supply, infrastructure, and capital formation.

ETI 1.1.3: Develop a strategic plan to invest in improvements that will support and enhance the business community while promoting the concept of a tech-enabled and climate-friendly Orange County.

ETI 1.1.4: Support research on changing market demographics and resultant economic implications, including sensitives to climate change and the environment, and support the expansion of research centers that focus on technology commercialization and entrepreneurship, including cleaner, more environmentally friendly initiatives. (E1.3.2)

ETI 1.1.5: Establish a streamlined review process for small technology start-ups, especially those sensitive to climate change and the environment, and, where possible, remove or reduce regulatory barriers that inhibit their creation.

OBJ ETI 1.2: GLOBALLY COMPETITIVE WORKFORCE; Develop and retain a globally-competitive workforce supporting the needs of present and emerging industries. (GOAL E1)

ETI 1.2.1: Strengthen the County's innovation economy with proactive support for places, programs, and funding to connect, facilitate and accelerate growth in the region's entrepreneurial sector.

ETI 1.2.2: Encourage high-wage job creation and investment in targeted industries by providing the financial and non-financial incentives essential to corporate location decision-making. This includes supporting Orange County's existing and expanding companies as well as new-to-market industries.

ETI 1.2.3: Expand the concepts of flexible scheduling, teleworking and remote working to competitively attract and retain technology talent to the County and to assist in the reduction of building- and transportation-related greenhouse gas emissions.

ETI 1.2.4: Create an environment that attracts new innovative companies with walkable, transit-accessible, attractive communities and prioritize the location of workforce development centers within the pedestrian shed of major mass transit hubs.

OBJ ETI 1.3: DIVERSIFICATION OF THE COUNTY'S ECONOMY; Promote the diversification of the County's economy by investing in the attraction of new industries, including the development of a skilled and educated local workforce, while continuing to support innovation and expansion in existing base industries of life sciences, space and aerospace, defense, tourism and hospitality, and education and learning sciences. (GOAL E5) (OBJ E5.1)

ETI 1.3.1: Support major economic development initiatives and investment in emerging technology for the attraction and expansion of industries important to diversification, as determined by economic research and industry studies commissioned by the Board of County Commissioners. (POL E5.1.1)

ETI 1.3.2: Promote the growth and competitiveness of the industries that comprise the existing economic base (life sciences, space/aerospace, defense, tourism and hospitality, and education/learning sciences), as well as such emerging fields as human performance, clean energy and environmental sciences, sustainable materials management, gaming, ecotourism, and Esports. (E5.1.2)

ETI 1.3.3: Support Orange County's small business assistance and entrepreneurship programs and the region's business incubators and research centers to help companies in key industry clusters develop and market their products and services.

ETI 1.3.4: Support internal County programs and external initiatives that facilitate public-private partnerships focusing on workforce education and training, technological innovation, cleaner, greener businesses and industries, and diversification of the County's economy.

ETI 1.3.5: Orange County will work with developers to encourage long-term investment, job creation, and provide other local incentives, especially for developments aligned with the local industries identified in GOAL 1.

GOAL ETI 2: NEIGHBORHOOD-SCALE ECONOMIC DEVELOPMENT

The County will continue to ensure that its neighborhood business corridors and centers are safe, economically sustainable, and aesthetically pleasing. (GOAL N6)

OBJ ETI 2.1: COMMERCIAL INFILL AND REDEVELOPMENT; Develop programs and services to attract and facilitate infill and redevelopment in commercial corridors and centers that serve local neighborhoods. (OBJ N6.1)

ETI 2.1.1: The Neighborhood Services Division will collaborate with other County divisions, public agencies, and private sector entities to leverage funding for projects and initiatives that foster and support infill and redevelopment. (Added 11/12, Ord. 2012-20) (N6.1.6)

ETI 2.1.2: Facilitate partnerships among businesses in neighborhood corridors and centers and actively engage such organizations and other community stakeholders to identify and develop programs and services to spur further business investment and promote neighborhood beautification and safety. (Added 11/12, Ord. 2012-20) (N6.1.2)

ETI 2.1.3: Identify and incentivize commercial investments in areas within the Targeted Sector, Census Designated Distressed Areas, and other priority funding areas with vacant and underutilized parcels such as those identified in Section 163.2514, F.S.

ETI 2.1.4: Use state and federal grants, where available, to attract, promote, and support neighborhood businesses.

ETI 2.1.5: The Neighborhood Services Division will collaborate with other County divisions to develop and provide incentives that encourage neighborhood business investment. (Added 11/12, Ord. 2012-20) (POL N6.1.3)

ETI 2.1.6: Create public-private partnerships with the business community to address neighborhood revitalization and economic development issues to build sustainable neighborhoods. (GOAL N5 and OBJ N5.1)

ETI 2.1.7: The County shall seek to increase the number of businesses participating in the neighborhood business corridor grant program. (POL N6.1.7)

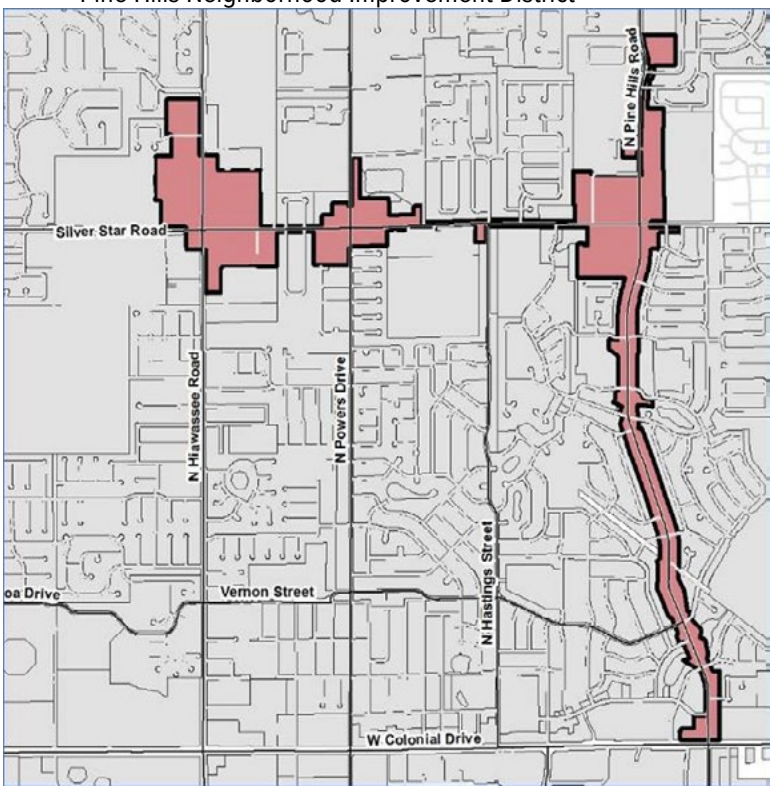
ETI 2.1.8: Market grant programs to improve the physical appearance of businesses in older and distressed neighborhoods. (Added 11/12, Ord. 2012-20) (POL N6.1.4)

ETI 2.1.9: Create a "Green Business Recognition" Program for businesses that meet a set of established criteria including support for local products and services, as well as energy and water efficiency, reduced waste, and environmentally friendly goods. (N5.1.5)

OBJ ETI 2.2: URBAN INFILL AND REDEVELOPMENT AREAS; Designate areas known as Urban Infill and Redevelopment Areas (UIRAs) in accordance with Chapter 163, F.S., with specific programs and services provided to foster redevelopment within their boundaries. (OBJ N6.2)

ETI 2.2.1: The County shall designate districts as Urban Infill and Redevelopment Areas. Their boundaries are shown on the Future Land Use Map and are listed below:

- Pine Hills Neighborhood Improvement District



ETI 2.2.2: Each Urban Infill and Redevelopment Area shall develop a plan consistent with Section 163.2517, F.S., for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core. (Added 8/15, Ord. 2015-16) (POL N6.2.2)

ETI 2.2.3: The County hereby incorporates by reference the adopted Pine Hills Neighborhood Improvement Plan as the safe neighborhood plan for the Pine Hills Neighborhood Improvement District, as established by Ordinance No. 2011-21. (Added 8/15, Ord. 2015-16) (POL N6.2.3)

ETI 2.2.4: Orange County may offer incentives to encourage development within an Urban Infill and Redevelopment Area including, but not limited to, waiver of license and permit fees, expedited permitting, exemption of sales made from local option sales surtaxes imposed pursuant to Section 212.055, F.S., and waiver of delinquent local taxes or fees to promote the return of property to productive use. (POL N6.2.4)

GOAL ETI 3: WORKFORCE AND QUALITY OF LIFE

Orange County will ensure that the County's highly-skilled and educated workforce earns a living wage and has access to quality housing and services.

OBJ ETI 3.1: WORKFORCE QUALITY OF LIFE; Promote policies that improve the quality of life of the County's workforce. (GOAL E4)

ETI 3.1.1: Facilitate the development of childcare facilities within the County, including employer-based childcare centers. (POL E4.1.1)

ETI 3.1.2: Support equitable housing and transportation policies that benefit the local workforce. (GOAL E3)

ETI 3.1.3: The County will encourage LYNX to work with major County employers to help employers provide transportation services for their employees by collocating transit services, funding commuter subsidies, and contributing to transit expansion initiatives.

ETI 3.1.4: Work with employers and associations to establish best practices to protect workers from the impacts of extreme heat and weather.

ETI 3.1.5: Collaborate with LYNX and other transit agencies to support premium transit, including commuter rail, light rail, and bus rapid transit and express lanes, that connects residential hubs and major employment centers and provides night and weekend services.

ETI 3.1.6: Promote the initiatives of major employers to fund housing developments for employees near their worksites.

ETI 3.1.7: Promote policies that improve the quality of life of the County's workforce, such as the provision of a living wage, flexible work schedules, teleworking, remote work, paid family leave, and medical benefits to part-time employees. (OBJ E4.1)

ETI 3.1.8: Work with small businesses to create initiatives that can support the quality of life of both the owner and employees.

OBJ ETI 3.2: YOUTH EDUCATION AND ADULT LABOR FORCE TRAINING; Continue to ensure an educated and skilled workforce by supporting programs for youth education and adult labor force training.

ETI 3.2.1: Provide affordable and accessible education and training in cutting-edge technology and in the County's base and emerging industries for individuals of all ages, backgrounds, and skill levels.

ETI 3.2.2: Expand opportunities for workforce training in sectors that include 'green jobs'.

ETI 3.2.3: Retain post-graduate students in STEAM (Science, Technology, Engineering, Arts, and Mathematics)-based fields—by offering post-doctoral fellowships and internships in the public and private sectors. (POL E1.3.1)

ETI 3.2.4: Collaborate with public and private organizations and businesses to provide internships and apprenticeships for hands-on work experience and developing vocational skills for high school students and young adults.

ETI 3.2.5: Coordinate with regional educational partners, including vocational schools, to establish certificate programs or nanodegrees (project and skills-based educational credential programs) that align with the County's base and emerging industries.

ETI 3.2.6: Provide programs to upgrade the skills of County staff on technology-based applications.

ETI 3.2.7: Promote adult education and employer-provided classes and activities that increase English language literacy for the local workforce. (POL E1.2.1)

ETI 3.2.8: Promote programs and services that include training in resume preparation, interviewing skills, dressing for success, networking, and job search skills.

ETI 3.2.9: Work with Orange County Public Schools to develop and implement STEAM-based curricula at the elementary, middle, and high school levels.

ETI 3.2.10: Promote STEAM-based summer camps and extracurricular experiences for elementary, middle, and high school students.

ETI 3.2.11: Expand public/private partnerships to support programs for training targeted 'hard-to-employ' groups including ex-offenders, seniors, homeless, and youth.

GOAL ETI 4: INCENTIVES, GRANTS, AND PARTNERSHIPS

Create a resilient economy that has the ability to foresee, withstand, respond, and adapt to changing market conditions.

OBJ ETI 4.1: BUSINESSES IN KEY INDUSTRY SECTORS; Retain, grow, and attract businesses in key industry sectors to increase our tax revenue, provide for the diversification of our local economy, and improve the quality of life for all residents.

ETI 4.1.1: Create and implement an incentive program to recruit companies in established and emerging industries.

ETI 4.1.2: Collaborate with the Orlando Economic Partnership and other economic development agencies on a coordinated strategy to attract businesses in specific sectors and cluster industries that align with the County's culture and goals.

ETI 4.1.3: Expand business acceleration and manufacturing services for existing small and mid-size businesses, particularly businesses in trade innovation industries or export industries that rely on research and development (R&D) and science, technology, and engineering.

ETI 4.1.4: Collaborate with CareerSource Central Florida and educational institutions to support key industry clusters to more effectively align education, workforce training, and economic development strategies.

OBJ ETI 4.2: SMALL BUSINESS GROWTH; Foster an environment in which small businesses can start, grow, and scale.

ETI 4.2.1: Promote BizLink Orange through marketing and communications materials to ensure that small and mid-size local business owners are aware of technical assistance and business support programs offered by the National Entrepreneur Center, through programs funded through the County, and through other community resources.

ETI 4.2.2: Create more streamlined permitting and licensing processes for existing small and mid-size businesses that are expanding or investing their facilities.

ETI 4.2.3: Collaborate with the Business Development Office to expand small and mid-size business outreach and engagement programs, while focusing on identifying specific barriers to growth for women and minority-owned businesses (such as access to and qualification for funding, permitting processes, and physical space).

[PAGE INTENTIONALLY LEFT BLANK]

credit: Orange County Communications Division

NATURAL RESOURCES AND CONSERVATION

The purpose of the Conservation section of the Natural Resources and Conservation Chapter is to satisfy the requirements of Section 163.3177(6)(d), F.S., and guide efforts to protect and preserve Orange County's natural resources. These resources will face increasing development pressures and need greater protection as urban expansion continues.

The natural resources that are described and analyzed in this chapter include: air, surface waters, flood plains, ecological systems including wetlands and other natural communities, imperiled wildlife and plant species, and soils. Conservation, protection, and enhancement of these key elements is essential if the quality of life in the County is to be maintained.

This chapter contains proposed goals, objectives and policies that will act to maintain and enhance natural resources. These will form a basis for decision making and help direct growth to the most appropriate locations and to foster growth that is more sustainable and conducive to a high quality of life.

Orange County will seek to promote new developments and redevelopment of land in a way that fosters harmony between the natural and built environment. The County will also continue to enhance its ability to develop supporting infrastructure and services that promote economic, social, and environmental wellbeing and prosperity for the long-term. The manner in which communities are designed, and transportation, utilities, and other services are provided has a direct impact on natural resources and quality of life. Constant vigilance and foresight are required to prevent the deterioration of air, land, and water quality. Shaping the future of growth in positive ways requires placing environmental, sustainability, and resiliency considerations at the forefront of planning processes.

NATURAL RESOURCES, CONSERVATION, AND RESILIENCY

GOAL C 1: COMPREHENSIVE MANAGEMENT OF NATURAL RESOURCES AND SYSTEMS

Orange County shall conserve, protect, and enhance the County's natural resources including air, surface water, groundwater, vegetative communities, imperiled species, soils, floodplains, recharge areas, wetlands, uplands adjoining wetlands, environmentally sensitive lands, priority habitats, and energy resources to ensure that these resources are managed for the benefit of current and future generations. (Amended 12/07, Ord. 2007-20) (GOAL C1)

OBJ C 1.1: GUIDING PRINCIPLES; In managing natural resources, Orange County shall follow a set of guiding principles in the development and implementation of strategies to enact the goals, objectives, and policies herein.

C 1.1.1: Sustainability and Resiliency; Orange County shall create, promote, and maintain conditions under which humans and nature can exist in productive harmony, that allow for the fulfillment of the social, economic and other requirements of present and future generations. The County shall enhance environmental resiliency as a key component of community resiliency and means to mitigate the impacts of climate change.

C 1.1.2: State of the Environment; Orange County programs shall communicate to elected officials, County administration, and the general public those trends and analyses of data that summarize the status of natural resources, including air, land, and water quality in the County. The effectiveness of policies and goals should be evaluated over time in light of key environmental indicators. Policy implementation strategies shall be based on science and best available data at the time, and may evolve in response to additional information.

C 1.1.3: Equity; The County will apply policies in a fair, consistent, process driven manner that recognizes both property rights and the importance of conserving and protecting natural resources for the wellbeing of the entire community.

C 1.1.4: Pollution Prevention Hierarchy; The preferred option is to prevent pollution at its source, but for waste that is generated, the preferred management methods are reuse/repurposing, recycling, followed by burning for energy recovery, treatment and, as a last resort, disposing of the waste. Preventing pollution of air, land, and water resources is almost always more cost effective than trying to remediate natural resources that have been contaminated.

C 1.1.5: Collaboration; Orange County shall continue to seek out innovative partnerships and opportunities to preserve and conserve its natural resources in a balanced approach that ensures multiple and compatible uses of those lands while providing just compensation to landowners. (Added 12/00, Ord. 00-25) (C1.4.8)

C 1.1.6: Education and Outreach; Orange County will inform, educate and engage the public using a variety of formats and communications media about protecting and preserving air quality, surface water and groundwater quality, urban forests, tree planting and maintenance, invasive plant species removal, ecological systems, wildlife and habitats, pollution prevention, waste reduction, sustainable natural resource use, public lands conservation, nature-based recreation, climate change, environmental resilience, innovations, alternative practices, and rules governing environmental aspects that impact public health, welfare and quality of life.

GOAL C 2: AIR QUALITY

Orange County shall continue to monitor, regulate and improve ambient air quality in order to ensure a healthy environment for all residents, visitors and natural resources. (OBJ C1.1)

OBJ C 2.1: MEET NATIONAL AMBIENT AIR QUALITY STANDARDS; Orange County shall continue to meet all National Ambient Air Quality Standards (NAAQS) for regulated air pollutants within the County and as part of a regional ambient monitoring network.

C 2.1.1: The Orange County Environmental Protection Division shall continue to implement an ambient air monitoring program and follow the air quality regulations of the U.S. Environmental Protection Agency, the Florida Department of Environmental Protection and Orange County Ordinances. The County will support research and development to advance technology for affordable, accessible air monitoring sensors that may allow for a more distributed ambient air monitoring network. The County will continue to make daily air quality data accessible to the public. (Amend. 12/00, Ord. 00-25) (C1.1.2)

C 2.1.2: Orange County shall implement and maintain state and federal mandated programs, including meeting the objectives of its existing, approved local air pollution control program Specific Operating Agreement and other requirements in accordance with Florida Statutes and interagency agreements with the Florida Department of Environmental Protection and the United States Environmental Protection Agency. The County shall also administer state and federal agreements and work plans, integrating any new rules and regulations into existing County programs. (C1.1.1)

C 2.1.3: Orange County shall continue to maintain the air quality management, ambient air monitoring, permitting, compliance and enforcement, and asbestos management programs to fulfill the terms of the interagency agreement with the Florida Department of Environmental Protection. (C1.1.4)

C 2.1.4: Orange County will encourage LYNX to implement standards for the placement of transit facilities designed to minimize adverse impacts to natural resources. Orange County will encourage and assist MetroPlan Orlando in developing and updating the contingency plan for air emissions reduction at least every five-years with an emphasis on decreasing the concentrations of ground-level ozone and its precursors (i.e., volatile organic compounds and nitrogen oxides) in order to stay in attainment with the NAAQS. (Amended 12/00, Ord. 00-25, Policy 1.1.9) (C1.1.7)

C 2.1.5: Orange County will continue to promote alternative transportation modes and air quality awareness through public education and outreach programs. The County shall increase awareness of air quality issues through the development of educational programs for the regulated community, residents, schools, local businesses, and municipalities. (C1.1.3)

C 2.1.6: In order to increase availability of electric vehicle charging capabilities countywide, Orange County will collaborate with local and state agencies and organizations to pursue funding opportunities for mobility hubs and charging infrastructure pursuant to applicable state plans for electric vehicle infrastructure.

OBJ C 2.2: REDUCE AIR EMISSIONS FROM OPEN BURNING; Orange County shall work to prevent and minimize air emissions from open burning that may adversely affect air quality.

C 2.2.1: Orange County shall continue to enforce regulations regarding activities such as land clearing, open burning of yard waste or other activities to eliminate or reduce air pollution, to the extent allowed by state law. (C1.1.5)

C 2.2.2: Orange County shall investigate and continue to promote, through incentives and education, the use of alternatives to open burning such as mulching, composting, leaving the existing vegetation where possible, air curtain incinerators, and best available control technology. (C1.1.6)

OBJ C 2.3: DUST AND ODORS NUISANCE IMPACTS; Orange County will work to ensure compatibility of property uses by evaluating potential impacts of objectionable odors, dusts, and air pollutant emissions from proposed land development projects on neighboring property owners.

C 2.3.1: Orange County shall promulgate and enforce regulations to minimize any objectionable odor or dust migrating beyond property boundaries which by itself or in combination with other odors, is or may be harmful or injurious to human health or welfare, which unreasonably interferes with the comfortable use and enjoyment of life or property, or which creates a nuisance. The County will seek to utilize technology that helps quantify the impacts of objectionable odors (e.g., by using field olfactometers).

GOAL C 3: WATER RESOURCE MANAGEMENT

Orange County shall promote the functions of natural systems and the overall current level of surface and ground water quality. Orange County shall improve and restore the quality of waters not presently meeting water quality standards, and will take proactive steps to prevent the degradation of natural water resources of all kinds. Orange County will seek to evaluate and manage water resources in an integrated and holistic manner.

OBJ C 3.1: CONSISTENT WITH THE COMMUNITY FACILITIES AND SERVICES CHAPTER; Orange County shall evaluate and manage natural water resources and their associated systems consistent with the Community Facilities and Services Chapter.

C 3.1.1: MEET STATE AND FEDERAL STANDARDS; Orange County shall work to meet state and federal standards consistent with the goals, objectives, and policies of the Community Facilities and Services Chapter.

C 3.1.2: SURFACE WATER PROTECTION AND STORMWATER RUNOFF CONTROL; Orange County shall protect, minimize adverse impacts to, and improve natural surface waters consistent with the goals, objectives, and policies of the Community Facilities and Services Chapter.

C 3.1.3: GROUNDWATER; Orange County shall protect and conserve groundwater quality consistent with the goals, objectives, and policies of the Community Facilities and Services Chapter.

C 3.1.4: FLOODPLAIN MANAGEMENT; Orange County shall protect and minimize adverse impacts to the natural functions of floodplains and flood zone areas consistent with the goals, objectives, and policies of the Community Facilities and Services Chapter.

GOAL C 4: ECOSYSTEMS PRESERVATION, PROTECTION, AND MANAGEMENT

Orange County shall protect and minimize adverse impacts to biological communities and their habitats.

OBJ C 4.1: WETLANDS AND UPLAND BUFFERS; Orange County shall protect wetland areas, associated upland buffers, and native flora and fauna and their habitat to ensure their long-term environmental, economic, and recreational values and to enhance environmental resiliency. (OBJ C1.4)

C 4.1.1: The County will seek to determine the current extent of wetlands within unincorporated areas of Orange County and periodically evaluate how the extent of wetlands changes over time in an effort to determine the effectiveness of wetland protection ordinances, policies, and programs.

C 4.1.2: Orange County shall continue to adopt and enforce regulations that protect and conserve wetlands and surface waters. When encroachment, alteration, or removal of a wetland or surface water is permitted, habitat compensation or mitigation shall be required as a condition of development approval. The amount of mitigation shall be determined by using Uniform Mitigation Assessment Method (UMAM), Chapter 62-345 F.A.C., as the basis for evaluation. (C1.4.1)

C 4.1.3: Orange County shall identify wetlands and surface waters of most significant value based on acreage, functionality, connectivity to wildlife corridors, groundwater recharge capacity, floodplain position, location on or near public lands and other factors (Refer to Future Land Use Map Series Map 15). The County shall discourage impacts to wetlands or surface waters that have significant value and shall incorporate regulations into County Code that limit impacts to these systems.

C 4.1.4: Orange County shall coordinate with the United States Army Corps of Engineers, the Florida Department of Environmental Protection (FDEP), and the St. Johns River and South Florida Water Management Districts to facilitate interagency regulation of wetland areas under their jurisdiction. (C1.4.2)

C 4.1.5: Orange County shall establish regulations in the Land Development Code concerning upland buffer areas adjacent to wetlands and surface waters, in order to protect water quality, preserve natural wetland or surface water functions, and preserve wildlife and plant species listed as imperiled, threatened, endangered, or species of special concern by state and federal agencies. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (C1.4.3)

C 4.1.6: The precise delineation of wetland and surface waters areas shall be determined through the development application process (site specific studies and field determinations that assess the extent of wetland vegetation), consistent with Conservation Policy C 4.1.2. The underlying Future Land Use designation of any determined developable uplands shall control the type of allowable development. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. (C1.4.5)

C 4.1.7: All attempts should be made to mitigate unavoidable wetland or surface water impacts within the County. ~~Off-site mitigation or o~~Out-of-County mitigation for all wetlands or surface waters will be considered ~~only~~ when three or more of the following criteria are met, 1) the mitigation site is deemed as appropriate (i.e., functionally equal or like-for-like), 2) is located within the same ~~hydrologic basin~~ USGS Hydrologic Unit Code (HUC) 12 as the impact or 3) the applicant can demonstrate that mitigation area will have spillover benefits to the basin where the impact is to occur, 4) sufficient mitigation banking credits within the County are unavailable, 5) on-site mitigation opportunities are not available or are not expected to have comparable long-term viability as available off-site mitigation, and 6) off-site mitigation would provide greater ecological or functional value than on-site mitigation, unless the proposed mitigation is otherwise allowed by ~~preemptive state~~ statutes (e.g., mitigation banks). This policy includes Orange County Capital Improvement Projects. (Added 6/95, Ord. 95-13; Amended 12/00, Ord. 00-25; Amended 10/10, Ord. 2010-13) (C1.4.6)

C 4.1.8: An upland buffer of natural undisturbed vegetation with a minimum of 25 feet width is required adjacent to all conservation areas, unless otherwise stated in Orange County Code or the Orange County Comprehensive Plan, or scientific data dictate a larger or smaller buffer is appropriate based on wetland function or local conditions. (Amended 6/10, Ord. 10-07, Amended 10/10, Ord. 2010-13) (C1.4.9)

C 4.1.9: An upland buffer of natural undisturbed vegetation of a minimum of 25 feet width and average 50 feet width is required adjacent to conservation areas of significant value, or with moderately-high to high functionality based on UMAM score, or associated with impaired waterbodies (for pollutants other than mercury) or Outstanding Florida Waters, unless otherwise stated in Orange County Code or the Orange County Comprehensive Plan, or scientific data dictate a larger or smaller buffer is appropriate based on wetland function or local conditions.

OBJ C 4.2: SHORELINE PROTECTION; Orange County shall protect shorelines and littoral areas of natural surface waters to ensure their long-term environmental, economic, and recreational value and to enhance environmental resiliency.

C 4.2.1: SHORELINE VEGETATION; Orange County shall continue to protect shoreline vegetation by restricting the removal of desirable native vegetation through implementation of the Land Development Code and the Lakeshore Protection Ordinance requirements. (Amended 12/00, Ord. 00-25, Policy 1.2.5-r; Amended 6/10, Ord. 10-07) (C1.2.5)

C 4.2.2: SEAWALLS AND DREDGING; Orange County shall require and evaluate applications for seawalls and dredging of surface waters to ensure that they are justified to prevent erosion or support navigability, respectively. Approvals for installation of seawalls will generally require installation of riprap and plantings to diminish impacts on neighboring shorelines, support overall surface water health, and provide habitat for wildlife. However, riprap and plantings are not required for seawalls when their installation could negatively impact navigability (e.g., on canals), where existing shoreline vegetation is considered adequate, or where other shoreline vegetation (e.g., trees) might be damaged.

C 4.2.3: BOAT DOCKS AND BOAT RAMPS; Orange County shall require and evaluate applications for boat docks and boat ramps to ensure that they support a riparian property owner's reasonable rights to access~~ing~~ the adjoining water body for recreational uses, such as swimming, boating, and fishing, minimize adverse impacts on the natural resources of the c~~C~~ounty, do not infringe on the riparian rights or other rights of waterfront property owners, and ensure that navigation of water bodies and the rig hts of the public to traditional uses and enjoyment of water bodies is not impeded.

OBJ C 4.3: FLOODPLAIN MANAGEMENT; Orange County shall protect and minimize adverse impacts to the natural functions of floodplains and flood zone areas to maintain flood-carrying and flood-storage capacities and to protect life and property, and Orange County shall continue to maintain its eligibility in the National Flood Insurance Program. (OBJ C1.3)

C 4.3.1: Orange County shall protect and minimize adverse impacts to the natural functions of floodplains and flood zone areas consistent with the goals, objectives, and policies of the Community Facilities and Services Chapter.

OBJ C 4.4: PRIORITY UPLANDS; Orange County shall identify, protect and minimize adverse impacts to priority uplands of unique and/or significant ecological or ecological buffering value.

C 4.4.1: Orange County shall continue to protect priority upland habitats, including Longleaf Pine-Turkey Oak, Sandhill, Xeric Oak Scrub, and Sand Pine Scrub, that provide habitat for plants and wildlife listed as imperiled through land use planning, requiring buffers, open space, management plans, and/or clustering. (Added 12/00, Ord. 00-25; Amended 12/07, Ord. 2007-20; 10/09, Ord. 2009-28) (C1.7.8)

C 4.4.2: Orange County's process of development review shall ensure that priority upland habitats are inventoried for any possible imperiled species that may necessitate habitat protection. Orange County shall consider incentive programs such as density bonuses, acquisition or purchase of development rights, etc. as a means of preserving these areas. All areas that are to be set aside as protected open space shall be identified as such on development plans. (Added 12/00, Ord. 00-25; Amended 12/07, Ord. 2007-20; 10/09, Ord. 2009-28) (C1.7.8)

C 4.4.3: Orange County shall continue to establish Interlocal Agreements with adjacent counties and municipalities to protect priority upland vegetative communities and all wetland vegetative communities that are located in more than one jurisdiction. (Added 12/00, Ord. 00-25) (C1.9.3)

C 4.4.4: For the purposes of this Comprehensive Plan, Environmentally Sensitive Lands shall include conservation areas as defined in Chapter 15, Article X Orange County Code, and their adjacent upland buffers, priority upland habitat including but not limited to sandhill and scrub, and those wetland and upland systems that support imperiled species. (Added 8/92, Ord. 92-24; Amended 06/17; Ord. 2017-12) (C1.4.0)

OBJ C 4.5: LAND ACQUISITION, PARTNERSHIPS, AND PRESERVATION; Orange County shall acquire, retain, manage, enhance, and inventory public lands to provide nature-based recreation, conservation, habitat preservation, water resources protection, carbon sequestration, economic, environmental resiliency, and related public benefits as

well as contributing to decreasing urban sprawl.

C 4.5.1: Orange County shall continue to adopt regulations and acquire for preservation, an additional 23,000 acres of Environmentally Sensitive Lands by 2030, including within the Wekiva, Econlockhatchee River, ~~and~~ Shingle Creek, and St. Johns River Basins, to protect these river resources. These regulations and acquisitions shall ensure protection and maintenance of water quality, water quantity, aesthetics, open space, historical/archaeological resources, priority upland habitat, wildlife habitat, and floodplains and nature-based recreational values. (Amended 12/00, Ord. 00-25, Policy 1.2.7-r; Amended 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07) (C1.2.7)

C 4.5.2: The future land use designation of Preservation shall be established to recognize publicly or privately-owned lands of significant environmental importance for the purposes of environmental protection. Publicly-owned lands designated Preservation shall be lands owned by federal, state, or local governments acquired for environmental preservation, rehabilitation, or management. Privately-owned lands such as wetland mitigation banks, Regional Offsite Mitigation Areas, and environmentally sensitive properties owned by the Florida Audubon Society, Nature Conservancy or similar types of nonprofit entities, may be designated as Preservation so long as formal consent is provided. Compatible very-low impact nature-based recreational or educational uses that use natural amenities of the site for public benefit are allowable uses in the Preservation designation, so long as these uses avoid development encroachment into environmentally sensitive areas. All other uses are prohibited. Furthermore, development within areas designated Preservation cannot exceed a 0.1 Floor Area Ratio. (Deleted 12/00, Ord. 00-25; Added 05/03, Ord. 03-03, Policy 1.4.4-r; Amended 6/10, Ord. 10-07) (C1.4.4)

C 4.5.3: Orange County shall protect identified wetland and surface water areas and existing wildlife (flora or fauna) habitat through control and maintenance of invasive plants and animal species on County-owned Environmentally Sensitive Lands. Orange County shall continue to identify funding sources and grants to assist in the maintenance and control activities. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (C1.4.7)

C 4.5.4: Land containing plants and wildlife listed as imperiled, provide wildlife corridor connectivity, protect water resources or that is part of a riverine corridor system shall be considered for environmentally sensitive land acquisition and protection by Orange County. (C1.7.4)

C 4.5.5: Orange County shall, through conservation easement, donation, escheatment, and fee simple land acquisition, discourage fragmentation and encourage the creation of wildlife/open space corridors. A priority for wildlife/open space corridors shall be given to land located within the Wekiva and Econlockhatchee River ~~b~~Basins, Shingle Creek ~~b~~Basin, St. Johns River Basin and hydrologic basins with impaired waterbodies. Wherever possible, public and private open space areas shall be connected together to establish corridors for wildlife movement. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25, Policy 1.7.5-r; Amended 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07, 10/10, Ord. 2010-13) (C1.7.5)

C 4.5.6: Orange County, with the state and other appropriate agencies shall, on a continuous basis, identify priority upland and wetland habitat that would warrant acquisition under appropriate land acquisition programs. Orange County shall pursue long-term revenue sources for purchases of environmentally sensitive lands that warrant acquisition. (Added 12/00, Ord. 00-25) (C1.7.9)

C 4.5.7: Orange County shall use the Conservation Trust Fund, Florida Forever and other available funding sources to acquire priority upland and wetland vegetative communities and identified wildlife corridors. (Added 12/00, Ord. 00-25) (C1.7.10)

C 4.5.8: Orange County shall consult the natural habitat evaluations prepared by the Florida Natural Areas Inventory (FNAI) and prioritize land for acquisition based on the following: rarity of native ecosystem; diversity of ecosystems, plants and animals present; presence of imperiled species; contiguity with other public lands or interests; manageability; funding from other government or nonprofit organizations; likelihood of events which might degrade or destroy the site; and protection afforded by existing regulations or law. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07, Amended 10/10, Ord. 2010-13) (C1.7.11)

C 4.5.9: Orange County shall continue to seek long term revenue sources and partnerships for open-space acquisition and maintenance that will serve to balance habitat-related goals with those for improved nature-based recreation areas and citizen education programs. (Added 12/00, Ord. 00-25) (C1.7.12)

C 4.5.10: Orange County shall cooperate with the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission and the Florida Division of Forestry to improve the management of Wekiwa Springs State Park, Rock Springs Run State Reserve, Tosohatchee State Reserve, Seminole Ranch Wildlife Management Area, Neighborhood Lakes, Lake Apopka North Shore Conservation Areas, Charles H. Bronson State Forest, Hal Scott Preserve, Econlockhatchee Sandhill Conservation Area and Split Oak Forest Preserve. (Amended 6/10, Ord. 10-07) (C1.9.1)

C 4.5.11: Orange County shall continue to implement invasive plant species control on Orange County Green PLACE properties, conduct controlled burn events, and restore degraded habitats with native vegetation. (Amended 6/10, Ord. 10-07) (C1.12.4)

C 4.5.12: Floodplain lands shall be considered for acquisition consistent with Policy C 4.5.8.

OBJ C 4.6: AGRICULTURAL LANDS CONSERVATION; Orange County shall conserve agricultural lands in order to maintain and strive to expand food, agriculture, ornamental horticulture, aquaculture, forestry, and related resources.

C 4.6.1: Orange County shall seek to sustain and enhance the resiliency of local food systems by promoting the conservation of agricultural lands.

OBJ C 4.7: VEGETATIVE RESOURCES, TREE CANOPY, AND URBAN FORESTRY; Orange County shall promote the health, resiliency and sustainability of its urban forest, and wildlife habitat, by encouraging the protection, preservation, replacement and enhancement of its vegetative resources, including, but not limited to, native tree species, native emergent and submerged aquatic vegetation, and species diversity, due to the beneficial economic, environmental, ecological, and social value derived from these resources. (Added 12/00, Ord. 00-25) (OBJ C 1.12)

C 4.7.1: Orange County shall periodically monitor and measure the health of local vegetative resources, such as the tree canopy and urban forest. Activities may include, but are not limited to, conducting and updating a tree canopy survey and tree inventory. Information shall be used to evaluate the effectiveness of policies and programs and make necessary adjustments needed to protect species diversity and urban forest health.

C 4.7.2: The County shall periodically review ordinances related to vegetative resources, including but not limited to tree canopy and conservation areas to determine if adjustments are necessary for improving protections.

C 4.7.3: Orange County shall augment its protection of vegetated natural resources, including ensuring that high quality trees, such as native species, historic trees, and specimen trees receive protection during the development review process, are protected from indiscriminate wildlife habitat and forest clearing, and have established standards and ratios for replacement if removal is unavoidable. (Added 12/00, Ord. 00-25) (C1.12.1)

C 4.7.4: Orange County shall encourage the planting of native trees and vegetation along roadways and on residential and commercial properties.

C 4.7.5: Orange County shall require the following: landscaping and buffering requirements in the Land Development Code; Activity Center development guidelines; Arbor Day promotions; and a robust Urban Forestry Program focused on reducing the level of carbon dioxide in the air, diluting air pollutants, increasing habitat for wildlife, decreasing urban heat island effects, reducing energy use, fostering walkability, promoting economic development, increasing property values, lessening noise impacts, and enhancing the overall aesthetic quality, urban design, and quality of life in Orange County. (Added 12/00, Ord. 00-25, Policy 1.12.2-r) (C1.12.2)

C 4.7.6: Orange County shall develop methods such as incentives, education or programs that result in conservation of existing desirable vegetative resources, removal of invasive species and reestablishment of native vegetation. Orange County will encourage forested corridors, protect tree canopy and promote urban wildlife habitat. (C1.12.3)

C 4.7.7: Orange County shall implement and maintain land development regulations that require preservation of tree species that provide habitat for wildlife, prohibit indiscriminate clearing, and require replacement and maintenance measures. This may include the Orange County tree ordinance, landscape ordinance, and excavation and fill ordinance. (Added 12/00, Ord. 00-25) (C1.7.7)

C 4.7.8: Orange County shall promote diversity of tree species in the urban forest and diversity of tree species available from local suppliers.

C 4.7.9: Strive to achieve goals of the Florida Urban Forestry Council's Tree City designation annually.

C 4.7.10: Collaborate with all the County's municipalities to develop consistent tree preservation standards.

C 4.7.11: Strive to maintain the natural and ecological character of the predevelopment environment and communities by identifying and preserving urban forests, native plant communities, and wildlife habitat.

C 4.7.12: Educate the public on the ecological value of trees and the importance of preserving them. Education initiatives may include opportunities such as tree planting events, guided urban forest walks, educational seminars, school presentations, and interpretive identification tags.

C 4.7.13: The County shall expand its existing residential tree planting programs as advised by an Urban Forest Management Plan or similar document.

C 4.7.14: Routine tree planting initiatives will prioritize those underserved neighborhoods with tree canopy coverage below 30%.

C 4.7.15: Strive to achieve an average 48 percent tree canopy coverage by 2050, as recommended by American Forests and the United States Forest Service, with special attention paid to those areas with tree canopy coverage equal to or lower than 30 percent. Areas with tree canopy coverage of more than 48 percent should raise their canopy coverage at least 2 percent by 2050. Those areas with greater urbanization should strive to increase their canopy coverage within the development limitations of their site.

C 4.7.16: Complete tree canopy coverage studies every three (3) to five (5) years to allow for equitable and correct distribution of tree planting efforts countywide.

C 4.7.17: Incorporate and update tree preservation standards in Orange Code. Those code requirements affecting natural systems shall be evaluated and, if necessary, revised regularly.

C 4.7.18: Prioritize the preservation of mature and mid-growth trees to preserve an age-diverse urban forest canopy and protect existing habitats.

C 4.7.19: A diverse tree palette shall be included in tree mitigation requirements to better preserve the species diversity of Orange County's urban forest.

C 4.7.20: Invasive trees and plant communities will be removed from sites in accordance with County Code.

OBJ C 4.8: IMPERILED PLANTS AND WILDLIFE; Orange County shall manage and protect plant and wildlife species designated as imperiled through programmatic and planning approaches for ecosystem analysis and through adoption of land development regulations. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (OBJC 1.7)

C 4.8.1: Orange County shall assist in the application of, and compliance with, all state and federal regulations that pertain to imperiled species. (C1.7.1)

C 4.8.2: Orange County shall coordinate with federal and state agencies regarding development requests to determine if harm to any wildlife or plants listed as imperiled will occur. An applicant may be required to provide a habitat survey, management plan, or a permit, issued or approved by, or otherwise satisfactory and in full compliance with the regulations promulgated by the Florida Fish and Wildlife Conservation Commission, the County, U.S. Fish and Wildlife Service, and any other state or federal agency with jurisdiction. (Amended 12/00, Ord. 00-25, Policy 1.7.2-r; Amended 6/10, Ord. 10-07) (C1.7.2)

C 4.8.3: Orange County shall establish on an ongoing basis, an education and incentive program to encourage private landowners to use environmental management practices that protect habitat for plants and wildlife listed as imperiled. (Added 12/00, Ord. 00-25) (C1.7.3)

C 4.8.4: Land containing plants and wildlife listed as imperiled shall be considered for acquisition consistent with Policy C 4.5.4.

GOAL C 5: SOILS, MINERALS, OIL AND GAS

Orange County shall encourage management of soil health, and minimize adverse impacts to the environment, including but not limited to impacts from erosion, and extraction of minerals, oil and gas.

OBJ C 5.1: SOIL CONSERVATION AND EROSION PREVENTION; Orange County shall encourage management of soil health, and protect the environment from adverse impacts due to erosion.

C 5.1.1: Orange County shall implement policies and practice that minimize soil erosion and sedimentation. (Added 12/00, Ord. 00-25; Amended 10/10, 2010-13) (C1.5.2)

C 5.1.2: Orange County shall continue to require and enforce practices consistent with state-required minimum Best Management Practices to protect soils during development activities. (Added 12/00, Ord. 00-25) (C1.5.5)

C 5.1.3: Orange County shall support the preservation and building of healthy soils through soil management practices, including preservation and reuse of topsoils, minimizing compaction of soils in future landscape areas during site development, and topsoil amendment using compost.

C 5.1.4: Orange County shall incorporate regulations into the Land Development Code concerning soils and their suitability for future development. These regulations shall include restricting development in areas with hydric soils, preservation of groundwater recharge areas, and controlling the location of individual on-site sewage disposal systems. (Amended 6/10, Ord. 10-07) (C1.5.4)

OBJ C 5.2: MINING, OIL AND GAS EXTRACTION; Orange County shall require that mining, oil and gas extraction be regulated to protect the environment and minimize adverse impacts to air, groundwater, surface water, and other natural resources. (Added 12/00, Ord. 00-25) (OBJ C 1.6)

C 5.2.1: Orange County shall regulate any proposed borrow pit and mining activities to ensure such uses are compatible with their surroundings. (C1.6.1)

C 5.2.2: Orange County shall prohibit borrow pit and mining activities that adversely impact vulnerable water recharge areas and/or lower groundwater potentiometric surface elevations. (C1.6.2)

C 5.2.3: Orange County shall maintain landscape and grading standards for borrow pit and mine reclamation that provide for the restoration of previously mined land in the Land Development Code. (Amended 10/10, Ord. 2010-13) (C1.6.3)

C 5.2.4: Orange County shall require that a reclamation plan and proof of financial responsibility has been provided by borrow pit and mining operators as a condition of permit approval. Such requirements are included in the Land Development Code. (C1.6.4)

C 5.2.5: Orange County shall require and enforce erosion control practices during borrow pit and mining activities and shall require state-recommended Best Management Practices to protect: soils, receiving waters, and open drainage facilities as well as to prevent fugitive air emissions through site management, engineering controls and with dust control techniques. (Added 6/10, Ord. 10-07) (C1.6.5)

C 5.2.6: Orange County shall ensure that exploration for, and production of, oil, gas, or minerals by means of geophysical activities shall be done in a manner that protects and minimizes adverse impacts to the environment, and documents proper management of any wastes generated.

GOAL C 6: POTENTIAL POLLUTANT RAW MATERIALS AND WASTES

Orange County shall ensure that products and wastes with the potential to pollute are managed in an appropriate manner to minimize their threat to public health and the environment, including the air and water, and to protect Orange County's natural resources.

OBJ C 6.1: STORAGE AND HANDLING OF PRODUCTS WITH SIGNIFICANT POTENTIAL TO POLLUTE; Orange County shall adopt and maintain standards for the storage and management of raw materials with significant potential to pollute, including bulk petroleum products.

C 6.1.1: Orange County shall regulate the storage and management of petroleum products and wastes where they may negatively affect the quality of air, soil, surface water and groundwater at a minimum consistent with state standards and laws. (Added 6/95, Ord. 95-13, Policy 1.2.15-r; Amended 6/10, Ord. 10-07) (C1.2.12)

OBJ C 6.2: STORAGE, HANDLING, AND REMEDIATION OF WASTES WITH SIGNIFICANT POTENTIAL TO POLLUTE; Orange County shall adopt and maintain standards for the storage and management of wastes with significant potential to pollute, including solid and hazardous waste, chemical wastes, and domestic wastewater biosolids.

C 6.2.1: Orange County shall establish and maintain minimum standards for the construction, operation, and closure of solid waste management facilities consistent with Objective SW 1.6.

C 6.2.2: Orange County will require private businesses that use, generate, or produce any material characterized or listed on the Resource Conservation and Recovery Act's hazardous waste lists to monitor, prevent, and minimize adverse impacts of such material. (Added 12/00, Ord. 00-25, Policy 2.1.5r) (C1.11.1)

C 6.2.3: Orange County shall support the proper management of hazardous wastes consistent with the Solid Waste Section of the Community Facilities and Services Chapter, Objective SW 2.1.

C 6.2.4: Orange County shall support the Small Quantity Generator Notification Program, and wellhead protection zones consistent with Potable Water, Wastewater and Reclaimed Water Section of the Community Facilities and Services Chapter, Policy WAT 2.1.7 and 2.1.9.

C 6.2.5: Orange County shall address the proper storage and application of domestic wastewater biosolids, and biosolids derived products, to prevent or minimize adverse environmental impacts, including nutrient runoff.

C 6.2.6: Orange County shall address sources of pollution including petroleum and hazardous wastes, and other materials that could threaten groundwater quality or human health and the environment consistent with federal and state standards. This includes reporting, assessment and remediation of contamination.

C 6.2.7: Orange County shall evaluate and implement requirements to prevent and minimize the introduction of hazardous or toxic substances or other similar contaminants that may adversely impact surface potable water supply watersheds.

OBJ C 6.3: REDEVELOPMENT OF POTENTIALLY CONTAMINATED PROPERTY; Orange County shall ensure that development and redevelopment of property with known, or a high potential for, soil or groundwater contamination is investigated, and remediated if necessary, and encourages beneficial uses consistent with, and that do not exacerbate, any adverse environmental conditions.

C 6.3.1: Prior to land use change or redevelopment approval, Orange County shall require that properties with a potential for soil and/or groundwater contamination based on prior use, or near such uses, have an environmental site assessment performed to the satisfaction of the County. Prior uses to consider include but are not limited to: those likely or known to have generated and/or stored regulated quantities of petroleum, herbicide, or pesticide products and wastes, or hazardous wastes; solid waste disposal sites; sites with onsite wastewater impoundments or discharges; and Formerly Used Defense Sites. Where it is determined that a regulated discharge has occurred, or soil and/or groundwater contamination exists, the property owner shall be copied on such investigative report, and is responsible to meet applicable federal and state reporting requirements. (Added 6/10, Ord. 10-07) (C1.5.7)

C 6.3.2: Prior to land use change or redevelopment approval of properties in, on, or near contaminated soils and/or groundwater, any such contamination intersecting the property shall be fully assessed and delineated, and when necessary a remediation and/or site closure plan developed, in accordance with applicable federal and state standards. When such remediation and/or site closure is required, preliminary site work including any land clearing, dewatering, or earthwork must be consistent with such plans, and not exacerbate the concentration or extent of contamination. Prior to approval of plans for any structural or building construction, the applicant must demonstrate that: for contaminated soils the remediation, and/or site closure with or without conditional restrictions, has been completed; for contaminated groundwater, an offsite public drinking water supply will be the source for any potable water at the site; contaminated groundwater will not be used for any purpose with potential to contact individuals; and any gas vapors will be adequately addressed. The County shall not support residential building construction or other residential use on or above contaminated soils or regulated solid waste remaining in place.

C 6.3.3: Prior to land use change or redevelopment approval of properties with past or current contaminated soils and/or solid waste disposal, the County may require notification in the public records (e.g., covenants, conditions, and restrictions) of such past and/or continuing condition and of potential restrictions on uses that run with the land.

C 6.3.4: Development on any property at which significant quantities of regulated solid waste is found shall follow, to the County's satisfaction, the guidelines in the most recent version of the "Guidance for Disturbance and Use of Old Closed Landfills or Waste Disposal Areas in Florida," published by the Florida Department of Environmental Protection. (Added 6/10, Ord. 10-07) (C1.5.8)

C 6.3.5: Redevelopment of former solid waste disposal facilities (landfills), including any property where significant quantities of regulated solid waste remains onsite, shall ~~comply with Orange County's Planned Development process.~~ be subject to County development review processes as provided in the Land Development Code. The proponent for redevelopment of a former landfill shall enter into a developer's agreement with the County delineating specific procedures and/or conditions to ~~deal with any~~ address environmental issues before redevelopment. (Added 6/10, Ord. 10-07) (C3.2.13)

C 6.3.6: The County shall support the assessment, remediation and redevelopment of contaminated or potentially contaminated properties through the implementation of the federal and state guidelines for the Brownfield Program. This will be accomplished by promoting the benefits of the program, such as tax incentives, to property owners and developers and by facilitating the designation of properties as a Brownfield in unincorporated Orange County. (C3.2.12)

GOAL C 7: GEOGRAPHIC REGIONS OF SPECIAL CONCERN

Orange County's goal is to protect, enhance and maintain the unique and irreplaceable values, functions, diversity, and benefit of the natural resources within unique geographic regions, including the Econlockhatchee River Basin, Wekiva River Protection Area, Wekiva River Basin, the Lake Apopka Drainage Basin, the Shingle Creek Basin and Environmental Land Stewardship Program Area. (Amend. 12/00, Ord. 00-25, Goal C2)

OBJ C 7.1: ECONLOCKHATCHEE RIVER BASIN; Orange County shall protect and preserve the surface water quality and quantity, wildlife populations and habitat, aesthetics, open space, historical and archaeological resources, floodplains, wetland areas, native upland areas and recreation lands of the Econlockhatchee (Econ) River Basin. (OBJ C 2.3)

C 7.1.1: The Land Development Code shall provide for the protection of the Econlockhatchee (Econ) River Basin through mechanisms such as upland buffers, specific restrictions within a 2,200-foot total width protection zone, requiring habitat and historical/archaeological resource assessments and protection, requiring landscaping to include use of native plant species, requiring imperiled species protection, clustering of development, restricting floodplain encroachment, and limiting forested habitat fragmentation. (Added 12/00, Ord. 00-25) (C2.3.1)

C 7.1.2: Orange County shall coordinate, through provision of information and technical assistance, with the St. Johns River Water Management District and adjacent counties for the development of consistent regulations protecting the Econ River Basin. (C2.3.2)

C 7.1.3: Orange County shall support educational programs promoting the scenic and natural values of the Econ River Basin through provision of information and technical assistance. (C2.3.3)

C 7.1.4: Orange County shall continue to monitor selected surface waters in the Econ River Basin to identify potential pollutant sources and track long term trends in water quality. The County shall follow the requirements of any Basin Management Action Plan (BMAP) developed under the Total Maximum Daily Load (TMDL) Program. (Amended 6/10, Ord. 10-07) (C2.3.4)

C 7.1.5: Orange County shall continue to protect and minimize adverse impacts to the Econ River Basin by implementing provisions of the Econlockhatchee River Protection Ordinance, continuing to adopt regulations in the Land Development Code, and through the acquisition of Environmentally Sensitive Lands within the Basin to protect natural resources. These regulations and acquisitions shall ensure protection and maintenance of water quality, water quantity, natural aesthetics, open space, historical/archaeological resources, rare upland habitat, wildlife habitat, floodplains and nature-based recreational values. (Amended 12/00, Ord. 00-25, Policy 1.2.7-r; Amended 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07) (C1.2.7)

OBJ C 7.2: WEKIVA RIVER BASIN, WEKIWA AND ROCK SPRINGS SPRINGSHEDS, AND ASSOCIATED AREAS; The natural resources of the Wekiva River shall be protected. Lands located within the Wekiva Study Area (WSA) shall be considered high priority for protection. All development within the WSA shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act or future Acts, as applicable, so as to provide, promote, and maintain a level of environmental quality to ensure natural resources are preserved for the benefit of current and future generations. (OBJ C2.2)

C 7.2.1: The Wekiva River Basin, Wekiwa and Rock Springs Springsheds, and Associated Areas shall be protected and managed consistent with the Wekiva Section of ~~the~~ this Chapter.

C 7.2.2: Orange County shall continue to implement the approved Wekiva River Protection Ordinance, and the requirements of the Wekiva Parkway and Protection Act by continuing to adopt regulations in the Land Development Code and through the acquisition of Environmentally Sensitive Lands within the Basin to protect natural resources. These regulations and acquisitions shall ensure protection and maintenance of water quality, water quantity, aesthetics, open space, historical/archaeological resources, rare upland habitat, wildlife habitat, floodplains and nature-based recreational values. (Amended 12/00, Ord. 00-25, Policy 1.2.7-r; Amended 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07) (C1.2.7)

OBJ C 7.3: ENVIRONMENTAL LAND STEWARDSHIP PROGRAM AREA (INNOVATION WAY OVERLAY); Orange County will continue to ensure that a viable network of environmentally sensitive lands is sustained during and after development of approved sites within Innovation Way through the implementation of the Environmental Land Stewardship Program (ELSP).

C 7.3.1: The Environmental Land Stewardship Program Area shall be protected and managed consistent with OBJ MA 4.5 regarding the ELSP.

OBJ C 7.4: LAKE APOPKA BASIN; Orange County shall promote restoration, protection and preservation of surface water habitat, natural aesthetics, open space, historical and archaeological resources, floodplains, wetland areas, native upland areas and recreational lands of the Lake Apopka Basin. (OBJ C2.4)

C 7.4.1: Orange County shall support, through the provision of information, technical assistance, planning, land use designations, and intergovernmental coordination the restoration of Lake Apopka through the Lake Apopka Surface Water Improvement and Management (SWIM) Program, the Lake Apopka Planning Initiative and the efforts of the Lake Apopka Restoration Council, and through the acquisition of Environmentally Sensitive Lands within the Basin. (Added 12/00, Ord. 00-25) (C2.4.1)

C 7.4.2: Orange County shall continue to monitor select~~ed~~ surface waters in the Lake Apopka Basin in order to identify potential pollutant sources and track long term trends in water quality. The County shall follow the requirements of any ~~Basin Management Action Plan (BMAP)~~ developed under the ~~Total Maximum Daily Load (TMDL)~~ Program. (Amended 6/10, Ord. 10-07) (C2.4.2)

OBJ C 7.5: SHINGLE CREEK BASIN; Orange County shall protect and preserve the surface water quality and quantity, wildlife populations and habitat, aesthetics, open space, historical and archaeological resources, floodplains, wetland areas, native upland areas and recreation lands of the Shingle Creek Basin ~~The natural resources of the Shingle Creek Basin shall be protected.~~

C 7.5.1: The County shall protect the Shingle Creek Basin (as defined by the County's Major Drainage Basins Map) ~~and the~~ including a designated Shingle Creek Protection Area, which shall be delineated and identified on a map at such time as the policies herein are adopted into ordinance~~. The Protection Area shall be identified on Future Land Use Map Series Map 15.~~

C 7.5.2: The County shall provide for the protection of the Shingle Creek Basin with mechanisms such as ~~minimum 25 ft width~~ upland buffers, ~~require~~ requiring habitat and historical/archaeological resource assessments and protection, requiring landscaping to include use of native or Florida-friendly plant species ~~or Florida Friendly~~, clustering of development, and limiting floodplain encroachment and forested habitat fragmentation.

C 7.5.3: Specific restrictions within the Shingle Creek Protection Area~~ protection area (Map 15)~~ shall ~~require~~ include ~~minimum 50 ft. average~~ greater width upland buffers than the minimum standard, habitat and historical/archaeological resource assessments and protection, landscaping to include ~~only~~ mainly native plant species, imperiled species protection, no net floodplain encroachment, and limited forested habitat fragmentation. Properties within the Shingle Creek Protection Area that are designated Tourist Activity Center (TAC) and Traditional Neighborhood (TN) on the Vision 2050 Future Land Use Map (FLUM) shall be limited to a maximum residential density of 30 du/ac, and properties that are designated Suburban Neighborhood on the Vision 2050 FLUM shall be limited to a maximum residential density of 4 du/ac. The higher flexible residential densities that are otherwise applicable to these FLUM designations as reflected in the Vision 2050 Comprehensive Plan shall not be applied within the Shingle Creek Protection Area.

C 7.5.4: The County shall periodically review the floodplain (as adopted by FEMA) within the Shingle Creek Protection Area.

C 7.5.5: The County shall continue to monitor select~~ed~~ surface waters in the Shingle Creek Basin in order to identify potential pollutant sources and track long term trends in water quality. The County shall follow the requirements of any ~~Basin Management Action Plan (BMAP) developed~~ development under the ~~Total Maximum Daily Load (~~TMDL~~)~~ program.

C 7.5.6: The County shall coordinate, through provision of information, land acquisition and technical assistance, with the South Florida Water Management District (SFWMD) and adjacent counties for the development of consistent regulations protecting the Shingle Creek Basin.

C 7.5.7: The County shall support educational programs promoting the scenic and natural values of the Shingle Creek Basin through provision of information and technical assistance.

C 7.5.8: Orange County shall continue to protect and minimize adverse impacts to the Shingle Creek Basin through the acquisition of Environmentally Sensitive Lands within the Basin to protect natural resources. These regulations and acquisitions shall ensure protection and maintenance of water quality, water quantity, natural aesthetics, open space, historical/archaeological resources, rare upland habitat, wildlife habitat, floodplains and nature-based recreational values

OBJ C 7.6: ~~SURFACE POTABLE WATER SUPPLY WATERSHEDS; Orange County shall evaluate and implement requirements to prevent and minimize the introduction of hazardous or toxic substances or other similar contaminants that may adversely impact surface potable water supply watersheds.~~ : ST. JOHNS RIVER BASIN; Orange County shall protect and preserve the surface water quality and quantity, wildlife populations and habitat, aesthetics, open space, historical and archaeological resources, floodplains, wetland areas, native upland areas and recreation lands of the St. Johns River Basin.

C 7.6.1: ~~Orange County shall evaluate the Taylor Creek Reservoir (TCR) watershed, and lands draining to the St. Johns River in the vicinity of the TCR, to prevent and minimize the introduction of hazardous or toxic substances or other similar contaminants that may adversely impact potable water supplies consistent with any interagency agreements.~~ The County shall protect the St. Johns River Basin (as defined by the County's Major Drainage Basins Map), including a designated St. Johns River Protection Area, which shall be delineated and identified on a map at such time as the policies herein are adopted into ordinance.

C 7.6.2: The County shall provide for the protection of the St. Johns River Basin with mechanisms such as upland buffers, requiring habitat and historical/archaeological resource assessments and protection, requiring landscaping to include use of native or Florida-friendly plant species, clustering of development, and limiting floodplain encroachment and forested habitat fragmentation.

C 7.6.3: Specific restrictions within the St. Johns River Protection Area shall include greater width upland buffers than the minimum standard, habitat and historical/archaeological resource assessments and protection, landscaping to include mainly native plant species, imperiled species protection, no net floodplain encroachment, and limited forested habitat fragmentation.

C 7.6.4: The County shall periodically review the floodplain (as adopted by FEMA) within the St. Johns River Protection Area.

C 7.6.5: The County shall continue to monitor select surface waters in the St. Johns River Basin in order to identify potential pollutant sources and track long term trends in water quality. The County shall follow the requirements of any BMAP developed under the TMDL program.

C 7.6.6: The County shall coordinate, through provision of information, land acquisition and technical assistance, with the St. Johns River Water Management District (SJRWMD) and adjacent counties for the development of consistent regulations protecting the St. Johns River Basin.

C 7.6.7: The County shall support educational programs promoting the scenic and natural values of the St. Johns River Basin through provision of information and technical assistance.

C 7.6.8: Orange County shall continue to protect and minimize adverse impacts to the St. Johns Riv-er Basin through the acquisition of Environmentally Sensitive Lands within the Basin to protect natural resources. These regulations and acquisitions shall ensure protection and maintenance of water quality, water quantity, natural aesthetics, open space, historical/archaeological resources, rare up-land habitat, wildlife habitat, floodplains and nature-based recreational values.

C 7.6.9: Orange County shall evaluate the Taylor Creek Reservoir (TCR) watershed, and lands draining to the St. Johns River in the vicinity of the TCR, to prevent and minimize the introduction of hazardous or toxic substances or other similar contaminants that may adversely impact potable water supplies consistent with any interagency agreements.

GOAL C 8: ENVIRONMENTAL ASPECTS OF RESILIENCE, SUSTAINABILITY, AND QUALITY OF LIFE

Orange County's goal is to promote environmental resiliency, enhance sustainability, and foster an exceptional quality of life for all our residents and visitors through developments that provide harmony between the built and natural environment and enhance the health and wellbeing of people and the environment on which their lives depend.

OBJ C 8.1: ENVIRONMENTAL ASPECTS OF LAND USE COMPATIBILITY; Orange County shall require the protection of natural resources by minimizing adverse impacts from adjacent developments, and shall minimize adverse impacts which are or may be harmful or injurious to human health or welfare, which unreasonably interferes with the comfortable use and enjoyment of life or property, or which creates a nuisance. (OBJ C1.9)

C 8.1.1: Orange County shall prevent, prohibit, and also provide for the abatement of, excessive and unnecessary noise in order to protect the health, safety, and general welfare of people of the County. (C1.9.2)

C 8.1.2: Orange County shall continue to require compatible land uses and enhanced protective mechanisms, such as, but not limited to, Notices of Proximity, buffers, vegetative buffers, setbacks, density restrictions, easements, physical barriers, pollution abatement swales, erosion control techniques, treatment of stormwater runoff, and fire management that will permit continued habitat management practices in areas adjacent to major managed natural resources. This is necessary in order to minimize adverse impacts from development and allow continuation of management activities for these areas. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (C1.9.2)

C 8.1.3: The County shall encourage developments that provide harmony between the built and natural environment. When evaluating proposed developments, the County will evaluate impacts to all natural resources as early as possible in the development process and encourage preservation of those resources to the greatest extent practicable while providing for a reasonable use of the land.

C 8.1.4: Orange County will work to ensure compatibility of property uses by evaluating potential impacts of objectionable odors, dusts, and noise from proposed land development projects on neighboring property owners, especially on neighboring residential uses.

OBJ C 8.2: GREENHOUSE GAS REDUCTION; Orange County's goal is to influence reductions in greenhouse gas (GHG) emissions throughout the County to prevent and minimize climate change and to support a continued livable and sustainable community. (GOAL C3)

C 8.2.1: Greenhouse Gas (GHG) emissions generated in Orange County shall be reduced to mitigate climate change. It is Orange County's community-wide goal to meet the Absolute Science-Based Target (SBT) of 53.8% by 2030 in accordance with the East Central Florida Regional Planning Council (ECFRPC) Regional Resilience Collaborative (R2C) 2019 GHG inventory for Scope 1 and 2 emissions. (OBJ C3.1)

C 8.2.2: In support of the community-wide Absolute SBT, the County has set a GHG reduction goal of 30% by 2030 based on the 2019 baseline for County-owned assets and operations.

C 8.2.3: The County shall work to reduce vehicle miles traveled specifically related to Scope 1 emissions by expanding available mass transit and creating more multimodal transportation centers. (C3.1.4)

C 8.2.4: The County shall collaborate with other counties and transportation agencies to reduce vehicle miles traveled specifically related to Scope 3 emissions by expanding available mass transit and creating more multimodal transportation centers.

C 8.2.5: The County shall promote the use of non-motorized transportation with increases, as feasible, to the number of miles of bicycle trails and facilities throughout the county. As new roads are designed and built, bicycle lanes, which can include protected bicycle lanes, or multi-purpose trails shall be considered as part of the design process (C3.1.5)

C 8.2.6: The County shall promote the use of alternative fuel vehicles within the community, by increasing access to electric vehicle charging infrastructure and alternative fueling stations. (C3.1.6)

C 8.2.7: The County shall continue the collection and beneficial reuse of landfill gas at the County Landfill when technically and economically feasible or use other technologies to reduce GHG emissions.

C 8.2.8: The County shall recover methane gas at County wastewater treatment plants when technically and economically feasible or use other technologies to reduce GHG emissions. (C3.1.9)

C 8.2.9: The County shall reduce community-wide GHG emissions from buildings and infrastructure energy use by implementing the polices outlined in the Energy section of Chapter 9 Community Facilities and Services.

C 8.2.10: The County shall increase natural land assets and tree canopy coverage to support carbon sequestration.

OBJ C 8.3: SUSTAINABLE MATERIALS MANAGEMENT; Orange County shall support protecting human health and the environment by advancing the sustainable use of materials throughout their lifecycle to minimize waste and environmental impacts.

C 8.3.1: In policies and ordinances, Orange County shall consider actions intended to prevent waste generation within the commercial sector and community overall.

C 8.3.2: Orange County shall partner with local businesses and organizations to provide options for reuse of items within the community as appropriate.

C 8.3.3: Orange County shall attract and support industries whose business is processing solid waste and recyclable materials to prepare them for sale as raw materials.

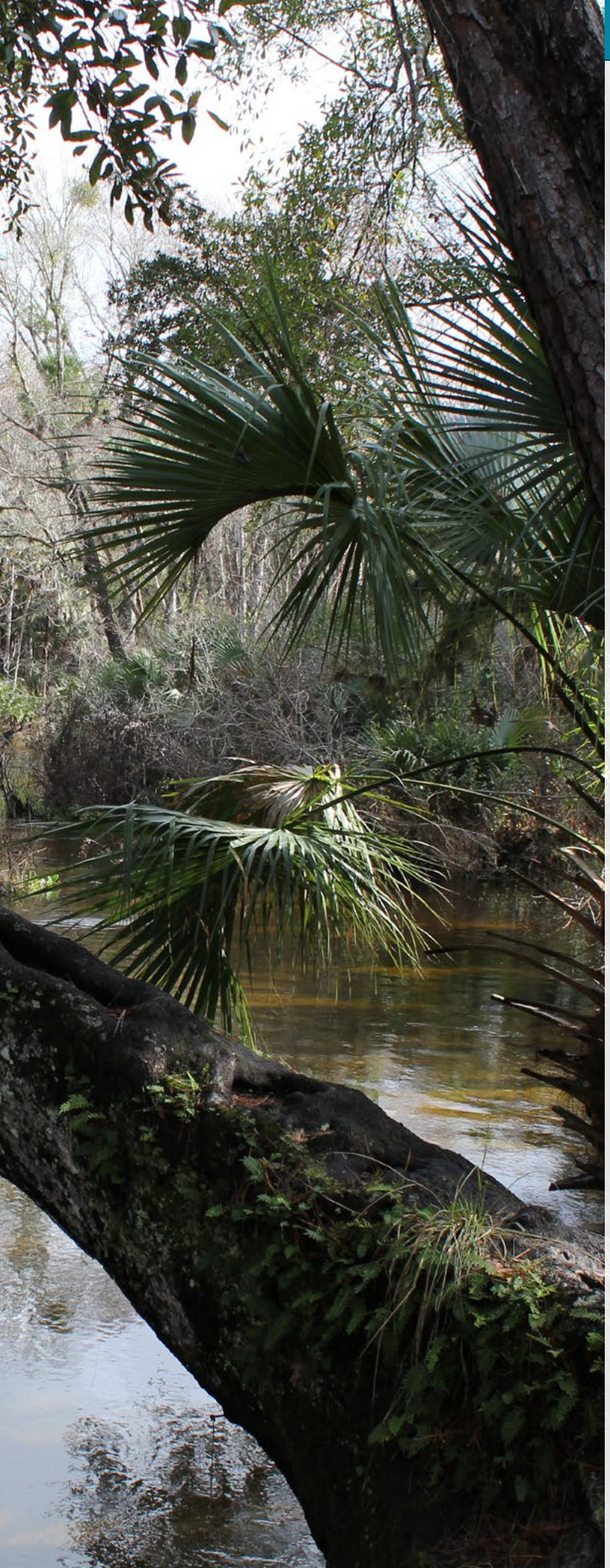
C 8.3.4: Orange County shall encourage economic opportunity for the manufacturing of goods from locally collected commercial and residential recyclable materials.

C 8.3.5: Orange County shall maintain ordinances that require commercial collection of recyclable materials and fund programs that inspect operations and enforce recycling provisions.

C 8.3.6: Commercial developments in Orange County shall provide adequate space for effective collection of recyclable materials.

C 8.3.7: Orange County shall purchase sustainability sourced products, such as those that repurpose solid waste as a production raw material, for the intention of influencing markets for local businesses to economically source similar items.

credit: Orange County



WEKIVA RIVER, WEKIWA, AND ROCK SPRINGS

The purpose of the Wekiva section of the Natural Resources, Conservation, and Resiliency Chapter, is to centralize the goal, objectives, and policies associated with the Wekiwa Spring and Wekiva River, and to create a contemporary planning framework.

Wekiwa Spring and Wekiva River are located in the "Northwest Market Area" of Orange County. Wekiwa and Rock Springs and the Wekiva River are the dominant natural features within the Northwest Market Area and are influenced from a large geographic area. The unique and sensitive characteristics of the region and the presence of imperiled species and rare habitat require protections for these valuable resources that inform and influence the structure of regional planning.

One objective of Vision 2050 is to create greater transparency and clarity in the regulatory framework designed to protect ~~the~~ Orange County's environment, including the Wekiwa Spring and Wekiva River system. As currently composed, the Comprehensive Plan contains a myriad of GOPs, legislation, and other references to planning efforts that have emerged over the past several decades. The GOPs include provisions that generally aim to protect the water resources of Wekiwa Spring and Wekiva River while satisfying the county's growth objectives. This has resulted in numerous overlapping or outdated regions and policies within the Northwest Market Area that impact private stakeholders and Orange County. Accordingly, Vision 2050 hopes to update the structure of the current Comprehensive Plan in order to reduce uncertainty in the development, planning, operation, and regulation of activities within the region.

WEKIVA RIVER, WEKIWA, AND ROCK SPRINGS

GOAL WEK 1: FUTURE LAND USE

Protect the resources of the Wekiva River, Wekiwa, and Rock Springs springsheds through Future Land Use policies.

OBJ WEK 1.1: MAINTAIN RURAL CHARACTERISTICS; The character and assets of the Wekiva River and the Wekiwa and Rock Springs springshed regions shall be maintained through the following Policies that apply to proposed Future Land Uses:

	WRPA	WSA	W&RSS	PFA
WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA = Springshed Priority Focus Area				
WEK 1.1.1: Map ~~15~~ of the ~~Future Land Use~~ Wekiva Study Area Map Series (Wekiva Overlay Areas) ~~will~~ depicts ~~show~~ the areas described in the following objectives and policies of Goal WEK1 including: Wekiva River Protection Area (WRPA); Wekiva River Hydrologic Basin (WRHB); Wekiva Study Area (WSA); Joint Planning Area, City of Apopka and Orange County (JPA); Wekiva Interchange Land Use Plan Overlay (WILUPO); Wekiwa & Rock Springs Springsheds (W&RSS); and Springshed Priority Focus Area (PFA). (Added Ord. 07-20, Policy 4.2.21) (C2.1.1)	■	■	-	-
WEK 1.1.2: All new development within the Wekiva River Protection Area shall be residential at very low densities, agricultural or low intensity recreational in character. Amendments to the Future Land Use Map that would allow a residential density greater than 1 DU /5 acres shall be denied. (OBJ C2.1, C2.1.2)	■	-	-	-
WEK 1.1.3: Residential uses in areas designated Rural shall be limited to a maximum density of 1 DU/10 Acres. Cluster zoning shall only be permitted in the Rural Service Area where required for protection of significant environmental features located in the Wekiva River Protection Area and Wekiva Study Area. (Added 11/99, Ord. 99-19; Amended 10/10, Ord. 2010-13, Policy 2.2.4-r) (FLU6.1.3)	■	■	-	-
WEK 1.1.4: Clustering, with permanent protection of open space, shall be encouraged or required for all new development and redevelopment within the Wekiva Study Area, based on location, i.e., Urban Service Area, Rural Service Area, Rural Settlement, Growth Center and overall project acreage. The County shall evaluate incentives to further the implementation of open space preservation and maximum impervious surface ratios as expressed in the Orange County Land Development Code. (Added 12/00, Ord. 00-25, Policy 2.1.9-r) (Added Ord 2007-20) (FLU6.2.6)	-	■	-	-
WEK 1.1.5: Orange County shall support the Section 373.811(5), F.S. requirement that agricultural operations developed after July 1, 2016 shall require Best Management Practices implementation or monitoring within BMAP areas.	-	-	-	■
WEK 1.1.6: During the effective period of the "Settlement Interlocal Agreement" between the City of Apopka and Orange County, the County shall not establish a Rural Settlement in the Northern Area unless the density is equal to or less than one residential unit per one acre (1du/a), the rural character and environmental attributes of the area in question are maintained, open space is optimized (consistent with the open space percentage requirements set forth in subsection 3(d)(2)(B), the most effective recharge areas (as defined by the presence of Hydrologic Soils Group A soils), karst features, and sensitive natural habitats are protected, and criteria are established to determine whether central utilities are appropriate.	-	■	-	-

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA = Springshed Priority Focus Area	WRPA	WSA	W&RSS	PFA
WEK 1.1.7: During the effective period of the "Settlement Interlocal Agreement" between City of Apopka and Orange County, the density of residential development occurring in the portion of the Wekiva River Protection Area lying north of Lester Road shall not exceed one dwelling unit per five acres (1 du / 5 Ac).	■	-	-	-

OBJ WEK 1.2: ORANGE COUNTY LAND DEVELOPMENT CODE; The Land Development Code shall establish specific requirements for development within the Wekiva Study Area that may be necessary to protect ground water and surface water resources and to help attain target water quality standards. The requirements shall address, but not be limited to, allowed uses, stormwater management, open space, habitat protection, and public facilities. (Added Ord. 07-20, Policy 4.1.27) (FLU6.6)

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA = Springshed Priority Focus Area	WRPA	WSA	W&RSS	PFA
WEK 1.2.1: The Land Development Code shall include regulations designed to protect the Wekiva River, the Wekiva Study Area, and the underlying aquifers, consistent with the Wekiva River Small Area Study, and the goals, objectives, and policies of Orange County Ordinance Number 89-04, the requirements of the Wekiva Parkway and Protection Act (Ch. 369, Part III, FS.), and the recommendations of the two Gubernatorial Committees, the Wekiva Basin Area Task Force (Final Report: Recommendations for Planning and Locating the Wekiva Parkway while Preserving the Wekiva River Basin Ecosystem, January 2003), and the Wekiva River Basin Coordinating Committee (Final Report: Recommendations for Enhanced Land Use Planning Strategies and Development Standards to Protect Water Resources of the Wekiva River Basin, March 2004.) The County shall evaluate and adopt both regulatory and non-regulatory strategies appropriate to the County that will further protection of the Wekiva Basin. (Added Ord. 07-20, Policy 4.2.22) (FLU6.6.2)	■	■	■	-
WEK 1.2.2: Orange County shall continue to implement the approved Wekiva River Protection Ordinance and the requirements of the Wekiva Parkway and Protection Act by adopting regulations in the Land Development Code and through the acquisition of Environmentally Sensitive Lands within these Basins to protect these river resources and other Outstanding Florida Waters including the National Wild and Scenic River designated area. These regulations and acquisitions shall ensure protection and maintenance of water quality, water quantity, aesthetics, open space, historical/archaeological resources, rare upland habitat, wildlife habitat, and floodplains and nature-based recreational values. (Amended 12/00, Ord. 00-25, Policy 1.2.7-r; Amended 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07) (C1.2.7)	■	-	-	-
WEK 1.2.3: The County shall adopt policies to reduce nitrate-nitrogen in the ground and surface waters feeding the Wekiva River, its springs, spring run creeks, and tributaries, as well as protect ground and surface waters from other contaminants. (Added Ord. 07-20, Objective 4.5) (FLU6.6.3)	■	-	-	-

	WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA = Springshed Priority Focus Area	WRPA	WSA	W&RSS	PFA
WEK 1.2.4: The Wekiva River is designated as an Outstanding Florida Water and a national Wild and Scenic River and Wekiwa and Rock Springs are Outstanding Florida Springs, therefore it is in the interest of the citizens of Orange County to maintain the quality of these waterbodies and associated source waters. The County shall use the Florida Department of Community Affairs publication, Protecting Florida's Springs: An Implementation Handbook, February 2008, as a guide to developing regulations within the Wekiva Study Area and shall incorporate the appropriate strategies and practices described therein in the Land Development Code. (Added Ord. 07-20, Policy 4.5.1) (FLU6.6.4)		-	■	■	-
WEK 1.2.5: An undeveloped springshed has a natural equilibrium of water, nutrients and other chemical inputs and outputs. As a springshed becomes developed, this equilibrium is progressively altered. To minimize impacts in developed or developing springshed areas, site design and management issues shall be addressed carefully in the manner outlined below. These criteria are summarized from The Center for Watershed Protection's Better Site Design: A Handbook for Changing Development Rules in Your Community, August 1998 and the Department of Community Affair's Protecting Florida Springs: An Implementation Guidebook, February 2008. These documents shall be used, as appropriate and pertinent, for designing land development regulations for the Wekiva Study Area. The following concepts shall be incorporated into projects within the WSA, and the Land Development Code shall be revised to include appropriate standards and regulations to implement the policy.		-	■	■	-

A. SITE SELECTION

A landowner or developer wishing to develop an area within the Wekiva Study Area or other identified springshed should select an appropriate site for that development. The owner shall evaluate the landscape and geology of the land and seek locations that avoid karst features that have a direct or indirect connection to the aquifer and other environmentally sensitive features, such as sinkholes, streams, wetlands, seepage slope wetlands, or major springshed recharge areas. Development shall be clustered on the portion of the property best able to accommodate the development with minimal impact to water resources within the springshed.

B. GENERAL SITE DESIGN

Property owners and developers shall design the site appropriately, viewing site planning and design from a pollution prevention-based approach by ensuring the protection of environmentally-sensitive spring and karst features. This prevention approach is much more cost-effective than relying on post-development structural treatments to correct problems. Site design shall use the following principles:

- Residential street and parking area designs shall provide sidewalks and minimize the development footprint (total amount of impervious surface).
- Natural areas shall be conserved to the greatest extent possible. Development shall preserve or create protective, naturally vegetated buffer systems along all streams and ~~that also encompasses~~ critical environmental features such as the 100-year floodplain, sinkholes, karst depressional features, stream-to-sink waters, slopes, and wetlands. Clearing and grading of forested and native vegetation areas shall be limited to the minimum amount needed to build lots, allow access, and provide fire protection.
- Development shall use the principles of Low Impact Development (LID), an approach to environmentally-sensitive site development that focuses on designing and developing a site to avoid or minimize impacts to the environment, especially regarding water quality and quantity. LID uses a variety of site design, stormwater treatment train provisions (a system consisting of two or more separate structures—for example, a swale followed by a wet pond), and pollution prevention techniques to create an environmentally-sensitive site landscape that preserves natural features and ecological functions with the result that the landscape is functionally equivalent to predevelopment hydrologic conditions.

C. LANDSCAPE DESIGN

Property owners and developers shall use sensitive landscape design and Best Management Practices, including, but not limited to, the following:

- Landscape design that considers natural soils and vegetation in plant selection, and uses Florida Friendly Landscaping practices.
- Irrigation systems that minimize ground water use through efficient watering zones, use of reclaimed water if available, and use of stormwater.
- Landscape designs that minimize fertilization and use of chemicals.
- Landscape design and management incorporating Targeted Pest Management (TPM), the lawn and landscape industry equivalent of Integrated Pest Management (IPM) used on golf courses.

D. EROSION AND SEDIMENT CONTROL

Development shall use Best Management Practices for effective erosion and sediment control, including, but not limited to, the following:

- Structural and non-structural BMPs and appropriate on-site techniques during construction to control erosion and sedimentation.
- Buffering of sensitive areas such as lakes, sinkholes, stream-to-sink areas, spring runs, creeks, and any wetlands associated with these features.
- Establishment of regular street and parking lot sweeping programs to remove accumulated sediments and debris.

E. STORMWATER CONTROL

Depending upon specific site characteristics and consistent with existing regulations, development shall address stormwater management issues and shall use Best Management Practices, including, but not limited to, the following:

- Holding runoff in shallow vegetated infiltration areas;
- Using clay or geotextile liners for wet detention ponds;
- Employing offline stormwater retention areas;
- Constructing many small retention areas rather than only a few large retention areas;
- Installing sediment sumps at inlets to retention and detention areas;
- Using shallow grassed swales for the conveyance for stormwater;
- Constructing swales with cross blocks or raised driveway culverts;
- Fully vegetating stormwater retention basin side slopes;
- Using the treatment train concept and low impact development principals, discussed above;
- Minimizing the amount of impervious surfaces, particularly directly connected impervious area;
- Maximizing the amount of open space left in natural vegetation;
- Maximizing the use of pervious pavement in parking areas;
- Maintaining existing native vegetation where feasible; and
- Buffering sinkholes and other surface-to-ground water conduits, stream channels and springshed recharge areas (unconfined or minimally confined ground water exposure areas).

F. WASTEWATER

Development shall address wastewater management issues as discussed in this Chapter and the Potable Water, Wastewater and Reclaimed Water Section of the Community Facilities and Services Chapter. Specific restrictions must be addressed in the Wekiwa and

Rock Springs ~~Basin Management Action plan~~ BMAP relating to wastewater in the Priority Focus Area. Developments must also meet the requirements of both of the Florida Department of Environmental Protection BMAPs: Wekiva River, Rock Springs Run and Little Wekiva Canal, 2015, and the Wekiwa and Rock Springs, 2018, (Added Ord. 07/20, Policy 4.5.9)

G. WATER CONSERVATION

Property owners and developers shall use appropriate water conservation measures, including, but not limited to:

- Florida Friendly Yards, a prohibition on the use of invasive exotic plant species, minimized areas of turf and impervious surfaces, preservation of existing native vegetation, rain sensors for automatic sprinkler systems, and homeowner education. Private utilities shall use conservation rate structures to provide financial incentives for users to reduce demands.
- New development or redevelopment shall participate in the Florida Yards and Neighborhoods Program to help educate residents to reduce pollution and enhance their environment by improving home and landscape management.

H. PUBLIC EDUCATION

Orange County shall increase public awareness about protecting the Wekiva Study Area and springshed.

- New development or substantial redevelopment shall participate in the Florida Yards and Neighborhoods Program to help educate residents to reduce pollution and enhance their environment by improving home and landscape management.
- Developers shall work with home and business site owners to reduce stormwater runoff, conserving water and enhancing wildlife habitats through the creation of carefully designed landscapes.
- Public awareness programs shall address watering efficiently; mulching to help retain moisture and suppress pests; composting and recycling of yard waste; selection of the least toxic pest control measures; putting the right plant in the right spot; fertilizing only when necessary; providing habitat for wildlife; and protecting surface water bodies and minimizing stormwater runoff.
- Individual home and business site owners shall be made aware of the Orange County Fertilizer Management Ordinance and the Florida Green Industries, Best Management Practices for Protection of Water Resources in Florida. These BMPs address reducing nonpoint source pollution; efficient water use; reducing off-site transport of sediment, nutrients, and pesticides through surface or ground water; appropriate site design and plant selection; appropriate rates and methods of applying fertilizer and irrigation; and the use of targeted pest management to apply appropriate amounts of chemicals. (Added Ord. 07-20, Policy 4.5.2) (FLU6.6.5)

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA = Springshed Priority Focus Area	WRPA	WSA	W&RSS	PFA
WEK 1.2.6: The County shall protect the Floridan Aquifer System, which feeds Wekiva and Rock Springs through the establishment of three Aquifer Protection Zones based upon the aquifer vulnerability data provided in the Florida Geological Survey Report of Investigation 104: Wekiva Aquifer Vulnerability Assessment (WAVA). The three Protection Zones as determined by the WAVA report are depicted in Figure WSA-5. The Primary Protection Zone is comprised of those areas expected to most directly affect the water quality in the Floridan Aquifer. These regions correspond to the areas delineated as "most vulnerable" from the WAVA study. The Secondary Protection Zone still affects water quality in the Floridan Aquifer, but because of increased overburden, decreased soil permeability, or increased distance to Karst features the aquifer is considered less at risk than areas in the primary protection zone. This protection zone corresponds to the regions designated "Vulnerable" in the WAVA study. The Tertiary Protection Zone covers all other areas in the WSA, where the water quality impact to the Floridan Aquifer is considered relatively minimal. As part of its analysis, the County shall determine whether certain land uses with the potential to contaminate or harm the aquifer shall be limited or prohibited within portions of the WSA. The evaluation will need to address monitoring mechanisms as well as the costs of implementation and enforcement of protection zones and land use limitations. The Land Development Code should be revised to include protection zones and appropriate standards for development within them, including stormwater runoff. (Added 12/07, Ord. 07-20) (C1.11.9)	■	■	■	-
WEK 1.2.7: The County shall adopt into the Land Development Code an objective method by which to identify properties located within the three Wekiva Aquifer Vulnerability Zones (WAVA) protection zones, in which development may contribute to water quality degradation in the springs. Final determination shall be through on-site soil analysis and hydrological and geotechnical investigations, as needed. (Added Ord. 07-20, Policy 4.5.4) (FLU6.6.7)	-	-	■	-

		WRPA	WSA	W&RSS	PFA
WRPA =	Wekiva River Protection Area				
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
PFA =	Springshed Priority Focus Area				

WEK 1.2.8: Land uses within the Rural Service Area portion of the Wekiva Study Area shall be limited to very low and low intensity uses to the greatest extent possible. Existing land uses are recognized but density and intensity shall not be increased through a Future Land Use change unless there is substantial evidence that the change will satisfy a demonstrated need in the community or area. - ■ - -

A. Any petitioner for a Future Land Use map amendment must submit documentation substantiating that a particular need exists in the community or area in which the change is being proposed. This documentation shall clearly identify the particular need and clearly describe how the proposed change is anticipated to satisfy that need.

Evidence and documentation indicating need and indicating that the proposed development would satisfy that need must be submitted from a third party objective source. In preparing such documentation, the petitioner shall keep in mind that market demand does not necessarily constitute need.

B. The following evaluation factors shall be used to determine consistency with this policy.

(a) To ensure environmental protection, projects shall identify whether a site is located in an environmentally sensitive area and whether locations in areas of lower vulnerability or areas that already allow the proposed land use are not available within a reasonable distance.

(b) Applicants must demonstrate that the proposed land use is compatible with existing land uses and community character and is the least intensive to meet the demonstrated need. Additionally, the project will be evaluated based upon whether community or economic benefits are derived from the proposed land use at that location, as well as whether the proposed use benefits the environment (such as projects that will be designed and constructed using conservation design and green principles).

(c) Residential projects shall demonstrate the need for additional residential development using analytical tools such as population projections and availability of existing or already approved vacant lots and/or units. Additional considerations will include housing affordability and impacts on public services and facilities.

(d) Non-residential and mixed-use projects shall demonstrate that the proposed land use will not generate hazardous materials and waste. Additionally, factors such as support for forestry, agriculture, fishing and natural resource-based outdoor recreation industries, as well as dependence on site-specific natural resources will be evaluated for the proposed land use. (Added Ord. 07-20; Amended 6/10, Ord. 10-07, Policy 4.5.5) (FLU6.6.8)

WEK 1.2.9: The County shall establish land use strategies that optimize open space and promote a pattern of development that protects the most effective recharge areas, karst features, and sensitive natural habitats, including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub, scrubby flatwoods (Figures WSA-3 and WSA-4). Such strategies shall recognize property rights and the varying circumstances within the Wekiva Study Area, including rural and urban land use patterns. The County shall map, using best available data from the St. Johns River Water Management District, the Florida Fish and Wildlife Conservation Commission, and other sources, recharge areas and sensitive upland habitats for this purpose. - ■ - -

The County will maintain flexibility to achieve this objective through various comprehensive plan strategies that shall include, but are not limited to:

A. Coordinated greenway plans;

B. Open space shall be placed next to existing open space in adjacent developments, existing preservation or other conservation areas;

C. Dedication of conservation easements;

D. Land acquisition, both fee simple and less-than-fee;

E. Donation of environmentally sensitive lands to offset impacts from proposed developments.

F. Clustering of development;

G. Density credits and density incentives that result in permanent protection of open space; and

H. Low to very low-density development in the Rural Service Area.

(Added Ord. 07-20; Amended 6/10, Ord. 10-07, Policy 4.5.6) (FLU6.6.9)

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA = Springshed Priority Focus Area	WRPA	WSA	W&RSS	PFA
WEK 1.2.10: The purposes of open space design development are to minimize site disturbance, reduce land development costs, reduce infrastructure costs, provide more cost effective and efficient site infrastructure, provide better management of facilities, and permanently protect open space providing assured environmental protection, while remaining density and intensity neutral. The Land Development Code shall include standards and incentives for open space/conservation subdivision design including minimum open space requirements, maximum lot size, and design standards. (Added Ord. 07-20, Policy 4.5.7) (FLU6.6.10)	-	■	-	-
WEK 1.2.11: The County will implement enhanced landscaping and irrigation standards in the Wekiva Study Area and Springshed. These may include, but are not limited to, requiring native plant species appropriate to on-site soils to reduce the use of fertilizers and irrigation, and the maximum feasible retention of existing on-site natural vegetation. (Added Ord. 07-20, Policy 4.5.8) (FLU6.6.11)	-	■	■	-
WEK 1.2.12: Enhanced development standards and stormwater best management practices (BMPs) shall be adopted as needed into the Land Development Code to minimize directly connected impervious areas (DCIA) and provide high levels of stormwater treatment in order to meet the requirements of both of the Florida Department of Environmental Protection BMAPs: Wekiva River, Rock springs Run and Little Wekiva Canal, 2015, and the Wekiwa and Rock Springs, 2018. (Added Ord. 07/20, Policy 4.5.9) (FLU6.6.12)	-	■	■	-
WEK 1.2.13: The County will evaluate adopting development standards for new and substantially redesigned golf courses within the Wekiva Study Area and the Priority Focus Area. Such standards may incorporate the strategies and practices outlined in the publications: Best Management Practices for the Enhancement of Environmental Quality on Florida Golf Courses, University of Florida, et. al. , 2022, and Protecting Florida's Springs: An Implementation Guidebook, Florida Department of Community Affairs February 2008, Tallahassee, Florida. (Added Ord. 07-20, Policy 4.5.10) (FLU6.6.13)	-	■	-	■

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA = Springshed Priority Focus Area	WRPA	WSA	W&RSS	PFA
WEK 1.2.14: New facilities shall be prohibited for the disposal of hazardous waste within the Wekiwa and Rock Springs Priority Focus Area.	-	-	-	■
WEK 1.2.15: During the effective period of the "Settlement Interlocal Agreement" between City of Apopka and Orange County, non-residential uses permitted in the Northern Area shall be limited to neighborhood commercial uses, institutional uses, agricultural uses, public parks, and public conservation lands. Comprehensive plan amendments may allow neighborhood commercial uses only at intersections of collector or arterial roadways as outlined in the policy framework approach and/or the overlay approach, and such uses shall be restricted to neighborhood commercial uses. Such neighborhood commercial uses shall not be the sole or primary impetus for increased residential densities in proximity to those commercial uses.	-	■	-	■

OBJ WEK 1.3: WEKIVA INTERCHANGE LAND USE PLAN OVERLAY DESIGNATION; Orange County will utilize the Wekiva Interchange Land Use Plan Overlay (WILUPO) as a tool for compatible and consistent future development, transition of densities and preservation of environmentally sensitive areas within the Overlay and the Wekiva Study Area. This Overlay does not create development entitlements on any parcel of land or amend any previously-approved entitlements. (Added 10/10, Ord. 2010-13) (FLU6.7)

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area JPA = Joint Planning Area, City of Apopka and Orange County WILUPO = Wekiva Interchange Land Use Plan Overlay	WRPA	WSA	JPA	WILUPO
WEK 1.3.1: The location of the Wekiva Interchange Land Use Plan Overlay is at the intersection of Kelly Park Road and SR 429 and lands extending in a one-mile radius from this point of intersection. (FLU6.7.1)	-	■	-	■
WEK 1.3.2: The Overlay region is a mechanism for protecting the environmentally sensitive features located in the Overlay's portion of the Wekiva Study Area. Within the WILUPO, sixty percent of the property is located within the County and forty percent is located within the City of Apopka, requiring significant intergovernmental coordination and joint planning. Therefore, measures need to be taken to ensure that development does not degrade the existing rural nature of the unincorporated areas or the natural features of the area. (Added 10/10, Ord. 2010-13) (FLU6.7.2)	-	■	-	■
WEK 1.3.3: Orange County shall coordinate with the City of Apopka to maintain the existing Interlocal Agreement that addresses the following issues: A. When necessary, annexation in an orderly fashion consistent with Chapter 171, F.S. and the Joint Planning Area Agreement; B. Providing the County an opportunity to review any changes in future land use for properties within the Interchange Land Use Plan located in the City of Apopka for consistency with the County's Comprehensive Plan; C. Service delivery; D. Impact fees; E. Timing of development;	-	-	■	■

F. Location of development;

G. Avoiding creation of fragmented parcels and enclaves as defined by Section 171.031, F.S.;

H. Ensuring Wekiva protection standards are met;

I. Extra-jurisdictional impacts; and,

J. Recognizes that County roads may not be widened to support Apopka's development dictated on their Interchange Land Use Plan and that supports jurisdictional transfer of roadways consistent with Section 335.0415, F.S. (Added 10/10, Ord. 2010-13) (FLU6.7.3)

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area JPA = Joint Planning Area, City of Apopka and Orange County WILUPO = Wekiva Interchange Land Use Plan Overlay	WRPA	WSA	JPA	WILUPO
WEK 1.3.4: Orange County and the City of Apopka should update or add policies, as needed, in their respective Comprehensive Plans ensuring that the adoption of annexations, land use changes, and any subsequent development within the Overlay be consistent with the adopted Interlocal Agreement. (Added 10/10, Ord. 2010-13) (FLU6.7.4)	-	■	■	■
WEK 1.3.5: Land use patterns in the Overlay area are currently rural in nature. The area is in the County's Rural Service Area, not contiguous to the Urban Service Area boundary. Higher density and intensity development should occur in the Overlay area only upon annexation into the City of Apopka. Any such annexation must be consistent with Chapter 171, FS, the adopted Joint Planning Area Agreement, and the Interlocal Agreement that governs the Overlay. (Added 10/10, Ord. 2010-13) (FLU6.7.5)	-	-	■	■
WEK 1.3.6: Orange County shall proceed with the Interchange Land Use Plan Overlay consistent with WEK 2.1.1 and 2.1.2 regarding coordination of transportation systems and networks. (Added 10/10, Ord. 2010-13) (FLU6.7.6)	-	-	-	■
WEK 1.3.7: Orange County's Land Development Code shall continue to be updated to include items such as, but not limited to, joint access, secondary access, drainage standards, right-of-way protection and signage standards specific to the Wekiva Interchange Overlay, consistent with the requirements of Section 369.321(3), FS, and the Joint Planning Area Agreement. (Added 10/10, Ord. 2010-13) (FLU6.7.7)	-	-	-	■
WEK 1.3.8: Consistent with Policy WEK 6.1.8, stormwater structures in the WILUPO shall conform to the setbacks (minimum buffer in feet) required by each type of specific karst features. (Added 10/10, Ord. 2010-13) (FLU6.7.8)	-	-	-	■
WEK 1.3.9: The WILUPO shall be maintained as an exhibit in the Future Land Use Map series and in the required Interlocal Agreement. (Added 10/10, Ord. 2010-13) (FLU6.7.9)	-	-	-	■

OBJ WEK 1.4: GROWTH CENTERS; Growth Centers in the Wekiva Study Area shall be utilized as an effective planning tool to allow, address and guide urban-scale, single-purpose public or quasi-public uses that serve a regional purpose or market and require a location outside the Urban Service Area.

WRPA =	Wekiva River Protection Area	WRPA	WSA	W&RSS	PFA
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
PFA =	Springshed Priority Focus Area				
WEK 1.4.1: All new development and substantial redevelopment in portions of Growth Centers located within the Wekiva Study Area shall adhere to the development standards adopted to implement the Wekiva Parkway and Protection Act, Ch. 369, Part III, FS. Such standards shall include, but are not limited to: additional stormwater treatment and retention (maintenance of water quality and recharge); enhanced wastewater treatment; limitations of certain allowed uses within the most vulnerable portions of the Wekiva Study Area; subdivision standards; open space requirements; "smart growth" roadway design standards; parking lot design standards, upland habitat protection, and such other measures as required to protect ground and surface water in the Wekiva Study Area. (Added 11/95, Ord. 95-35, Ord. 2007-20, Policy 1.2.5) (FLU7.46)		-	■	-	-

GOAL WEK 2: TRANSPORTATION

Transportation planning in the Wekiva Study Area encourages a safe, accessible, convenient, and efficient multimodal system that is protective of the environment.

OBJ WEK 2.1: WEKIVA REGIONAL TRANSPORTATION INTERAGENCY PLANNING; Orange County shall coordinate with local governments, government agencies, public and private entities in order to plan and support a regional multimodal transportation system while ensuring the protection of the natural resources of the Wekiva Study Area.

WRPA =	Wekiva River Protection Area	WRPA	WSA	W&RSS	PFA
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
PFA =	Springshed Priority Focus Area				
WEK 2.1.1: Orange County shall continue to support the construction of the Wekiva Parkway and associated transportation projects, including improvements by the Central Florida Expressway Authority, the FDOT, or Florida's Turnpike Enterprise to the greatest extent possible. (Added 12/07, Ord. 2007-20; Policy 1.3.5-r; Amended 11/15, Ord. 2015-20) (T3.4.11)		-	■	-	-
WEK 2.1.2: The County will continue to work with Lake and Seminole Counties, The Florida Department of Transportation, the Central Florida Expressway Authority, Florida's Turnpike Enterprise, Federal Agencies and other state agencies and jurisdictions to help ensure the construction of the Wekiva Parkway and associated improvements in a cost effective and environmentally sensitive manner. The County encourages the use of parkway-associated stormwater management facilities for aquifer recharge, wetland and habitat restoration, and as irrigation sources in lieu of groundwater. (Added 12/07, Ord. 2007-20; Policy 3.1.7; Amended 11/15, Ord. 2015-20) (T3.4.12)		-	■	-	-

GOAL WEK 3: CONSERVATION

Orange County conserves, protects, and enhances the natural resources of the Wekiva River Basin, Wekiwa and Rock Springs Springsheds, and Associated Areas. Natural resources within these boundaries; including air, surface water, groundwater, vegetative communities, imperiled and non-imperiled species, soils, floodplains, recharge areas, wetlands, and energy resources, are preserved for the benefit of present and future generations.

OBJ WEK 3.1 CONSERVATION AND PROTECTION OF WEKIVA NATURAL RESOURCES; Lands and Waters located within the Wekiva Study Area (WSA) and Wekiwa & Rock Springs Springshed shall be considered high priority for protection. All development within the WSA shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act or future Acts, as applicable, so as to provide, promote, and increase environmental quality and protect habitat.

WRPA = Wekiva River Protection Area
WSA = Wekiva Study Area
W&RSS = Wekiwa & Rock Springs Springsheds
WRHB = Wekiva River Hydrologic Basin

	WRPA	WSA	W&RSS	WRHB
WEK 3.1.1: The Conservation/Wetlands designation on the Future Land Use Map serves as a conceptual indicator of conservation and wetland areas. The precise delineation of these areas shall be determined through the development application process (site specific studies and field determinations that assess the extent of wetland vegetation), consistent with Natural Resources and Conservation Policy C 4.1.2. If an area designated as Conservation/Wetlands on the Future Land Use Map is determined to be developable uplands, the underlying Future Land Use designation shall control the type of allowable development. (Added 12/00, Ord. 00-25)	-	■	■	■
WEK 3.1.2: Type A soils and vulnerable areas as identified in the WAVA study located within the Wekiva Study Area shall be considered high priority for protection efforts.	-	■	-	-
WEK 3.1.3: A buffer zone is hereby established five hundred and fifty (550) feet from the landward limit of waters of the State, or edge of the Wekiva River, or from the landward edge of the wetlands associated with the Wekiva River, whichever is the greater. The determination of these waters and wetlands should be made following the procedures in FAC Chapters § 62-340, Delineation of the Landward Extent of Wetlands and Surface Waters. In no case shall development activities be permitted closer than five hundred fifty (550) feet from the river's edge except for created forested or herbaceous wetlands, and nature recreation when it is clearly demonstrated by the applicant that the areas shall not adversely affect aquatic and wetland-dependent wildlife, water quality, groundwater table or surface water levels. Larger buffers can be applied if scientific data on wetland function or local conditions dictates it. (Amended 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (C2.2.1)	■	-	-	■
WEK 3.1.4: For a project which will be located wholly or partially within 100-feet of an Outstanding Florida Water or within 100 feet of any wetland abutting such a water, an applicant must provide reasonable assurance that the construction or alteration of the system will not cause sedimentation within these wetlands or waters and that filtration of runoff will occur prior to discharge into these wetlands and waters. Criteria for meeting this requirement can be found in FAC 40C-41.063, and the "Environmental Resource Permit Applicant's Handbook, Volume II: For Use Within the Geographic Limits of the St. Johns River Water Management District" as incorporated by reference in paragraph 40C-4.091(1)(a), and subsection 40C-42.091(1), F.A.C.	■	-	-	■

	WRPA	WSA	W&RSS	WRHB
WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds WRHB = Wekiva River Hydrologic Basin				
WEK 3.1.5: An upland buffer a minimum width of 25 feet and a minimum ~~an~~ average width of 50 feet shall be required for all ~~Class I, Class II or Class III~~ wetland and surface water systems/~~conservation areas~~, that occur within the Wekiva Study Area that are not associated with the Wekiva River, ~~that occur within the Wekiva Study Area.~~ unless otherwise stated in Orange County Code or the Orange County Comprehensive Plan, or scientific data dictate a larger buffer is appropriate based on wetland function or local conditions. ~~Larger buffers can be applied if scientific data on wetland function, wildlife habitat or local conditions indicate larger buffers are necessary.~~ (Amended 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (C2.2.1)	■	■	-	-
WEK 3.1.6: In order to protect the Wekiva River, parcels shall not be subdivided so as to interfere with the buffer zone established in WEK 3.1.5. (C2.2.2)	■	-	-	■
WEK 3.1.7: In order to preserve native vegetation to the maximum extent possible, clustering of development or submission as a Planned Development (PD) shall be encouraged within the Wekiva River Protection Area. (C2.2.3)	■	-	-	-
WEK 3.1.8: Where imperiled species of plants and animals or species of special concern are known to be present, or are likely to be present the developer of any subdivision, or planned development, shall be required as part of the development review process to liaise with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission in accordance with state and federal regulations in order to protect such species within the Wekiva River Protection Area. Orange County shall develop and include in the Land Development Code criteria to determine whether these are present as part of the review process. (C2.2.4)	■	-	-	-
WEK 3.1.9: Within the 100 Year Floodplain of the Wekiva River, developments shall be required to minimize the clearance of native vegetation. Prior to construction plan submittal, a vegetation clearing plan shall be submitted to the County for review and approval. Clearing of vegetation will only be permitted, where necessary, in order to complete the development. (Amended 6/10, Ord. 10-07) (C2.2.5)	■	-	-	■
WEK 3.1.10: The County shall continue to monitor surface water quality within the Wekiva Study Area and Springshed in order to identify potential pollutant sources and track long term trends in quality. The County shall follow the requirements of any ~~Basin Management Action Plan (~~BMAP~~)~~ developed under the ~~Total Maximum Daily Load (~~TMDL~~)~~ Program. (Amended 12/00, Ord. 00-25) (C2.2.6)	-	■	■	-
WEK 3.1.11: The county will control fertilizer application rates in the Wekiva region in accordance with the Orange County Fertilizer Management Ordinance.	-	■	-	-
WEK 3.1.12: In order to protect the water quality of the Wekiva River, and to protect the River's rural character, the density or intensity of development permitted on parcels adjacent to the River and its tributaries within Orange County (as defined by FAC 40C-41.063(3)(c)) shall be concentrated/clustered on the portion of the parcel furthest from the River. (C2.2.10)	■	-	-	-
WEK 3.1.13: Orange County shall coordinate with the St. Johns River Water Management District to monitor and manage the quantity of groundwater withdrawals, in order to prevent saltwater contamination due to a decline in potentiometric surface. (C2.2.12)	-	■	■	-

	WRPA	WSA	W&RSS	WRHB
WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds WRHB = Wekiva River Hydrologic Basin				
WEK 3.1.14: Orange County shall coordinate with the City of Apopka concerning implementation of the required provisions of the Wekiva River Protection Act through meetings on an as needed basis. (C2.2.13)	■	-	-	-
WEK 3.1.15: Orange County, with the cooperation of the Water Management Districts, has developed a recharge map of the areas of no recharge, very low recharge, very low to moderate recharge and high to very high aquifer recharge. Best management practices (BMPs) as identified in Policy WEK6.1.2 shall be required to maximize and maintain recharge volumes. (Amended 12/00, Ord. 00-25, Policy 1.1.4-r) (AR1.1.5)	-	■	-	-
WEK 3.1.16: Within the Wekiva River Hydrologic Basin, a system may not cause a net reduction in flood storage within the 100-year floodplain of a stream or other water course which has a drainage area of more than one square mile and which has a direct hydrologic connection to Little Wekiva River, Wekiva River, or Black Water Creek. (C2.2.11)	-	-	-	■
WEK 3.1.17: Within the Wekiva River Hydrologic Basin, a Water Quantity Protection Zone shall extend 300 feet landward of the landward extent of any of the following waters: the wetlands abutting the Wekiva River, Little Wekiva River, and Rock Springs Run. A ground water table drawdown must not occur within the Water Quantity Protection Zone.	-	-	-	■
WEK 3.1.18: Within the Wekiva River Hydrologic Basin, a Water Quality Protection Zone shall extend one half mile from the Wekiva River, Little Wekiva River north of State Road 436, Rock Springs Run, and shall also extend one quarter mile from any wetland abutting an Outstanding Florida Water (as defined by the spatial extant of the Outstanding Florida Water areas). An erosion and sediment control plan must be submitted as part of the permit application for any surface water management system within this buffer as per the instructions and principles for erosion and sediment control plans as set forth in Section 13.8.2, "Environmental Resource Permit Applicant's Handbook, Volume II: For Use Within the Geographic Limits of the St. Johns River Water Management District", as incorporated by reference in subsection 40C-41.043(5), F.A.C. Orange County shall review the Erosion and Sediment Control Plan for every development, regardless of size, to ensure that all erosion control best practices are being employed.	-	-	-	■
WEK 3.1.19: Within the Wekiva River Hydrologic Basin, A Designated Riparian Habitat Protection Zone shall be established as per the below description: A. A protection zone is hereby established which includes the main river channel of the Wekiva River, and any named tributaries such as the Little Wekiva River, Rock Springs Run, and at least one thousand one hundred (1,100) feet landward as measured from the stream's edge of the Wekiva River main channel, and at least five hundred fifty (550) feet extent landward as measured from the stream's edge of the major tributaries, and additionally at least fifty (50) feet of uplands landward of the landward edge of wetlands abutting the main river channel and any named tributaries. For purposes of this article, the stream's edge is defined as the waterward extent of the forested wetlands abutting the Wekiva River and the any named tributaries. In the absence of forested wetlands abutting these streams, the stream's edge shall be defined as the mean annual surface water elevation of the stream; however, if reliable hydrologic records are not available, the landward extent of the submerged or emergent vegetation growing in these streams shall be considered ~~to be~~ the stream's edge.	-	-	-	■

		WRPA	WSA	W&RSS	WRHB
WRPA =	Wekiva River Protection Area				
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
WRHB =	Wekiva River Hydrologic Basin				
WEK 3.1.20: Within the Wekiva River Hydrologic Basin Designated Riparian Habitat Protection Zone, construction or alteration of a system must not adversely affect the abundance, food sources, or habitat (including its use to satisfy nesting, breeding and resting needs) of aquatic or wetland dependent species unless such adverse effects are appropriately mitigated		-	-	-	■
A. Activities within the Riparian Habitat Protection Zone that are presumed to adversely affect the abundance, food sources, or habitat of aquatic or wetland dependent species provided by the zone include, but are not limited to construction of buildings, roads and similar land development activities. (Activities not listed above do not receive a presumption of no adverse effect.)					
B. Restrictions shall not apply to any activity which promotes a more natural state. Examples of such an activity would be construction undertaken to return lands managed for agriculture or silviculture to a native community type or projects that are designed specifically to improve water quality.					

GOAL WEK 4: OPEN SPACE

Open space is required to be protected and maintained in the Wekiva Study Area to provide recreational benefits for residents and enhance the beauty and environmental quality of the region. (OBJ OS1.3)

OBJ WEK 4.1: OPEN SPACE IN THE WEKIVA STUDY AREA; Orange County shall protect the Wekiwa Springshed and its natural resources by preserving undeveloped or minimally developed land within the Wekiva Study Area. (OBJ OS1.3)

		WRPA	WSA	W&RSS	PFA / JPA
WRPA =	Wekiva River Protection Area				
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
PFA / JPA =	Springshed Priority Focus Area / Joint Planning Area				
WEK 4.1.1: In addition to development or redevelopment of properties located within the Wekiva Study Area as specified in WEK 1.2.8, WEK 4.1.4, and WEK 6.1.5, any proposed amendment to the Comprehensive Plan that proposes an increase in density or intensity of land use greater than that allowed for under the existing Future Land Use Map shall ensure protection of identified sensitive resources, including most effective recharge areas (as indicated by the presence of Hydrologic Soil Group (HSG) A soils), sensitive uplands as defined by the Florida Natural Areas Inventory, Wetlands, and Longleaf Pine, Sand Hill, Sand Pine, Scrubby Flatwoods and Xeric Oak Scrub vegetative communities (Future Land Use Map 9 Vegetation & Land Cover). (Added 12/07; Ord. 07-20, Policy 1.3.1) (OS1.3.1)		-	■	-	-
WEK 4.1.2: Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Area shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or nature-based recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of developable area remain preserved, which shall represent the minimum open space requirement.		■	■	-	-
A. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas.					

B. Minimum required open space may include permeable stormwater management areas using Best Management Practices.

C. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement.

D. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, which is defined as the total area of a parcel less wetlands and natural water bodies. Non-developable areas, including wetlands and natural water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement. (Added 12/07, Ord. 07-20, Policy 1.3.2; Amended 6/10, Ord. 10-07) (OS1.3.2)

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA = Springshed Priority Focus Area	WRPA	WSA	W&RSS	PFA
WEK 4.1.3: The County shall facilitate the use of strategies that will optimize open space and protect the health of the Wekiva River System, which may include but are not limited to: A. Conservation design subdivisions; B. Conservation easements and other less-than-fee acquisition strategies; C. Coordinated greenway plans; D. Land acquisition, including fee simple and less-than-fee; E. Density incentives and density credits; F. Transfers of development rights; G. Clustering of developments; H. Low to very low-density development; and I. Low Impact Development. (OS1.3.3)	-	■	-	-
WEK 4.1.4: The following principles should be followed to maximize open space in the Wekiva Study Area: A. Development and redevelopment shall provide as much open space as possible. All new residential subdivisions or developments that may be located entirely or partially within the Wekiva Study Area are required to cluster to the maximum extent feasible to preserve open space. Such clustering is intended to be density neutral, and lot sizes may be adjusted as needed to accommodate preserved open space. Priority for open space protection shall be given to the following resources required to be protected by the Wekiva Parkway and Protection Act: 1. The most effective recharge areas (HSG) A Soils) and high Aquifer Recharge areas; 2. Karst features; and 3. Sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, scrubby flatwoods and Xeric Oak Scrub vegetative communities (Future Land Use Map 9 Vegetation & Land Cover).	-	■	-	-

B. The purposes of "open space design" within a development are to minimize site disturbance, reduce land development costs, reduce infrastructure costs, provide more cost-effective and efficient site infrastructure, provide better management of facilities, and permanently protect open space while remaining density and intensity neutral. The Land Development Code shall include requirements and incentives for open space/conservation subdivision design including minimum open space requirements, maximum lot size and design standards. (Amended 6/10, Ord. 10-07)

C. Open space shall be primarily larger, contiguous parcels rather than in linear strips to encourage maintenance of rural views, lifestyles, and economies and shall be comprised mainly of existing undisturbed natural areas. To the extent possible, preserved open space shall be used to create corridors and larger parcels more suitable for nature-based recreation, low-intensity agriculture, silviculture, aquifer recharge protection, or wildlife and habitat management, so that remnant open space areas are not created that are unusable or function as private open space to only a small percentage of the development. If a project is located next to off-site open space whose primary function is conservation of natural resources, connection of open space with compatible functions is required. "Compatible" means similar or complementary such as uplands adjacent to wetlands or isolated wetlands within flatwoods or scrub areas. (Amended 6/10, Ord. 10-07)

D. Open space property shall be preserved through publicly recorded, platted development rights, conservation easements or similar legal instruments to preclude future development or further subdivision of the land while ensuring maintenance of and appropriate access to the open space areas in perpetuity. Preserved areas shall be owned in common by a property owners' association, a public agency, a land trust, or another appropriate entity. This open space shall be used for conservation, aquifer recharge protection, nature-based recreation, low intensity agriculture, or silviculture. Agriculture and silviculture operations shall adhere to the appropriate BMPs as adopted by the Florida Department of Agriculture and Consumer Services.

E. Limited structures for common use or under common ownership may be allowed within the open space preserve areas, areas other than wetlands, conservation mitigation areas, conservation easements or wetland protective buffers. Homeowners' personal property and residential accessory structures shall be prohibited. Individual potable water wells shall be allowed in open space areas adjacent to homes if site conditions warrant and allow such. (OS1.3.4)

		WRPA	WSA	W&RSS	PFA / JPA
WRPA =	Wekiva River Protection Area				
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
PFA / JPA =	Springshed Priority Focus Area / Joint Planning Area				

WEK 4.1.5: For that portion of the Wekiva Study Area located within the Joint Planning Area of the City of Apopka, Orange County shall require compliance with minimum open space and density requirements described by the Joint Planning Area Agreement (JPA) with the City of Apopka adopted on October 26, 2004, and as may be amended. If a discrepancy exists between the City of Apopka and Orange County in terms of requirements, the most stringent shall apply. The County shall adopt Land Development Regulations for these areas to provide for a pattern of development that protects the most effective recharge areas (Hydrologic Soils Group A soils), karst features, and sensitive natural habitats (as indicated by the Florida Natural Areas Inventory). (Amended 6/10, Ord. 10-07) ■ - - ■

"Most effective recharge" shall be recognizable by the presence of Type "A" Hydrologic Soil Group soils Map 4 (aka Figure WSA-3). (Amended 6/10, Ord. 10-07)

During the site planning process, a soil analysis shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type "A" Hydrologic soils described by the NRCS Soil Survey maps. (Amended 6/10, Ord. 10-07).

An acceptable alternative plan to a configuration in which the required percentage of open space is located on site is a plan that ensures that the required percentage of open space is permanently preserved through the transfer of density credits, development rights, or property purchases (such off-site transfers shall be limited to property located within the Wekiwa Springshed), and such open space shall be permanently protected through conservation easements or similar binding mechanisms. (Added 10/10, Ord. 2010-13)

The following policies describe areas of Orange County that contain special criteria for open space. For these following areas, all open space shall be permanently protected and unless otherwise noted, the clustering of open space is required.

A. RESIDENTIAL LAND USES IN THE RURAL SERVICE AREA.

Within all areas designated as Rural/Agricultural, the following standards shall apply:

Development with densities less than or equal to one unit per ten acres (1du/10ac) – open space shall be 50% or greater.

B. RESIDENTIAL LAND USES IN EXISTING RURAL SETTLEMENTS.

Within all areas in the Wekiva Study Area designated as Rural Settlement, minimum lot size shall be determined by the availability of water and sewer services. Within any such development, any sensitive resource elements shall be permanently protected. The following standards shall apply:

Development with densities less than or equal to one unit per acre (1du/ac) – open space shall equal 50% or greater;

Development with densities greater than one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall be 60% or greater;

Development with densities greater than one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 70% or greater.

C. RESIDENTIAL LAND USES IN RURAL SETTLEMENTS EXPANSIONS.

For any Rural Settlement expansions in the Wekiva Study Area, minimum lot size shall be determined by the availability of water and sewer services. Within any such development, any sensitive resource elements shall be permanently protected. The following standards shall apply:

Development with densities less than or equal to one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall equal 60% or greater;

Development with densities less than or equal to one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 70% or greater;

Development with densities greater than one unit per acre (1du/ac) in a development with an overall size less than or equal to 100 acres – open space shall be 70% or greater;

Development with densities greater than one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 80% or greater.

D. RESIDENTIAL LAND USES IN GROWTH CENTERS.

Within Growth Centers in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows.

Development with densities of less than or equal to one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall be 40% or greater;

Development with densities of less than or equal to one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 50% or greater;

Development with densities greater than one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall be 60% or greater.

Development with densities greater than one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 70% or greater. (Amended 6/10, Ord. 10-07)

E. RESIDENTIAL LAND USES IN THE URBAN SERVICE AREA AND NORTHWEST GROWTH CENTER (NOT IN A RURAL SETTLEMENT).

Within the Urban Service Area and Northwest Growth Center in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows:

Development with an overall size less than or equal to 100 acres – open space shall be 35% or greater;

Development with an overall size greater than 100 acres – open space shall be 50% or greater.

F. VERTICAL MIXED-USE IN THE URBAN SERVICE AREA AND GROWTH CENTER.

Vertical mixed-use (non-residential and residential land uses) within the Urban Service Area and Growth Centers in the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. To minimize impervious surfaces, shared parking shall be required to the greatest extent practicable between adjacent non-residential uses. (Added 6/10, Ord. 10-07)

G. NON-RESIDENTIAL LAND USES IN THE RURAL SERVICE AREA AND RURAL SETTLEMENTS.

New non-residential uses permitted in the Wekiva Study Area within the Rural Service Area (including Rural Settlements) generally shall be limited to neighborhood and community commercial uses including small offices, institutional uses, agricultural uses, public parks and public conservation lands. Land uses existing prior to adoption of this policy shall be recognized and allowed to develop according to the appropriate Land Development Code in place at the time of development permitting. Comprehensive plan map amendments may allow neighborhood or community commercial uses only at intersections of collector or arterial roadways, and such uses shall be restricted to neighborhood and low-intensity community commercial uses. Such commercial uses shall not be considered to be an impetus for increased residential densities in proximity to those commercial uses. Non-residential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. To minimize impervious surfaces, shared parking shall be required to the greatest extent practicable between adjacent non-residential uses. (Amended 6/10, Ord. 10-07)

H. Non-residential land uses in the Urban Service Area.

New non-residential uses permitted in the Wekiva Study Area within the Urban Service Area shall be consistent with Goals, Objectives and Policies of the Comprehensive Plan and specifically with the Policies LMN 5.2.3.1 through LMN 5.2.3.8. Non-residential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. (Added 6/10, Ord. 10-07; Amended 10/10, Ord. 2010-13)

Non-residential sites too small to accommodate the above requirements – generally existing lots of record – may apply for a waiver from some or all of these open space requirements, provided that competent and sufficient evidence is provided documenting that fulfilling these requirements either is not physically possible or would constitute an undue hardship rendering the property unusable under the land use designation in effect on July 1, 2006. (Added 12/07, Ord. 07-20, Policy 1.3.6-r; Amended 10-09, Ord. 2009-28) (OS1.3.6)

GOAL WEK 5: POTABLE WATER, WASTEWATER AND RECLAIMED WATER

An efficient and adequate level of water, wastewater, and reclaimed water service and facilities are provided in a cost-effective manner while protecting ground and surface water quality, and ensuring groundwater conservation in the Wekiwa & Rock Springs Springsheds.

OBJ WEK 5.1: NUTRIENTS FROM WASTEWATER AND WASTEWATER TREATMENT FACILITIES; The County shall minimize nitrates and other nutrients that originate from wastewater effluent that may affect the Wekiva River, its tributaries, and the springs and spring run creeks in the Wekiva Study Area and Wekiwa and Rock Springs Priority Focus Area. (Objective 3.1)

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA / JPA = Springshed Priority Focus Area / Joint Planning Area	WRPA	WSA	W&RSS	PFA / JPA
WEK 5.1.1: To manage sewage-sourced nutrient input into the Wekiwa spring system the County will require existing developed areas identified in the Orange County Utilities Wekiwa Springs Basin Wastewater Treatment Feasibility Analysis or other studies to connect to a central sewer system, where available, consistent with the definition in Section 381.00655(1)a, F.S.	-	■	-	■
WEK 5.1.2: New onsite sewage treatment and disposal systems are prohibited on lots of less than 1 acre inside the Basin Management Action Plan Priority Focus Area of Wekiwa Spring and Rock Springs, unless: A. The onsite treatment and disposal system includes enhanced treatment of nitrogen; OR, B. The onsite Sewage Treatment and Disposal System (OSTDS) permit applicant demonstrates that sewer connections will be available within 5 years, at which point the permit applicant will be required to connect to the new system.	-	-	-	■
WEK 5.1.3: ~~The County shall incorporate into Land Development Code t~~The requirement that repairs or replacements of existing OSTDS on lots less than 1 acre should also include the conversion of these systems to "enhanced nitrogen removing systems," following the timeline and requirements laid out in the Wekiwa Spring and Rock Springs Basin Management Action Plan (2018).	-	-	-	■
WEK 5.1.4: The following nitrogen reducing enhancements shall be required when an OSTDS is repaired or replaced; unless the OSTDS permit applicant demonstrates that sewer connections will be available within 5 years. ~~In order to meet the requirements of the Wekiwa Spring and Rock Springs Basin Management Action Plan, such requirements shall be included in the septic tank regulations of the Land Development Code.~~ A. Enhanced treatment of nitrogen such as in-ground nitrogen-reducing biofilters; OR, B. Systems consistent with and identified in the FDOH Report, Florida Onsite System Nitrogen Removal Strategy Studies such as in-tank nitrogen-reducing biofilters or other FDOH-approved treatment systems capable of meeting or exceeding the NSF Standard 245 nitrogen removal rate before disposing the wastewater in the drain field.	-	-	-	■

		WRPA	WSA	W&RSS	PFA / JPA
WRPA =	Wekiva River Protection Area				
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
PFA / JPA =	Springshed Priority Focus Area / Joint Planning Area				
WEK 5.1.5: Within the 100 Year Floodplain of the Wekiva River, septic tank use is discouraged. Where public utilities are available per the Orange County Code, new development will be required to connect to these facilities. In order to obtain a Septic Tank Permit within the Floodplain, the applicant must demonstrate that there will be no detriment to water quality. New septic systems shall be required to include the use of a FDOH-approved nitrogen reducing system. Such requirements shall be included in the septic tank regulations of the Land Development Code. (C2.2.9)		■	-	-	-
WEK 5.1.6: For lands located in the Joint Planning Area, as delineated in the current "Settlement Interlocal Agreement" between City of Apopka and Orange County, all new residential subdivisions with lot sizes less than three acres (with the term "residential subdivision" being defined in this Agreement as a project with at least three lots) and neighborhood commercial uses shall be required to connect to central potable water, wastewater and reuse systems, unless it can be demonstrated through soil analysis, subdivision layout, or the use of enhanced technology that comparable groundwater protection can be achieved on lots smaller than 3 acres.		-	■	-	■
WEK 5.1.7: For regions located in the Joint Planning Area, package plants shall not be permitted. Onsite sewage treatment and disposal systems in the JPA are subject to policies and planning criteria that ensure the protection of the environment as delineated in WEK 5.1.4 and the Orange County Land Development Code.		-	-	-	■
WEK 5.1.8: No new domestic wastewater disposal facilities or rapid infiltration basins with permitted capacities of 100,000 gallons per day or more shall be permitted in the Priority Focus Area, except for those facilities that meet an advanced wastewater treatment standard of no more than 3 mg/l total nitrogen-N on an annual permitted basis, or a more stringent treatment standard as determined by the FDEP.		-	-	-	■
WEK 5.1.9: Land application of Class A or Class B domestic wastewater biosolids shall be prohibited within the Primary and Secondary protection zones of the Wekiva Study Area in accordance with Rule 62-600.550, F.A.C. Land application of Class A or Class B domestic wastewater biosolids shall be prohibited that do not comply with an FDEP approved nutrient management plan within the Wekiwa and Rock Springs Priority Focus Area. Application of Class AA biosolids that are distributed and marketed in accordance with Rule 62-640.850, F.A.C., is permissible.		-	■	-	■
WEK 5.1.10: Within the Wekiva Aquifer Vulnerability Assessment Primary and Secondary Protection Zones (defined in WEK 1.2.6),		-	-	■	-
A. New or expanded rapid-rate or restricted access slow-rate land application systems, as defined in Chapter 62-610, F.A.C., shall not be located within the Primary Protection Zone.					
B. When applicable, new or expanded rapid-rate or restricted access slow-rate land application systems, as defined in Chapter 62-610, F.A.C., shall meet springs criteria established under Sections 373.801-373.811 F.S.					
C. Type I and II wastewater treatment facilities that use rapid-rate land application systems shall meet an annual average reclaimed water limitation of 3.0 mg/L Total Nitrogen, as N, unless used as a back-up to a public access reuse system.					

D. A rapid-rate land application system used as back-up to a public access reuse system shall meet the Total Nitrogen reclaimed water limitation contained in paragraph (E), below. In order to qualify as a back-up system, no more than 30% of the total annual wastewater treatment plant flow shall be directed to the back-up rapid-rate system.

E. Type I and II wastewater treatment facilities that use public access reuse systems or restricted access irrigation systems shall meet an annual average reclaimed water limitation of 10.0 mg/L Total Nitrogen, as N.

F. Type III wastewater treatment facilities that use land application or reuse systems shall meet an annual average reclaimed water limitation of 10.0 mg/L Total Nitrogen, as N.

GOAL WEK 6: STORMWATER

Stormwater in the Wekiva Study Area is managed to prevent flood damage and protect Floridan Aquifer and Wekiva River water quality.

OBJ WEK 6.1: STORMWATER POLLUTION; Orange County shall minimize stormwater runoff that causes flooding and impacts property, human health, groundwater, or environmental quality in the Wekiva Study Area.

WRPA = Wekiva River Protection Area
WSA = Wekiva Study Area
W&RSS = Wekiwa & Rock Springs Springsheds
PFA / JPA = Springshed Priority Focus Area / Joint Planning Area

	WRPA	WSA	W&RSS	PFA / JPA
WEK 6.1.1: Orange County shall implement the multi-jurisdictional Stormwater Master Plan that was developed subsequent to the passage of the Wekiva Parkway and Protection Act of 2004. The Plan includes specific information related to the jurisdictions involved, while also providing regional approaches for the stormwater issues of the Wekiva Study Area.	-	■	-	-
WEK 6.1.2: The County will require Best Management Practices (BMPs) for all stormwater management systems located in the Wekiva Study Area and Springshed. Stormwater systems within this area and / or areas designated "High Recharge" by the St. Johns River Water Management District, the designated Primary and Secondary WAVA Zones (Wekiva Aquifer Vulnerability Assessment), and karst sensitive areas shall be designed to address maintenance of water quality and quantity. Such BMPs may include lining of stormwater ponds, use of biological treatment trains for nutrient and contaminant removal, incorporation of stormwater management systems into landscaping and irrigation, and minimizing directly connected impervious surface areas. (Added 12/07, Ord. 2007-20) (SM1.6.5)	-	■	■	-
WEK 6.1.3: Predevelopment and post-development stormwater run-off rates shall be equal. (C2.2.7)	■	-	-	-
WEK 6.1.4: The post-development peak rate of discharge must not exceed the predevelopment peak rate of discharge.	-	■	-	-
WEK 6.1.5: New development and redevelopment within the Wekiva Study Area shall minimize the effects of stormwater on receiving waters as directed in WEK 1.2.5 and as specified in the Land Development Code. Enhanced development standards and stormwater best management practices (BMPs) shall be adopted as needed into the Land Development Code to minimize DCIA and provide high levels of stormwater treatment. (Added Ord. 07/20, Policy 4.5.9) (FLU6.6.12)	-	■	■	-

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA / JPA = Springshed Priority Focus Area / Joint Planning Area	WRPA	WSA	W&RSS	PFA / JPA
WEK 6.1.6: Within the Wekiva River Protection Area, conceptual approvals or permits for proposed surface water management systems shall not be issued until the local government has provided written notification that the proposed activity is consistent with the local comprehensive plan and is in compliance with any land development regulation in effect in the area where the development will take place. The applicant proposing such a system must submit to the Water Management District form no. 40C-41.063(4), entitled "Local Government Notification" (10-1-13), after it has been completed and executed by the local government.	■	-	-	-
WEK 6.1.7: Within the Wekiva Study Area, new development and substantial redevelopment shall use best management practices (BMPs). At a minimum, use of these BMPs shall maintain surface and groundwater flow rates and volumes at predevelopment levels, as defined in the updated Florida Department of Environmental Protection (FDEP) Stormwater Rule. Water quality treatment shall reduce nutrients and other contaminants in discharges to historical background levels. The natural forms and functions of wetlands, surface water features, floodplains and other conveyance systems, as well as groundwater recharge areas shall be maintained. (Added 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07) (SM1.2.9)	-	■	-	-
WEK 6.1.8: Within the Wekiva Study Area, no stormwater structure or facility shall be located within the specific distances of a karst feature shown in Table WEK 6.1.8 (a), unless it is determined by a certified professional geologist or professional engineer experienced in geohydrology that the area is safe and that there is no subsurface connection that may cause contamination or damage to the groundwater. No stormwater runoff shall be allowed to drain directly through any sinkhole or other karst feature. All runoff recharging the Floridan Aquifer shall be pre-treated to remove nutrients and other contaminants so that post-development water quality equals predevelopment recharge water quality to the greatest extent feasible, or as required in a Total Maximum Daily Load Basin Management Action Plan (TMDL BMAP). (Added 12/07, Ord. 2007-20; Amended 6/10, Ord. 10-07) (SM1.5.12)	-	■	-	-

Table WEK 6.1.8 (a) - Buffer Requirements from Karst Features

Karst Feature Type	Minimum Buffer in Feet
Springs	300
Spring Runs	150
Sinkholes with direct connection to the aquifer	200, as measured from the drainage divide
Other sinkholes	100, as measured from the drainage divide
Caves	½ mile, as measured on the surface from the centerline of the cave
Other karst features with a direction connection to the aquifer (Swallet or stream to sink)	200, as measured from the drainage divide

WRPA = Wekiva River Protection Area WSA = Wekiva Study Area W&RSS = Wekiwa & Rock Springs Springsheds PFA / JPA = Springshed Priority Focus Area / Joint Planning Area	WRPA	WSA	W&RSS	PFA / JPA
WEK 6.1.9: Within the Wekiva Study Area, all stormwater management and drainage systems proposed to be constructed in karst sensitive areas, areas with known sinkholes, and areas with shallow depth to limestone bedrock, shall be evaluated for the presence of sinkholes through appropriate geotechnical testing. All proposed Drainage Retention Areas (DRAs) shall be tested for the presence of cavities and voids beneath them. No DRAs or other stormwater facilities, excluding conveyance facilities, shall be located over unfilled voids. Geotechnical testing requirements for the presence and extent of karst features shall be incorporated into subdivision and site development standards. (Added 12/07, Ord. 2007-20) (SM1.5.13)	-	■	-	-
WEK 6.1.10: If there is an existing sinkhole within or adjacent to a development site, or likelihood that a sinkhole may develop in the future as indicated by the Florida Geological Survey Favorability of Florida's Geology to Sinkhole Formation report and GIS dataset (2017) then a detailed geological/geotechnical investigation shall be required. This investigation must be conducted by a professional geologist or engineer experienced in geohydrology and a report submitted to the County for consideration. The geologic investigation shall be comprehensive enough that recommendations for site planning, engineering design and construction techniques may be made. The County shall approve, approve with conditions, or deny development proposals based upon the scale of the development and the hazards revealed within the investigation. (Added 12/07, Ord. 2007-20) (SM1.5.14)	-	■	-	-
WEK 6.1.11: Orange County, with the cooperation of the Water Management Districts, has developed a recharge map of the areas of no recharge, very low recharge, very low to moderate recharge and high to very high aquifer recharge. Best management practices (BMPs) as identified in Policy WEK6.1.7 shall be required to maximize and maintain recharge volumes. (Amended 12/00, Ord. 00-25, Policy 1.1.4-r) (AR1.1.5)	-	■	-	-
WEK 6.1.12: Recharge Standard – To obtain a permit for a surface water management system located within the Wekiva Recharge Protection Basin, applicants shall demonstrate that the system provides for retention storage of three inches of runoff from all impervious areas proposed to be constructed on soils defined as Type "A" Soils. The system shall be capable of infiltrating this storage volume through natural percolation into the surrounding soils within 72-hours. Off-site areas or regional systems may be utilized to satisfy this requirement. As an alternative, applicants may demonstrate that the post-development recharge capacity is equal to or greater than the predevelopment recharge capacity. Predevelopment recharge shall be based upon the land uses in place as of December 3, 2006. Applicants may utilize existing permitted municipal master stormwater systems, in lieu of onsite retention, to demonstrate that post-development recharge is equal to or greater than predevelopment recharge. Also, applicants may submit additional geotechnical information to establish whether or not a site contains HSG "A" soils.	■	■	-	-

GOAL WEK 7: SOLID WASTE

Orange County protects the health, safety, and welfare of the public and of the environment from the harmful effects of hazardous waste. (Added 12/00, Ord. 00-25) (GOAL SW2)

OBJ WEK 7.1: Hazardous Wastes; Orange County shall ensure the proper management of hazardous wastes in the Wekiva Study Area and Priority Focus Area to ensure the health and safety of the public and the environment. (OBJ SW2.1)

		WRPA	WSA	W&RSS	PFA / JPA
WRPA =	Wekiva River Protection Area				
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
PFA / JPA =	Springshed Priority Focus Area / Joint Planning Area				
WEK 7.1.1: The County will evaluate the hazards posed by proposed new solid waste facilities or proposed expansions or extension requests of existing facilities within the Wekiva Study Area (WSA) and Priority Focus Area to ensure compliance under FS 373.811. The County will study appropriate siting criteria and other issues for solid waste transfer stations, hazardous and toxic materials treatment and disposal sites, and landfills. (SW2.1.5) (Added 12/07, Ord. 2007-20)		-	■	-	■

GOAL WEK 8: INTERGOVERNMENTAL AND INTERAGENCY COORDINATION

Orange County maintains coordination efforts between all Wekiwa Springs and Wekiva River regional stakeholders.

OBJ WEK 8.1: Wekiva-Region Cooperation; Orange County shall continue to coordinate with Wekiva-region municipal governments, and any other jurisdictional entity to prevent fragmentation, duplication of effort, overlapping jurisdictions, and excessive costs while improving ground and surface water conditions in the Wekiwa & Rock Springs Springsheds, and the Priority Focus Area, by implementing the following policies. (Added 12/00, Ord. 00-25)

		WRPA	WSA	W&RSS	PFA / JPA
WRPA =	Wekiva River Protection Area				
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
PFA / JPA =	Springshed Priority Focus Area / Joint Planning Area				
WEK 8.1.1: Orange County shall continue to identify and prioritize the need for designated riverine management plans for the Wekiva River system on an ongoing basis. These should be conducted through interlocal agreements with neighboring counties and collaboration with the appropriate departments and the St. Johns River Water Management District. Related land use planning and programmatic approaches shall be adopted after the management plans are completed. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07)		-	-	■	-
WEK 8.1.2: Orange County shall promote the establishment of regional wastewater planning and development within the Wekiva Study Area, and the Wekiwa and Rock Spring BMAP area in order to minimize the number of septic systems, minimize groundwater and surface water contamination, maximize the reuse of reclaimed water, and reduce future ground water demand through beneficial reuse. (ICE1.5.6)		-	■	■	■

		WRPA	WSA	W&RSS	PFA / JPA
WRPA =	Wekiva River Protection Area				
WSA =	Wekiva Study Area				
W&RSS =	Wekiwa & Rock Springs Springsheds				
PFA / JPA =	Springshed Priority Focus Area / Joint Planning Area				

WEK 8.1.3: Orange County shall cooperate with other wastewater service providers to jointly address ground and surface water nutrient loading issues within the Wekiva Study Area, Springshed and Wekiwa and Rock Springs Priority Focus Area. Such efforts shall address water quality throughout the entire Basin comprehensively, not only on a site-specific basis, and shall aim to leverage limited resources and take advantage of economies of scale. These efforts are contained in the following planning studies; the Orange County Utilities Wekiwa Springs Basin Wastewater Treatment Feasibility Analysis and the Onsite Sewage and Treatment and Disposal System Remediation Plan for the Wekiwa and Rock Springs BMAP. These planning documents are hereby adopted by reference and incorporated in the Comprehensive Plan. These planning studies include the following objectives:

A. Delineation of area within the utility service area that are to be served by central facilities every 5 years;

B. Delineation of areas where central wastewater systems are not readily available;

C. A financially feasible schedule of improvements;

D. An infrastructure work plan to build the facilities needed to implement the facilities plan, including those needed to meet enhanced treatment standards adopted by FDEP;

E. A phase-out of onsite septic tank systems where central facilities are available;

F. The conversion of existing OSTDS to enhanced nitrogen removing systems, or the connection of existing systems to central sewers;

G. A long-range component addressing service of the joint planning area utility service area; and

H. Monitoring of existing central systems

-	■	■	■

WEK 8.1.4: Orange County shall continue to support and assist the Department of Health, the St. Johns River Water Management District, the Department of Environmental Protection, the Wekiva River Basin Commission and the local governments in implementing the Wekiva Parkway and Protection Act of 2004 or as amended. (ICE1.5.5)

■	-	-	-

WEK 8.1.5: Orange County shall cooperate and consult with the St. Johns River Water Management District, the Florida Department of Environmental Protection and adjoining local governments and municipalities for the development and implementation of the Wekiva Study Area regional master stormwater management plan. The Wekiva Parkway and Protection Act Master Stormwater Management Plan Support Final Report, November 2005, is herein adopted by reference. This master stormwater management plan identifies areas of stormwater management deficiency and contains prioritized projects to correct deficiencies and implement strategies to accommodate long-term needs within the Wekiva Study Area. (Added 12/07, Ord. 2007-20)

-	■	■	-

credit: Patrick Connolly / Orlando Sentinel

RECREATION AND OPEN SPACE

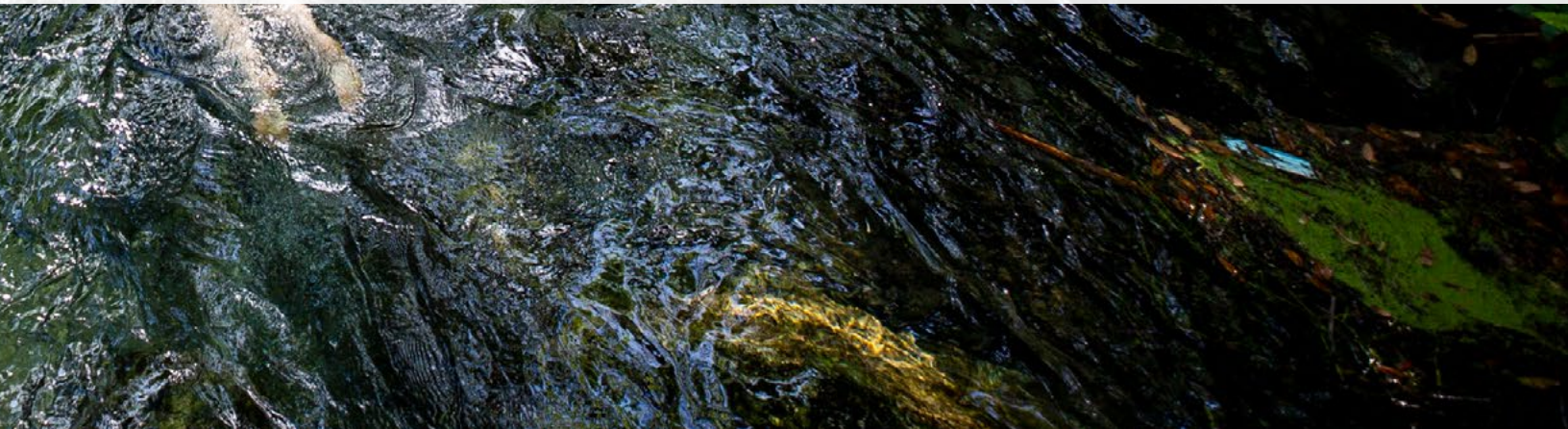
Understanding Orange County's development patterns, rapid growth, and densification will be critical to meeting future parks and recreation needs. As land is developed for residential use, land must be identified and acquired to provide new residents with parks. Likewise, as established suburban areas redevelop to become more urban, existing parks may require redevelopment in order to better align with the changing needs of the community.

Orange County's mission to "maintain beautiful parks, preserve the environment, and provide exceptional recreation for the well-being of our communities" continues to remain relevant, but how this mission is applied to meet the needs of Orange County's evolving population is much more dynamic. More emphasis should be placed on the acquisition of land for walkable parks and natural space, especially in established urban areas. Specialty parks are needed in higher density areas, such as dog parks, plazas, and pocket parks, and access and connectivity through the use of a robust trail network is becoming more desirable.

Orange County strives to support the physical and mental health of residents of all ages and abilities. Numerous studies prove that neighborhood access to parks, open space, and trails improves the overall wellness of residents, provides environmental education opportunities, and adds to the economic vitality of an area. Orange County will identify park deficient areas and work with residents to build innovative amenities at neighborhood level parks, trails, and open spaces that are specific to that community's needs. The County will work with its partners and stakeholders to extend trail connections in parks and throughout the various communities, while also providing opportunities for health, wellness, and fitness at trailheads and in parks. Meanwhile, Orange County will continue to support and grow activity-based programming throughout the County by developing sportsplexes for tournament play and facilities for recreational league play.

Orange County has also identified opportunities for resource-based spaces like natural areas, nature trails, and wildlife habitats. Outdoor recreation programming such as swimming, hiking, canoeing, camping, fishing, biking, and ecotourism can be supported in part by enhancing the natural systems that already exist on parkland and can provide opportunities for nature-based learning experiences. Returning passive lands to their natural states, removing invasive and exotic vegetation, and utilizing native plantings will go a long way to enriching the natural experiences that residents desire.

The growing senior population of Orange County will also require additional accommodations within the County's parks and recreation system. These accommodations could include additional fitness stations, increased focus on connectivity to parks for those communities who do not solely rely on vehicles for their transport, as well as increased programming for the senior population. Each of these design elements seek to better meet the needs of the County's senior population while expanding the current programming and amenities available to all county residents.



RECREATION & OPEN SPACE

GOAL ROS 1: RECREATION

Orange County will strive to provide all of the residents of unincorporated Orange County with sufficient resource based and activity-based parkland and recreation facilities to satisfy their health, safety, and welfare needs. (GOAL R1)

OBJ ROS 1.1: VALUES OF PARKS AND RECREATION MASTER PLAN; Both public and private developments within Orange County will strive to achieve the values set forth in the latest Parks and Recreation Master Plan.

ROS 1.1.1: Recreational areas and parks will promote physical and mental wellness throughout the County.

ROS 1.1.2: The County shall acquire parkland for community and district parks in areas defined by the Park Growth Analysis Study.

ROS 1.1.3: The County will promote and highlight natural systems in all developments, as applicable.

ROS 1.1.4: The County will examine neighborhood and pocket parks and, if necessary, expand the park programming and investigate function to determine necessary improvements.

ROS 1.1.5: The County shall strive to promote the incorporation of amenities such as tree canopy and shade structures, where feasible, that will make the environment of the County more comfortable and hospitable for residents and visitors.

ROS 1.1.6: The County shall strive to promote park design that incorporates community- specific programming and amenities.

ROS 1.1.7: All County parks will strive to incorporate native or Florida Friendly plantings in all landscaping.

ROS 1.1.8: County parks will strive to control and remove invasive vegetation, as appropriate.

ROS 1.1.9: County parks will incorporate the use of water conservation technologies and best management practices where feasible to reduce water usage.

ROS 1.1.10: Orange County will continue to investigate opportunities for the creation of signage within park facilities that educate residents about sustainability initiatives such as green building practices, energy and water conservation, and materials management.

ROS 1.1.11: Orange County parks will strive to incorporate art, both indoor and outdoor, in a variety of forms that enhance the overall experience of residents and visitors.

OBJ ROS 1.2: PARK AND TRAIL LEVEL OF SERVICE; Orange County will strive to achieve a level of service of 2.5 acres of publicly-owned activity-based parkland and trails per one thousand (1,000) residents of unincorporated Orange County. (Updated 12/00, Ord. 00-25) (R1.1)

ROS 1.2.1: Orange County will continue to maintain the adopted level of service of 1.5 acres of publicly-owned activity-based parkland and trails per 1,000 residents of unincorporated Orange County. (Added 12/00, Ord. 00-25) (R1.1.1)

ROS 1.2.2: Public park or recreation areas operated or maintained by Orange County will not be converted to other uses, except by determination of the Board of County Commissioners that such conversion is in the public interest. Orange County will seek appropriate compensation or replacement land if such land is taken. (R1.1.4)

ROS 1.2.3: Orange County's priority for acquisition of future public activity-based recreation sites will be in areas identified in the Parks and Recreation and Trails Master Plans as lacking in the provision of activity-based parks. Particular importance will be placed on those areas within the Urban Service Area; however, this should not preclude opportunities for park acquisition in the Rural Service Area. (Amended 11/13; Ord. 2013-22) (R1.1.5)

ROS 1.2.4: Orange County will continue to identify additional sites for public activity-based park acquisition and funding mechanisms to acquire these sites in conjunction with the latest Parks and Recreation and Trails Master Plans. (Amended 12/00, Ord. 00-25; Amended 11/13; Ord. 2013-22) (R1.1.6)

ROS 1.2.5: Orange County will continue to update the Parks and Recreation and the Trails Master Plans every seven years to accommodate the needs of our diverse and changing population. (Added 12/00, Ord. 00- 25; Amended 11/13; Ord. 2013-22) (R1.1.6.1)

ROS 1.2.6: The Orange County Parks and Recreation Division will maintain an up-to-date inventory of all Orange County maintained activity-based park and recreation facilities and will provide the Planning Division with said inventory to ensure the minimum level of service is met. (Amended 12/00, Ord. 00-25) (R1.1.7 and R1.1.8)

ROS 1.2.7: The Orange County Land Development Code will clearly address the provisions of public and private activity-based recreation space in developments. (Amended 12/00, Ord. 00-25) (R1.1.9)

ROS 1.2.8: Orange County will adopt a needs map as part of the Parks and Recreation Master Plan that will depict future recreation needs for the planning horizon. (Amended 11/13; Ord. 2013-22) (R1.1.10)

ROS 1.2.9: Orange County will amend the Comprehensive Plan as necessary to include all pertinent information from the Parks and Recreation and the Trails Master Plans. (Amended 11/13; Ord. 2013-22) (R1.1.11)

OBJ ROS 1.3: RESOURCE-BASED PARKLAND; Orange County will ensure that resource-based parkland is adequately and efficiently provided to meet the needs of the residents of unincorporated Orange County. (Added12/00, Ord. 00-25) (R1.2)

ROS 1.3.1: Orange County will maintain the adopted level of service of 6.0 acres of publicly-owned resource-based parkland per 1,000 residents of unincorporated Orange County. This level of service will not preclude opportunities to acquire resource- based parkland. (Added 12/00, Ord. 00-25) (R1.2.1)

ROS 1.3.2: Orange County will continue to investigate opportunities for the development of nature interpretive centers and programs to take advantage of unique natural resources and to provide educational experiences to residents. (Amended 12/00, Ord. 00-25) (R1.2.3)

ROS 1.3.3: Orange County will accommodate field trips, with hands-on activities and outdoor experiences to provide learning about nature and environmental stewardship, STEM-related learning, and promote the connection to place.

ROS 1.3.4: The Orange County Parks and Recreation Division will maintain an up-to-date inventory of all Orange County maintained public resource-based park facilities that count towards Orange County's level of service. (Amended 12/00, Ord. 00- 25) (R1.2.4)

ROS 1.3.5: The Orange County Land Development Code will clearly address the provision of public and private resource-based recreation space in developments. (Added 12/00, Ord. 00-25) (R1.2.5)

ROS 1.3.6: Historic resources included within Orange County public parks will be protected and maintained by using the guidelines of the Florida Department of State, Division of Historic and Archaeological Resources and local historic resource protection measures. (Amended 12/00, Ord. 00-25) (R1.2.6)

OBJ ROS 1.4: FUNDING OF PARK AND RECREATION LANDS; Orange County will consider the feasibility of and then pursue all appropriate funding mechanisms for acquisition, development, and maintenance of public park and recreation lands. (Amended 12/00, Ord. 00-25) (R1.3)

ROS 1.4.1: Orange County will continue to evaluate the feasibility of and need for the application of the Municipal Services Taxing Unit (MSTU) or Municipal Services Benefit Unit (MSBU) for acquisition, development, and maintenance of publicly-owned park and recreation lands. (Amended 12/00, Ord. 00-25) (R1.3.1)

ROS 1.4.2: Orange County Parks and Recreation will annually pursue all appropriate park and recreation grant programs to seek financial support for public parks and recreation lands. (R1.3.2)

ROS 1.4.3: Orange County will encourage acquisition of public resource-based parkland through the Conservation Trust Fund (CTF) wherever possible. The use of the fund for activity-based parks is prohibited. (Added 12/00, Ord. 00-25) (R1.3.3)

ROS 1.4.4: Orange County will continue to investigate other funding sources for public parkland acquisition, facilities and maintenance. (R1.3.4)

ROS 1.4.5: Orange County will assist nonprofit land trusts that are established in Orange County for the purpose of receiving and managing public park and recreation lands through the provision of information and technical assistance. (R1.3.6)

OBJ ROS: 1.5: ACCESSIBILITY; Orange County will continue to pursue public access to existing and future Orange County parks by developing programs consistent with the Parks and Recreation and Trails Master Plans and implementation of the Land Development Code. (Amended 11/13, Ord. 2013-22) (R1.4)

ROS 1.5.1: Orange County public parks will be designed and constructed with access ways that are compatible with the natural features and character of the individual park area. (R1.4.1)

ROS 1.5.2: Orange County will ensure that sidewalks and/or bikeways are provided to link residential areas to park sites where feasible. (R1.4.2)

ROS 1.5.3: Orange County will continue to promote the development of all-purpose trails, including biking, hiking, running and equestrian trails, and to provide non-motorized vehicular linkages between park sites, as illustrated in the Trails Master Plan. (Amended 11/13, Ord. 2013-22) (R1.4.3)

ROS 1.5.4: The Parks and Recreation Master Plan will look for appropriate sites for development of boat ramps/launches on and adjacent to public waterways and lakes and will contain programs to promote the development of these sites. (Amended 11/13, Ord. 2013-22) (R1.4.4)

ROS 1.5.5: Orange County will ensure the placement of parking areas and bicycle racks, where appropriate, at recreation sites. (R1.4.5)

ROS 1.5.6: Orange County will continue to ensure the provision of parking spaces, barrier free access, and park programs are accessible to and accommodate patrons of all needs and abilities. (R1.4.6)

ROS 1.5.7: Orange County will continue to coordinate with local transit providers for the provision of mass transit routes to public parks. Activity-based parks and facilities should be prioritized. (Added 12/00, Ord. 00-25) (R1.4.7)

ROS 1.5.8: The Orange County Parks and Recreation Division will continue to distribute information to inform and educate the residents of Orange County about the public park and recreation system. (R1.4.8)

ROS 1.5.9: Orange County will continue to pursue a Countywide multi-use trails system through implementation of the Trails Master Plan. (R1.4.9)

ROS 1.5.10: Orange County will continue to pursue the acquisition of abandoned railroad rights-of way and other alternative sources of land for use as recreational and wildlife corridors in coordination with other land-holding agencies in the area. (R1.4.10)

OBJ ROS 1.6: INTERGOVERNMENTAL COORDINATION; To avoid duplication of services and promote efficient use of land and funding, Orange County will continue to coordinate efforts with other local governments, agencies, and private development entities. (R1.5)

ROS 1.6.1: Orange County will continue to coordinate efforts with County and local utility agencies to identify sites for public recreation purposes, such as utilization of easements of power lines, drainage or gas lines for recreational trails or linear parks consistent with Florida Department of Environmental Protection, Florida Department of Transportation, and Federal Highway Administration guidelines for greenways and trails. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013- 22) (R1.5.3) (ICE1.3.3)

ROS 1.6.2: Orange County will continue to coordinate with Orange County municipalities and adjacent counties for provision of public parks and recreation facilities through the use of interlocal agreements. In cases where the park acreage of another jurisdiction, whose service area extends into unincorporated Orange County area, that acreage will be counted towards the level of service standard if an interlocal agreement exists. (R1.5.4)

ROS 1.6.3: Orange Country will pursue joint use agreements with the Orange County School Board for the use of school recreation areas as public park facilities, or for use of public park facilities as school recreation areas. (Added 12/00, Ord. 00-25) (R1.5.5)

ROS 1.6.4: The Orange County Parks and Recreation Division will continue to plan for public/private ventures of recreation facilities. (Added 12/00, Ord. 00-25) (R1.5.7)

ROS 1.6.5: Orange County shall provide incentives in the Land Development Code to encourage private participation in providing additional public recreation sites/open space/neighborhood parks beyond what is required in code, such as, but not limited to, density bonuses, tax reductions, impact fee waivers, joint funding, and public facilities priority. (Added 12/00, Ord. 00-25) (R1.5.8)

ROS 1.6.6: The promotion of private neighborhood parks does not require Orange County to own, operate or maintain these facilities. (R1.5.9)

ROS 1.6.7: Orange County shall require, through the Land Development Code, that both private and public entities and agencies provide adequate open space and civic/recreational areas. (R1.5.10)

ROS 1.6.8: Orange County has the right to require open space and recreational standards for all development, including, but not limited to, setbacks, parkways, civic spaces, recreational areas, bufferyards, wetland buffer areas and retention/detention area requirements, that may be required to be open for public use. (R.1.5.11)

OBJ ROS 1.7: DIVERSITY OF NEEDS; Orange County will develop a public park and recreation system that includes a diversity of facilities and programs to effectively serve a population with varied characteristics, needs and interests. (R1.6)

ROS 1.7.1: The Orange County Parks and Recreation Division will conduct citizen surveys in coordination with the seven-year updates of the Parks and Recreation and Trails Master Plans. Data collected from these surveys will be used to determine what types of facilities Orange County residents desire to have in their public parks in an attempt to satisfy the diverse needs of Orange County residents. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013-22) (R1.6.1)

ROS 1.7.2: The Parks and Recreation and Trails Master Plans will identify improvements needed to correct existing facility deficiencies in Orange County public parks, the cost associated with the needs, and a schedule of improvements. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013-22) (R1.6.2)

GOAL ROS 2: OPEN SPACE

It is a goal of Orange County to protect and preserve valuable open space and green space resources. (GOAL OS 1)

OBJ ROS 2.1: COORDINATION WITH DEVELOPMENT; The Land Development Code shall include tree canopy enhancement, open space and green space requirements for both public and private development to enhance the urban environment. (Added 12/00, Ord. 00-25, Objective 1.1) (OS 1.1)

ROS 2.1.1: Tree removal and replacement shall be authorized consistent with provisions of the Orange County Land Development Code, Chapter 15, Article VIII, or any subsequent revisions. (Added 12/00, Ord. 00-25, Policy 1.1.4.1; Amended 6/10, Ord. 10-07; Amended 06/17, Ord. 2017-12) (OS1.1.3)

ROS 2.1.2: Orange County shall continue to review the existing tree protection ordinance for modifications and improvement opportunities. (Added 12/00, Ord. 00-25, Policy (OS1.1.4)

ROS 2.1.3: Orange County shall encourage the preservation and creation of wildlife/green space corridors and investigate mechanisms and incentive programs to implement and/or maintain the corridors. (OS1.1.6)

ROS 2.1.4: Orange County shall continue implementation of the Environmentally Sensitive Lands (ESL) Program. (Added 12/00, Ord. 00-25, Policy 1.1.7) (OS1.1.7)

ROS 2.1.5: Where environmentally sensitive green space areas contribute to public nature- based recreation, wetland function or wildlife habitat, exotic plants shall be controlled consistent with Conservation Policy C4.5.3. (Added 12/00, Ord. 00- 25, Policy 1.1.9-r) (OS1.1.9)

ROS 2.1.6: Orange County shall assist in designing and creating urban land patterns through acquisition and management of Environmentally Sensitive Lands and resource-based parks. (Added 12/00, Ord. 00-25, Policy 1.1.10) (OS1.1.10)

OBJ ROS 2.2: OPEN SPACE LAND ACQUISITION; Orange County shall maintain the Environmentally Sensitive Lands Program (ESL) as a funding mechanism for acquisition and maintenance of environmentally sensitive lands throughout the planning horizon. (Added 12/00, Ord. 00-25, Objective 1.2; Amended 6/10, Ord. 10-07) (OS1.2)

ROS 2.2.1: Orange County shall continually evaluate the feasibility of and need for the application of the Municipal Services Taxing Unit (MSTU) or Municipal Services Benefit Unit (MSBU) for the acquisition and maintenance of publicly-owned lands. (Added 12/00, Ord. 00-25, Policy 1.2.1; Amended 6/10, Ord. 10-07) (OS1.2.1)

ROS 2.2.2: Orange County will seek financial support for public lands by annually pursuing grant programs. (Added 12/00, Ord. 00-25, Policy 1.2.3; Amended 6/10, Ord. 10- 07) (OS1.2.2)

ROS 2.2.3: Orange County shall continually pursue public/private partnerships for funding land acquisition of environmentally sensitive lands and natural open spaces. (Added 12/00, Ord. 00-25, Policy 1.2.3.1) (OS1.2.3)

ROS 2.2.4: Orange County shall consider acquiring natural undeveloped land areas via public/private ventures to address development impacts on wetlands, protecting wetland buffers and uplands with rare or sensitive habitat. Land areas acquired for these purposes shall accommodate the development of greenways and wildlife corridors in the County. (Added 12/00, Ord. 00-25, Policy 1.2.3.2; (Amended 6/10, Ord. 10-07) (OS1.2.4)

ROS 2.2.5: Orange County may provide technical assistance and information to nonprofit land trusts established in the County. (Added 12/00, Ord. 00-25, Policy 1.2.4) (OS1.2.5)

[SPACE INTENTIONALLY LEFT BLANK]

credit: Orange County Transportation Planning Division

TRANSPORTATION

The purpose of the Transportation Chapter is to plan for and implement a multimodal transportation system that is designed for all users and encourages an array of mobility options. The Transportation chapter provides goals, objectives and policies (GOPs) to provide for a safe, accessible, and convenient multimodal transportation system. The GOPs were updated based on the most recent transportation data and analysis and have been coordinated with the Transportation Chapter Map series, with a design to support all elements of the comprehensive plan. In addition to providing safe and adequate capacity for conventional vehicular traffic, the GOPs promote, encourage and provide for alternative transportation options within the County. To reinforce the nexus between land use and transportation and to emphasize complete streets and connectivity between uses, several of the current Transportation Chapter GOPs have been relocated to the Mobility section of the Land Use, Mobility and Neighborhoods chapter.

The chapter contains new and updated GOPs to address emerging trends in transportation and technology. The GOPs provide the framework to prepare for the rapidly changing environment of technological advances in transportation and delivery methods. The GOPs address and support the use of automated, connected, electric, and shared vehicles (ACES), micro-mobility, next-generation transportation corridors and emerging technology to promote the safe and efficient movement of goods and people. The data and analysis and GOPs provide the groundwork for Orange County to continually evaluate, plan, and implement a multimodal transportation system that meets the needs of its citizens, businesses, and visitors. The continued coordination with local, regional, state, and federal agencies will create a multimodal transportation network that further enhances the quality of life of Orange County residents.

TRANSPORTATION

GOAL T 1: MULTIMODAL TRANSPORTATION SYSTEM

Orange County will design a safe, accessible, and financially-feasible multimodal transportation system for roadways, rail, transit, major bicycle and pedestrian facilities, trails, and aviation to increase healthy and equitable mobility for all and reduce environmental impacts and greenhouse gas emissions. (GOAL T1)

OBJ T 1.1: LONG-RANGE TRANSPORTATION PLAN (LRTP); The County adopts the Long-Range Transportation Plan (LRTP), through the County's long-term transportation improvement program, as Map 1 of the Transportation Map Series. This transformational plan includes ~~the 10-year Capital Improvement Schedule~~, a 5-year Capital Improvement Program, state transportation projects, and other needed County transportation improvement projects inclusive of proposed partnership projects. This annually-updated plan represents a cost-feasible project plan that addresses current and future transportation deficiencies within the planning horizon. (Added 05/04, Ord. 04-06, Objective 1.2-r; Amended 09/13, Ord. 2013-19) (OBJ T1.1)

T 1.1.1: The planning, design, construction, and operation of roadway corridors shall be consistent with the adopted Planning Sector/ ~~Future Land Use designation~~ Place Types and Roadway Context Classification of the communities and will consider environmental impacts. Through the Roadway Conceptual Analysis (RCA) process, or other appropriate method, the County will seek public input throughout the process, including measures to mitigate adverse impacts to adjacent land uses and established neighborhoods to the extent feasible. (Added 05/04, Ord. 04-06, Policy 2.1.6; Amended 11/12, Ord. 2012-20; Amended 11/15, Ord. 2015-20) (T1.1.1.2)

T 1.1.2: The roadway component of the Long Range Transportation Plan (LRTP) will be implemented by utilizing the following four-step process: Roadway Conceptual Analysis (RCA); Roadway Design and Permitting; Right-of-Way Acquisition; and Roadway Construction. (Added 05/04, Ord. 04-06, Policy 1.2.1-r; Amended 11/12, Ord. 2012-20) (T1.1.1)

T 1.1.3: A Roadway Conceptual Analysis (RCA) will be completed as part of proposed County roadway projects as directed by the County. Partnership projects, when appropriate, shall perform a Preliminary Design Study (PDS) instead of an RCA. The RCA process includes a public participation element, including a Board of County Commissioners (BCC) public hearing. Following BCC approval of the RCA, the project can then proceed to final design and permitting, right-of-way acquisition, and construction phases. The PDS may follow a similar process. (Added 05/04, Ord. 04-06, Policy 1.2.2-r; Amended 11/12, Ord. 2012-20) (T1.1.1.1)

T 1.1.4: Whenever reasonably possible, future roadways shall be designed to promote livability and land use-transportation integration, in part by avoiding or minimizing the severing or fragmenting of existing neighborhoods. The County will coordinate with the Florida Department of Transportation (FDOT), the Central Florida Expressway Authority, and other appropriate entities to help ensure that limited access and other roadway projects that are constructed by them are developed consistent with the Context Classification of Orange County and avoid or minimize negative impacts to existing neighborhoods, wildlife corridors, and sensitive natural areas, and to coordinate these projects with conservation and land use decisions. (Added 12/07, Ord. 2007-20, Policy 2.1.7; Amended 11/12, Ord. 2012-20; Amended 11/15, Ord. 2015-20) (T1.1.1.3)

T 1.1.5: The County shall plan, design, construct, and operate transportation corridors to support emergency evacuation, emergency response, and post disaster recovery activities. The County will ensure that corridor improvements intended to enhance emergency evacuation and response are not used to promote additional development in hazardous areas or areas not planned for growth. (Added 11/15; Ord. 2015-20) (T3.6.10)

T 1.1.6: The County shall plan enhanced or new transportation corridors, where appropriate, to accommodate multiple modes of transportation, including opportunities for recreational trails and other forms of active transportation, and to accommodate multiple uses, including broadband, transportation electrification, and utility infrastructure. (Added 11/15; Ord. 2015-20) (T3.6.5)

OBJ T 1.2: IMPLEMENTATION; The County shall implement a financially-feasible multimodal transportation system in coordination with government agencies and public and private entities that is supported by a diverse portfolio of revenue sources. (Added 05/04, Ord. 04-06, Objective 4.1-r; Amended 05/04, Ord.04-06, Policy 4.1.3-r; Amended 11/12, Ord. 2012-20) (OBJ T1.3)

T 1.2.1: The County shall continue to use an annually-updated, financially feasible, and phased Five-Year Capital Improvement Program ~~and a 10-year Capital Improvement Schedule~~ to implement the identified transportation improvements required to maintain the designated level of service and quality of service. (Added 05/04, Ord. 04-06, Policy 4.1.1-r; Amended 11/12, Ord. 2012-20; Amended 06/17, Ord. 2017-12) (T1.3.1)

T 1.2.2: To ensure the Capital Improvements Program is responsive to transportation demands, priority for funding County transportation improvement projects shall be based on factors such as:

A. ~~Safety for all users~~ Projects on facilities identified in the County's adopted Vision Zero Action Plan to promote safety for all users;

B. Capacity or level of service deficiency;

C. Right-of-Way availability/preservation;

D. Partnership potential;

E. Consistency with the ~~Future Land Uses designations~~ Place Types and Context Classification and other policies of the Comprehensive Plan and coordination with MetroPlan Orlando's Metropolitan Transportation Plan and Transportation Improvement Program and the Florida Department of Transportation's adopted work program;

F. Promotes the use of transportation modes other than the automobile where applicable;

G. Located within the County's Urban Service Area or Targeted Sector;

H. Provides congestion relief on backlogged facilities, to the extent possible;

I. Provides optimal use of existing facilities;

J. Promotes transportation resiliency, including support for emergency evacuation, response, and/or post-disaster recovery; and

K. Promotes transportation equity, including compliance with Title VI of the Civil Rights Act, the Americans with Disabilities Act, and all applicable state and federal regulations.

(Policy 4.1.10; Amended 11/12, Ord. 2012-20; Amended 11/15, Ord. 2015-20) (T1.3.2)

T 1.2.3: The County shall consider all available funding sources, including, but not limited to; those at the State and Federal levels, gasoline and fuel taxes, impact/ mobility fees, development-related fees, public/private initiatives for transportation projects, additional user fees (car rental surcharge), higher license and tag fees, and other appropriate options. (Added 05/04, Ord.04-06, Policy 4.1.2-r; Amended 11/12, Ord. 2012-20) (T1.3.3, T1.3.5)

T 1.2.3.1: The County shall use revenues generated from Transportation Impact/ Mobility Fees to provide new road capacity and other multimodal transportation improvements. (Added 05/04, Ord. 04-06, Policy 4.1.4; Amended 11/12, Ord. 2012-20) (T1.3.3.1)

T 1.2.3.2: In addition to paying impact/ mobility fees or other applicable development-related fees, new development and redevelopment shall be responsible for the costs of all internal subdivision transportation infrastructure, as required by the Land Development Code, and pedestrian access improvements at project entrances to facilitate safe and accessible connections to the transportation network. (Policy 4.1.6; Amended 11/12, Ord. 2012-20, Amended 11/16, Ord. 2016-28) (T1.3.3.2)

T 1.2.3.3: The County shall fund maintenance and operating costs with revenues generated from the Constitutional Gas Tax, Local Option Gas Tax, and other appropriate funding sources. (Added 05/04, Ord. 04-06, Policy 4.1.5) (T1.3.4)

T 1.2.4: The County shall continue to utilize special assessments as a means of paving streets and providing traffic calming improvements in existing neighborhoods. (Policy 4.1.11; Amended 11/12, Ord. 2012-20) (T1.3.4.1)

T 1.2.5: To provide for an efficient and cost-effective transportation system, the County shall continue to acquire rights-of-way for timely management or acquisition of property to the extent financially practical and permitted by law. (Objective 4.2-r; Policies 4.2.1-r, 4.2.2-r; Amended 11/12, Ord. 2012-20; Amended 11/15, Ord. 2015-20) (T1.3.6)

OBJ T 1.3: REGIONAL COORDINATION; The County will coordinate with local governments, government agencies, public and private entities to develop a regional multimodal transportation system. (Goal 3-r; Objective 3.1-r) (OBJ T3.4)

T 1.3.1: The County will continue to coordinate with the Florida Department of Transportation (FDOT), MetroPlan Orlando, Central Florida Expressway Authority, LYNX, local governments, and private entities to identify needed multimodal and intermodal transportation projects. These include projects identified on the Orange County Five-Year Capital Improvements Program ~~and 10- Year Capital Improvements Schedule,~~ MetroPlan Orlando Transportation Improvement Program, State Transportation Improvement Program, LYNX Transit Development Plan, and MetroPlan Orlando Metropolitan Transportation Plan. (Objective 1.3-r, Policies 1.3.1-r, 1.3.4-r, 3.1.1-r, 3.1.3-r; Amended 11/15, Ord. 2015-20;T3.4.2) (T3.4.2)

T 1.3.2: The County shall continue to participate in Interlocal Agreements, Joint Participation Agreements (JPA), and other coordinated funding efforts with other local jurisdictions and public/private partnerships with private developers as a means of funding necessary transportation projects identified in the Long Range Transportation Plan (LRTP) that are consistent with the County's adopted Comprehensive Plan and coordinated with MetroPlan Orlando's Metropolitan Transportation Plan and Transportation Improvement Program and the Florida Department of Transportation's adopted work program. (Added 05/04, Ord. 04-06, Policy4.1.7-r; Policy 1.4.1-r, Amended 11/12, Ord. 2012-20) (T1.3.7)

T 1.3.3: The County shall coordinate with MetroPlan Orlando to ensure that air quality and carbon emissions, tourism, and freight movement are issues considered in the development of the regional Metropolitan Transportation Plan and in related project development activities. (Added 05/04, Ord. 04-06, Policies 1.5.1, 3.1.1-r, 3.4.3-r; Amended 03/13, Ord. 2013-07; Amended 11/16, Ord. 2016-28; T3.4.3) (T3.4.3)

T 1.3.4: The County will work with MetroPlan Orlando to develop and implement County and regional freight routing plans to ensure freight efficiency, leverage transportation investments, and ensure compatibility with other land uses in the County. (Added 11/16, Ord. 2016-28;T3.4.2.2) (T3.4.2.2)

T 1.3.5: The County will continue to coordinate with the Florida Department of Transportation (FDOT), MetroPlan Orlando, Central Florida Expressway Authority, local governments, and private entities to address capacity and operational project needs identified in state and regional freight plans. (Added 11/16, Ord. 2016-28)

T 1.3.6: The County will continue to assess the investment of County funds in selected State roadway projects to ensure the timely construction of needed transportation improvements. (Policy 1.2.5; Policy T1.4.4-r, Amended 11/12, Ord. 2012-20) (T1.3.10)

T 1.3.7: The County shall oppose the transfer of Florida Department of Transportation (FDOT) jurisdictional roadways to Orange County jurisdiction unless the roads are improved by the State to meet County adopted level of service and design standards and additional State funds for adequate maintenance and alleviation of deficiencies are made available. (Policy 4.1.9; Policy 1.4.5-r,Amended 11/12, Ord. 2012-20) (T1.3.11)

T 1.3.8: Based on annexation activity or other factors, the County shall coordinate with municipalities to pursue the appropriate jurisdictional transfer of roadways and associated drainage facilities to municipalities, consistent with Chapter 335, F.S., and relevant Joint Planning Area Agreements and/or developer's agreements, as applicable. (Added 11/12, Ord. 2012-20) (T1.3.12)

T 1.3.9: The County shall continue to support the construction of transportation projects, including improvements by the Central Florida Expressway Authority, the Florida Department of Transportation (FDOT), and Florida's Turnpike Enterprise, to the greatest extent feasible. (Added 12/07, Ord. 2007-20; Policy 1.3.5-r; Amended 11/15, Ord. 2015-20) (T3.4.11)

T 1.3.10: The County shall continue to support the planning and construction of "Beyond the Ultimate" I-4 improvements from US 27 in Polk County and to SR 472 in Volusia County. (Added 06/15, Ord. 2015-07) (T3.4.13)

OBJ T 1.4: MULTIMODAL INFRASTRUCTURE; The County will support the infrastructure and service improvements necessary to increase mobility options for all users, address costs associated with usage, promote safety for all modes of the transportation system, and promote the use of transit, bicycle, and pedestrian facilities, including multi-use trails. (Amended 11/16, Ord. 2016-28) (OBJ T3.3)

T 1.4.1: The County shall, where appropriate, ensure that design features associated with major roadway projects promote safe and convenient bicycle travel in accordance with Florida Department of Transportation (FDOT) guidance or other engineering standards determined appropriate by the County Engineer. (Added 05/04, Ord. 04-06, Policies 1.6.8, 1.6.8.1-r, Amended 11/16, Ord. 2016-28) (T3.3.2)

T 1.4.2: The County shall continue to coordinate with LYNX, the Florida Department of Transportation (FDOT), MetroPlan Orlando, and other local governments and agencies to identify, design and develop transportation facilities that promote safety for all users of the transportation system and the use of all modes of transportation. (Policies 1.6.6-r, 3.2.2-r, Amended 11/16, Ord. 2016-28) (T3.4.4)

T 1.4.3: The County shall coordinate with MetroPlan Orlando and local governments to implement the regional connectivity of the Trails Master Plan, to plan an integrated system of high-quality trail networks, and to promote the development of recreational trails and other forms of active transportation. (Policies 1.6.8.3-r, 1.6.8.4-r; Amended 11/13, Ord. 2013-22; Amended 11/15, Ord. 2015-20) (T3.4.8)

T 1.4.4: The County shall continue to use the Orange County Trails Master Plan to implement a countywide multi-use trail system. (Added 05/04, Ord. 04-06, Policy 1.6.8.2-r; Amended 11/13, Ord. 2013-22) (T3.3.3)

T 1.4.5: The County will coordinate with all relevant state and federal agencies to advance the state trail network, including, but not limited to, the Shared-Use Nonmotorized (SUN) Trail network and the Florida Coast-to-Coast Trail, and to seek appropriate state and federal funding for Orange County segments of state trails.

T 1.4.6: The County shall consider the special mobility and transit needs of the transportation disadvantaged in association with the construction or retrofit of sidewalks, signalized intersections and roadways at the collector level or above, including design and installation of midblock crossings, beacons, and/or other safety features, as warranted as it pertains to infrastructure within county right-of-of-way in accordance with Title VI requirements. (Policy 2.2.6-r; Amended 11/16, Ord. 2016-28) (T3.3.5)

OBJ T 1.5: TRANSIT; The County will partner with LYNX, SunRail and other established transit providers to implement a comprehensive multimodal transit system that offers efficient, convenient, and reliable travel options to residents, employees, and visitors throughout Orange County.

T 1.5.1: The County shall support high-frequency public transit including, but not limited~~,~~ to, commuter rail, light rail, high-speed rail, circulator systems, and Bus Rapid Transit (BRT), where appropriate. (Policy 1.7-r) (T3.3.1)

T 1.5.2: The County shall conduct all transit coordination, transit-oriented land use and transportation planning, and related capital projects in Orange County using LYNX's Transit Development Plan and Orange County Transit Plan, including its designated high-capacity corridors and planned improvements.

T 1.5.3: The County will support LYNX in seeking appropriate dedicated transit funding sources and shall continue to support mass transit and paratransit~~,~~ for people with disabilities, through the appropriation of funds on an annual basis. (Added 05/04, Ord. 04-06, Policy 4.1.15; Policy 1.4.3-r, Amended 11/12, Ord. 2012-20) (T1.3.9)

T 1.5.4: The County shall continue to collaborate with the Florida Department of Transportation (FDOT), MetroPlan Orlando, LYNX, local governments, and the private sector to promote the use of Travel Demand Management (TDM), Transportation Systems Management and Operations (TSMO), and Intelligent Transportation Systems (ITS) strategies leverage transit capacity improvements and transit services by promoting technologies such as, but not limited to, Passenger Information System, Automated Speed Enforcement, Traffic Surveillance, Signal Synchronization and Transit Signal Priority**,** and~~;~~ Electronic Toll Collection, where feasible. (Added 05/04, Ord. 04-06, Policies 1.3.2, 1.6.4, 1.6.5, 1.6.7; T3.4.5)

T 1.5.5: The County shall continue to coordinate with LYNX and MetroPlan Orlando to accommodate the special needs of the transportation disadvantaged in accordance with federal, state, and local regulations and definitions. This includes the provision of safe, accessible, and convenient public transportation service and facilities~~;~~ through financial and technical assistance and through inter-agency agreements. (Objective 2.2-r; Policies 2.2.1-r, 2.2.2-r, 2.2.3, 2.2.4; Amended 11/16, Ord. 2016-28; T3.4.6)

T 1.5.6: The County shall continue to work with Orange County Public Schools and LYNX to facilitate transportation of students to and from school, promote Safe Routes to School and the use of all modes of transportation, and to identify and address hazardous walking conditions consistent with statutory requirements. (Policy 2.2.5; Amended 11/16, Ord. 2016-28; T3.4.7)

OBJ T 1.6: AVIATION; Existing and future aviation facilities within Orange County shall be integrated into the overall transportation system. (Objective 1.9-r; OBJ T3.5)

T 1.6.1: The County shall coordinate with the Greater Orlando Aviation Authority (GOAA), the City of Orlando, LYNX, MetroPlan Orlando, the Florida Department of Transportation (FDOT), the Central Florida Expressway Authority, and private entities, as applicable, to promote multimodal and intermodal transportation systems that connect the Orlando International Airport (OIA) and the Orlando Executive Airport (OEA) to the overall transportation network. (Policy 3.2.4-r) (T3.5.1)

T 1.6.2: The County, through its role on MetroPlan Orlando and the Greater Orlando Aviation Authority (GOAA) governing boards and other appropriate means, shall continue to ensure that GOAA's aviation improvements and operations are coordinated with area transportation agencies and projects, are supported by appropriate land use and airport noise regulations, are reviewed for potential transportation and environmental impacts and required mitigation, and are consistent with the Comprehensive Plan. (Objective 1.8-r; Policy 1.8.7-r) (T3.5.2)

T 1.6.3: The County shall coordinate with any proposed new general aviation facility to provide technical assistance as needed and to ensure aviation development is consistent and compatible with surrounding land use and community context to address transportation and environmental impacts and required mitigation consistent with applicable plans and regulations; to implement appropriate land use and airport noise regulations; and coordinate surface transportation access and projects consistent with local, regional, and state transportation plans. (Added 05/03, Ord. 03-03, Objective 1.10, Policies 1.10.1, 1.10.2, 1.10.3, 1.10.4; T3.5.5)

T 1.6.4: Orange County will encourage the continued provision of commercial air carrier and general aviation facilities that efficiently meet the needs of passengers, commercial airlines, and general aviation users.

OBJ T1.7: RIGHTS-OF WAY; Orange County shall ensure existing rights-of-way and corridors are preserved for existing and future transportation facilities to support a safe and convenient transportation network.

T 1.7.1: All proposed development on designated right-of-way or roadway corridors shall be reviewed for consistency with the Comprehensive Plan and Long-Range Transportation Plan Map, any County-adopted transportation overlay districts, and any specific alignment or engineering studies and shall be consistent with the identified right-of-way needs for designated future transportation corridors.

T 1.7.2: Future right-of-way as designated within the Comprehensive Plan, the Long-Range Transportation Plan Map, and any County-adopted transportation overlay districts shall be protected from encroachment by structures as development occurs, except when such protection is contrary to law or would prevent all economically beneficial use of the property proposed for development.

T 1.7.3: Orange County shall review and revise as necessary its right-of-way and building setback policies, standards and regulations to include new or additional provisions for the acquisition and protection of designated constrained roadway corridors.

T 1.7.4: Orange County shall adopt and implement land development regulations that provide for the advanced donation, dedication, acquisition, or other means of conveyance of rights-of-way sufficient to meet the requirements of the Orange County Comprehensive Plan, the Long-Range Transportation Plan Map, and any County-adopted transportation overlay districts.

GOAL T 2: MOBILITY STANDARDS

The County shall establish and maintain a concurrency management system and mobility strategies that ensures the multimodal transportation network and services needed to support the land use designations established in the Land Use, Mobility, and Neighborhoods Chapter of the Comprehensive Plan are available concurrent with development and respect the context of areas traversed by transportation corridors. (GOAL T2)

OBJ T2.1: MULTIMODAL LEVEL OF SERVICE; The County shall continue to ensure minimum quality and level of service standards on County roads and State roads within unincorporated Orange County are maintained to the extent feasible. (Added 05/04, Ord. 04-06, Objective 1.1) (T2.1.1)

T 2.1.1: The minimum peak-hour roadway level of service standards for Orange County shall be as follows:

Table T 2.1.1 (a) Level of Service Standards

		STATE AND COUNTY		
Type	Rural	Urban Non-SIS and Non-TRIP	SIS Facilities	TRIP Funded Facilities
Principal Arterial, Urban (Class I)	N/A	E	E	E
Principal Arterial, Urban (Class II)	N/A	E	E	E
Principal Arterial, Rural	D	N/A	N/A	N/A
Minor Arterial, Urban	N/A	E	E	E
Minor Arterial, Rural	D	N/A	N/A	N/A
Collector, Major and Minor Urban	N/A	E	E	E
Collector, Rural	D	N/A	N/A	N/A

County roadway capacities shall be determined by using the context-based guidelines established by the most recent edition of the Florida Department of Transportation (FDOT) Quality/Level of Service Handbook or other County-accepted methodologies. (Added 06/07, Ord. 2007-06, Policy 1.1.2-r; Amended 09/13, Ord. 2013-19; Amended 12/14, Ord. 2014-30) (T2.1.1)

T 2.1.2: Quality of service standards for Multimodal Transportation Networks (MMTNs) as adopted in Land Use, Mobility, and Neighborhoods Policy LMN 6.65.2 shall be maintained to avoid current and future deficiencies. (Replaced 09/13, Ord. 2013-19) (T2.1.2)

T 2.1.3: On a countywide basis, the County will use Level of Traffic Stress measures to assess pedestrian and bicycle quality of service and appropriate performance measures for transit, as detailed in the most recent edition of the FDOT Quality/Level of Service Handbook.

OBJ T 2.2: CONCURRENCY MANAGEMENT SYSTEM; The County shall maintain a concurrency management system that ensures that transportation facilities and services needed to support new development and redevelopment are available concurrent with the impacts of such development. (Objective T1.4) (OBJ T2.2)

T 2.2.1: The County shall review the impacts of development in conjunction with the issuance of all development permits to ensure the following:

A. Consistency with the Context Classification and adopted Level of Service/Quality of Service is maintained.

B. Financially-feasible roadways scheduled to begin construction on or before the first year of the County's current Five-Year Capital Improvements Program and meet all statutory and/or rule requirements or that are facilities included in the first year of the Florida Department of Transportation (FDOT) Five-Year Transportation Plan shall be included in the roadway capacity analysis of the Concurrency Management System.

C. Developer-funded projects shall be included in the transportation analysis, if the project's capacity is available when the impacts of development occur, as stipulated within an executed developer's agreement.

(Added 05/04, Ord. 04-06; Amended 06/07, Ord. 2007-06, Policy 1.4.1-r; Amended 09/13, Ord. 2013-19) (T2.2.1)

T 2.2.2: Development permits shall not be issued for new development and redevelopment that degrade the roadway level of service below the adopted level of service standard, unless the County calculates a proportionate share contribution, based on the formula provided in Orange County Code. (Added 03/08, Ord. 2008-05, Policy 1.4.2; Amended 09/13, Ord. 2013-19) (T2.2.2)

T 2.2.3: Proposed partnership projects cannot be used to satisfy traffic concurrency unless necessary interlocal agreements or joint participation agreements have been executed. (Policy 1.2.7) (T2.2.5)

T 2.2.4: The transportation impact area for all concurrency applications, including Comprehensive Plan Future Land Use Map (FLUM) Amendments, shall include all roadway segments and signalized intersections located within the project's impact area defined by the latest Orange County Concurrency Management System (CMS) or Comprehensive Plan Amendment (CPA) methodology. (Amended 12/14, Ord. 2014-30, Policy T1.3.8-r) (T2.2.6)

T 2.2.5: The County shall coordinate with all counties and local governments in, or adjacent to, the County, as appropriate, to ensure that development impacts that traverse jurisdictional boundaries will not cause the level of service in the adjacent jurisdiction to diminish below the adopted standard. This shall be done through the comprehensive plan amendment and review process, by providing up-to-date information and data sets regarding proposed and future developments, and through scheduled coordination meetings. (Policies 3.1.4-r, 3.1.5-r; Amended 09/13; Ord. 2013-19, Policy T2.2.8-r) (T2.2.7)

T 2.2.6: The Concurrency Management System shall maintain traffic count data for State and City roadways located within a municipal boundary for informational purposes and to aid coordination efforts. New development and redevelopment that impacts these roadways shall be subject to the mobility requirements of the relevant jurisdiction, in coordination with Orange County and the County's Concurrency Management System, as applicable. (Amended 09/13; Ord. 2013-19, Policy T2.2.8.1-r) (T2.2.8)

T 2.2.7: The Concurrency Management System shall maintain traffic count data on limited access facilities for informational purposes and to aid coordination efforts. Implementation of the Concurrency Management System shall continue to ensure the appropriate distribution and assignment of trips from limited access facilities to other roadway facilities in the impact area in review of development-related transportation studies. (Amended 09/13; Ord. 2013-19, Policy T2.2.8.2-r) (T2.2.8.1)

OBJ T 2.3: CONSTRAINED CORRIDORS; The County will plan and implement multimodal facilities and the use of non-vehicular modes to increase transportation options and accessibility.

T 2.3.1: The County shall enforce multimodal transportation standards and applicable concurrency regulations on new development and redevelopment development permits for non-vested development that adversely impact constrained or backlogged facilities. A constrained roadway is defined as a facility to which adding two or more through lanes to meet current or future traffic needs is not possible because of location within the boundary of a municipal jurisdiction, existing development and right-of-way limitations, policy barriers and/or hydrological features. A backlogged roadway is defined as a facility where the level of service standard adopted in the Orange County Comprehensive Plan is not being met, the facility is not constrained, and improvements for the roadway segment are not programmed for construction. (Added 5/04, Ord. 04-06, Policies 1.1.2.1(A)(B), 1.1.2.3-r; Amended 09/13, Ord. 2013-19) (T2.2.3)

T 2.3.2: Constrained and backlogged facilities shall be included in regular updates to the Implementation and Property Rights Chapter, to address and be incorporated into the Concurrency Management System, based on available funding. (Amended 09/13, Ord. 2013-19; Amended 12/14, Ord. 2014-30; Amended 6/16, Ord. 2016-15; Amended 06/17, Ord. 2017-11) (T2.2.31)

T 2.3.3: New development and redevelopment applications impacting backlogged and constrained facilities shall be subject to concurrency and, if needed, a proportionate share agreement will be required. A comprehensive transportation study shall be required, and if the adopted level of service cannot be met under current conditions, or if the improvement is not funded for construction in the five-year Capital Improvements Program, the applicant and County must agree upon mitigating improvements. Private developers shall contribute to the County's multimodal transportation system through the County's transportation concurrency and proportionate share regulations. As parcels are developed or redeveloped, the site design shall conform to applicable standards and requirements in the County's Land Development Code, transportation impact analysis requirements, and concurrency requirements. (T2.2.4)

OBJ T 2.4: LONG-TERM CONCURRENCY MANAGEMENT SYSTEM; The County establishes a Long-term Transportation Concurrency Management System to correct deficiencies in transportation facilities on designated roadways ~~that are included in the Orange County Ten-Year Capital Improvements Schedule~~ and to implement operational and capacity improvements that may be needed. (Added 05/04, Ord. 04-06; Policy 1.4.7-r; Amended 09/13, Ord. 2013-19; OBJ T2.4)

T 2.4.1: A ~~long-term (10-year)~~ schedule of capital improvements for transportation facilities will be established for any long-term concurrency management system and will be reflected in the Implementation and Property Rights Chapter. (T2.4.1)

T 2.4.2: An applicant may satisfy transportation concurrency through a proportionate share calculation on the impacted facility which shall be applied to the applicable facility or facilities on the long-term schedule of capital improvements, or the applicant may provide proportionate share payment for operational improvements along the failing facility or facilities. (Amended 09/13; Ord. 2013-19, Policy T2.4.3-r) (T2.4.2)

T 2.4.3: Transportation facilities identified as mitigation for traffic impacts in the long-term concurrency management system shall be added to the long-term schedule of capital improvements in the next regularly scheduled update of the Implementation and Property Rights Chapter. (Amended 09/13; Ord. 2013-19, Policy T2.4.4-r) (T2.4.3)

T 2.4.4: ~~In addition to the Ten-Year Capital Improvements Schedule, o~~Operational improvements may be added to the Capital Improvements Program as part of the next regularly scheduled update of the Implementation and Property Rights Chapter. These projects include, but are not limited to, intersection improvements, turn lanes, roundabouts, and Intelligent Transportation Systems (ITS) improvements. All intersection analysis for major projects will follow FDOT's Intersection Control Evaluation (ICE) procedures. (Added 09/13, Ord. 2013-19) (T2.4.4)

OBJ T 2.5: PROJECTS THAT PROMOTE PUBLIC TRANSPORTATION; The County may grant an exception from transportation concurrency for projects that promote public transportation, as defined in Section 163.3164(38), F.S., subject to an approved transportation study. (Added 05/09, Ord. 2009-15; Amended 06/12, Ord. 2012-14; Amended 03/13, Ord. 2013-07) (OBJ T2.8)

T 2.5.1: Projects that promote public transportation are developments within the Urban Service Area boundary that directly affect the provision of public transit, including transit terminals, transit lines and routes, separate lanes for the exclusive use of public transit services, transit stops (shelters and stations), office buildings or projects that include fixed-rail or transit terminals as part of the building, and projects that are transit-oriented and designed to complement reasonably proximate planned or existing public facilities. (Added 05/09, Ord. 2009-15, Policy T2.6.1; Amended 06/12, Ord. 2012-14) (T2.8.1)

T 2.5.2: Where there are opportunities, the County shall ensure that new development and redevelopment shall be designed such that the long-range plan for sustainable public transportation options are realized by implementing specific performance standards that will exempt the development from traditional road concurrency. A portion of a Planned Development or proposed development may be eligible for concurrency exception for trips generated for these portions by meeting the performance standards in Policy T 2.~~4~~5.5. This partial exception shall not affect other portions of a Planned Development or proposed development that do not comply with these policies, which shall still be subject to concurrency. Review of these portions not receiving a concurrency exception shall not be subject to the performance standards. (Added 05/09, Ord. 2009-15, Policy T2.6.2; Amended 06/12, Ord. 2012-14; Amended 03/13, Ord. 2013-07) (T2.8.2)

T 2.5.3: Transportation concurrency exceptions granted under this objective shall not relieve development from meeting performance standards set forth to ensure the appropriate mix of land use and accommodating infrastructure are provided. (Added 05/09, Ord. 2009-15, Policy T2.6.3; Amended 06/12, Ord. 2012-14; Amended 03/13, Ord. 2013-07) (T2.8.3)

T 2.5.4: Proposed transit-oriented projects shall be reviewed based on the results of a study conducted by the applicant, which shall be consistent with County-approved methodologies. (Added 05/09, Ord. 2009-15, Policy T2.6.4; Amended 06/12, Ord. 2012-14; Amended 03/13, Ord. 2013-07) (T2.8.4)

T 2.5.5: Compliance with performance standards shall be subject to the final approval by the County during the development review process based upon the following:

- Place Types shall be organized in such a way that the densities and intensities promote transit use, with higher density and intensity commercial offices, multi-family residential, and institutions located within walking distance to transit stations/stops and connected by pedestrian and bicycle circulation systems, consistent with all County-adopted Land Development Code standards for transit-oriented development.
- Vehicle parking supply shall be based on average demand, not peak demand, using shared vehicle parking to accommodate demand peaks. It is preferred that parking be located on the street, behind buildings, and in carefully designed and located parking structures.
- Buildings are, to the extent practicable, to be located and oriented in a manner that accommodates all modes of travel and with facades and design features that contribute to an active street scene and create pedestrian-oriented environments, consistent with Orange Code.

(Added 05/09, Ord. 2009-15, Policy T2.6.5; Amended 06/12, Ord. 2012-14) (T2.8.5)

GOAL T 3: TECHNOLOGY AND SUSTAINABILITY

The County shall use state-of-the-art and energy-efficient infrastructure, vehicles, materials, technologies, and methodologies, where financially feasible, to develop and operate transportation corridors that increase efficiency within the multimodal transportation network, enhance safety, accommodate new transportation technologies and facilitate the movement of goods and people.

OBJ T 3.1: ACES; The County will plan, design, construct, and maintain surface transportation infrastructure to support Automated, Connected, Electric, and Shared vehicles (ACES) and other emerging technologies.

T 3.1.1: The County will provide infrastructure that supports Autonomous/Automated Vehicles (AV) technology and the safe integration of AVs into the transportation network, where feasible, which may include pavement strength, roadway markings, and other elements to improve safety and mobility for all roadway users.

T 3.1.2: The County will continue to evaluate and incorporate Connected Vehicle (CV) technology, where feasible, in the transportation network to enable cars, trucks, buses, and other vehicles' communication to share important safety and mobility information related to traffic signals, work zones, school zones, and other infrastructure.

T 3.1.3: The County may provide infrastructure and facilities that support electrification of the transportation system and the adoption of electric vehicles (EV), consistent with the County's Sustainable Operations and Resilience Action Plan and applicable Florida Department of Transportation (FDOT) EV plans.

T 3.1.4: The County will include ACES-supportive infrastructure investment for functionally-classified roadways in the Capital Improvements Program, where feasible and based on available funding.

T 3.1.5: The County will monitor and evaluate adopted transportation technology systems, equipment, and components to determine their compatibility, efficiency, resiliency, cost effectiveness, and ability to support the safe and efficient movement of people and goods within the County.

T 3.1.6: The County will support the provision of intermodal stations which include electric charging infrastructure to facilitate safe and accessible transitions between appropriate travel modes, including pedestrians, bicycles, electric bicycles and scooters, rail, aviation, buses, and automobiles. (Added 05/04, Ord. 04-06, Policy 1.7.4-r; Amended 11/16, Ord. 2016-28) (T3.3.6)

OBJ T 3.2: MULTIMODAL CORRIDORS; The County will coordinate infrastructure planning for next-generation transportation corridors that include multiple transportation modes and emerging technologies with all appropriate local, regional, and state agencies.

T 3.2.1: The County shall continue to collaborate with the Florida Department of Transportation (FDOT), MetroPlan Orlando, LYNX, local governments, Central Florida Expressway Authority, and the private sector, to plan the development and operation of viable and financially feasible transportation systems on a local and regional scale which use state-of-the-art and energy-efficient infrastructure, vehicles, materials, technologies, and methodologies, where economically feasible. (Added 05/04, Ord. 04-06, Policies 1.7.1-r, 1.7.3-r, 3.1.1-r, 3.1.2-r, Objective 3.2-r, Policy 3.4.1; Amended 11/15, Ord. 2015-20) (T3.4.1)

T 3.2.2: The County will promote Travel Demand Management (TDM) and Transportation Systems Management Operations (TSMO) strategies and conduct related studies, as needed, to improve capacity, traffic operations, and efficiency where appropriate and will ensure coordination with related agencies, such as LYNX, MetroPlan Orlando, Central Florida Expressway Authority, the Florida Department of Transportation (FDOT), the University of Central Florida, municipalities, and adjacent counties. (Added 05/04, Ord. 04-06, Policies 1.2.4-r, 1.3.2, 1.6.5; Amended 11/12, Ord. 2012-20; T1.1.2)

T 3.2.3: The County shall evaluate infrastructure investments for interoperability to ensure appropriate coordination with local, regional, and state agency systems and operations.

T 3.2.4: The County's transportation plans, designs, and operations will provide for continuity of operations by identifying and mitigating cybersecurity and data security issues within the transportation network.

OBJ T 3.3: MULTIMODAL SYSTEM; The County will coordinate land use and infrastructure planning to support multiple modes and emerging technologies, in order to facilitate the safe and efficient movement of goods and people.

T 3.3.1: The County will assess current freight and logistics trends, technologies, and implications for transportation and land use to develop an urban freight plan that supports distribution systems that maintain freight deliveries at a scale appropriate for the roadway network and land uses, while ensuring community compatibility and appropriate infrastructure.

T 3.3.2: The County shall consider a range of commercial vehicle classifications as defined by the Federal Highway Administration, including buses and trucks, in the planning and design of the County's transportation system's capacity and operations to ensure freight mobility and efficiency. (Added 05/04, Ord. 04-06, Objective 1.5; Policies 1.5.1, 1.5.2, 1.5.3; Amended 11/16, Ord. 2016-28) (T1.1.5)

T 3.3.3: The County will support the Florida Department of Transportation's efforts to plan and construct truck parking facilities to encourage the safe and efficient delivery of goods to the County's residents, visitors, and businesses.

T 3.3.4: The County will develop and enhance standards for curb zone management to address freight, electric vehicle charging, and designated on-street drop-off/pick-up zones for transit and goods and services based on the functional classification of the roadway, consistent with Federal Highway Administration guidelines and other best practices.

T 3.3.5: The County recognizes that the concentration of mobility services at a designated location within a mobility hub will facilitate transit service, support shared and autonomous vehicle services, provide electric vehicle charging infrastructure, and support community transportation choices and mobility. The County will explore potential locations, minimum standards, and amenities for mobility hubs, where appropriate, in coordination with LYNX and other agencies.

OBJ T 3.4: SUSTAINABILITY; The County will ensure that transportation investments, including roadway construction and associated improvements, contribute to the sustainability and resilience of Orange County and its communities.

T 3.4.1: The County shall coordinate with the Florida Department of Transportation (FDOT), the Central Florida Expressway Authority, Florida's Turnpike Enterprise, other agencies and municipalities to help ensure roadway construction and associated improvements are done in a sustainable, cost effective, and environmentally sensitive manner. The County shall encourage the use of parkway-associated stormwater management facilities, including green infrastructure ~~for~~ to improve water quality and aquifer recharge, wetland and habitat restoration, as irrigation sources in lieu of groundwater. (Added 12/07, Ord. 2007-20; Policy 3.1.7; Amended 11/15, Ord. 2015-20) (T3.4.12)

T 3.4.2: The County will retrofit existing facilities to support resiliency efforts for critical infrastructure and, where possible, to restore impacts to the environment from prior investments, such as restoring natural water flow and levels or wildlife connectivity.

T 3.4.3: The County will encourage early, large-scale coordination of transportation, land use, and conservation decisions to identify solutions that advance multiple goals, such as coordination on land purchases and easements and water storage, water quality, treatment, and drainage.

T 3.4.4: The County will support more efficient system management, multimodal options, and clean energy alternatives that reduce net energy consumption and associated emissions of air quality pollutants and greenhouse gases and contribute to improved public health.

T 3.4.5: The County will adapt transportation planning, design, construction, and maintenance techniques to increase sustainability, reduce vulnerability, and improve resilience of existing and new transportation facilities, such as use of emerging technologies and advanced materials, stormwater management, and infrastructure modifications.

T 3.4.6: The County will enhance the sustainability and agility of the transportation system during emergencies and disruptions by expanding real-time information sharing, enhancing system management, providing more multimodal options, and supporting greater redundancy for critical infrastructure.

GOAL T 4: VISION ZERO AND SAFETY

Orange County will design a safe and accessible multimodal transportation system to eliminate all traffic fatalities and severe injuries (Vision Zero). The multimodal system will promote equitable access to all communities and prioritize a safe, comfortable, and attractive pedestrian environment.

OBJ T 4.1: VISION ZERO; The County shall continue to develop polices, construct multimodal improvements, and implement safety countermeasures on the transportation network to achieve its Vision Zero goal of preventing serious injuries and all traffic- related fatalities while ensuring the safety of all roadway users.

T 4.1.1: The County shall partner with the Florida Department of Transportation (FDOT), MetroPlan Orlando, LYNX, local governments, and other regional and local entities, as appropriate, in regional and local initiatives focused on engineering, evaluation, enforcement, education, and encouragement of activities to improve pedestrian and bicyclist safety to reduce crashes. (Added 11/16, Ord. 2016-28) (T3.4.4.1)

T 4.1.2: The County will engage a broad range of partners including first responders, technology providers, insurance companies, and health care institutions in developing and implementing safety solutions.

T 4.1.3: The County will strategically allocate and align resources to advance Vision Zero, including higher funding priority for facilities identified in the County's adopted Vision Zero Action Plan or projects with an anticipated safety benefit.

T 4.1.4: The County shall proactively review transportation conditions and implement safety treatments to avoid crashes, as well as identify high crash-frequency locations and review crash data, to prioritize roadway, pedestrian and bicycle improvements ~~that help ensure the safety~~ on facilities identified in the County's Vision Zero Action Plan that help ensure the safety of all users. (Added 05/04, Ord. 04-06, Policy 2.1.2-r; Amended 11/12, Ord. 2012-20; Amended 11/15, Ord. 2015-20) (T1.1.3)

T 4.1.5: Traffic calming measures such as narrowed roadway and lane widths, on-street parking, reduced posted speeds, horizontal deflection, speed cushions, roundabouts, raised crosswalks, continuous walking and bicycling routes, or other measures recommended in Section 202 on Speed Management in the FDOT Design Manual shall be encouraged. (UD1.4.3)

T 4.1.6: The County shall continue to research, monitor, and evaluate emerging trends in micro-mobility and impacts to the safe and efficient movement of people within the County's transportation network to address any identified safety needs, including on heavily-traveled streets consistent with Section 316.008 (1)(n), F.S.

OBJ T 4.2: SAFETY AND EQUITY; Orange County shall continue to provide and promote a safe integrated network of transportation options for all roadway users, including roadway and transit users, pedestrians, and bicyclists, underserved populations and the transportation disadvantaged, with adjacent municipalities and other transportation providers to enhance transportation equity and environmental justice.

T 4.2.1: The County shall include the appropriate pedestrian facilities on any new or reconstructed street in accordance with applicable federal accessibility laws and with Florida Department of Transportation (FDOT) guidance or other engineering standards determined appropriate by the County Engineer. (Amended 11/16, Ord. 2016-28) (T3.3.4)

T 4.2.2: The County will plan, design, operate, and maintain County roadways to promote safety for people of all ages and abilities, including pedestrians, cyclists, transit users, motorists, and freight and service operators, through the adoption of Complete Streets policies and implementation guidelines. (Added 11/16, Ord. 2016-28) (T3.3.7)

T 4.2.3: The County will focus on removing barriers to transportation for persons with disabilities, low income, and limited English proficiency, such as improved signage and wayfinding, enhanced coordination of services across jurisdictions and between public and private partners, and technology solutions.

T 4.2.4: The County will enhance transportation options for traditionally underserved communities and socioeconomic groups, focusing on rural areas, urban core areas, and other neighborhoods with accessibility gaps.

T 4.2.5: The County shall provide the opportunity for the public to participate in the transportation planning process through public meetings, public workshops, small group meetings, websites, press releases, and other public forums. Public input shall be solicited at the Roadway Conceptual Analysis or other initial stage of planning through public meetings held in the affected geographic area of the project. These meetings shall be scheduled and conducted in accordance with County guidelines, including public notification, Title VI compliance, and accessibility. (Objective 3.3-r; Policies 3.3.1-r, 3.3.2-r) (T3.4.10)

[SPACE INTENTIONALLY LEFT BLANK]

credit: RobotLab.com

PUBLIC SCHOOLS

The strength of Orange County's public schools is central to the region's high quality of life, sustainable communities, and economic success. Orange County Public School (OCPS)'s mission statement grounds their plan to reach their vision of being the top producer of successful students in the nation: to lead our students to success with the support and involvement of families and the community.

OCPS is responsible for the public school facilities throughout the cities and the remainder of Orange County. Orange County and its municipalities work closely together on school siting needs based on development patterns in both established and undeveloped communities. This coordination is especially critical when securing adequate school sites to accommodate increased enrollment in infill and other areas with population growth to accommodate increased enrollment, and will require a coordinated effort on the parts of the County and the school district to assemble land and design schools with flexible footprints.

OCPS provides access to modern classrooms and technology, adaptive facilities that are designed to support learning, and programs that meet all of the students' diverse needs. It has allowed for the bolstering of neighborhood schools, making them attractive to nearby families and allowing the school to serve as an anchor and resource for the entire neighborhood.

Orange County and OCPS works closely together and with other stakeholders to improve student safety both inside and outside the school building. This can range from ensuring safe bike and pedestrian access to schools to building neighborhood schools. Safe and supportive learning environments provide a foundation of positive relationships and systems that help staff and students better face the challenges of an emergency, as well as build the resilience to overcome the challenges emergencies present. No matter the age, from Pre-K/Elementary School to higher education, communities and families expect schools and learning institutions to ensure the safety of their children and youth in the face of any emergency, including violence, crime, natural disasters, epidemics, and accidents.

For additional policies regarding schools please refer to OBJ LMN 5.2.4 Public Schools / Educational and OBJ LMN 7.4 Neighborhood Schools.

PUBLIC SCHOOLS

~~**GOAL PS 1: SCHOOLS AND COMMUNITY SUPPORT**~~

~~**Provide a community of support for the positive development and growth of all children. (Added 10/97, Ord. 97-18) (GOAL PS1)**~~

GOAL PS 1: AVAILABILITY OF PUBLIC SCHOOL FACILITIES

Orange County, in conjunction with Orange County Public Schools (OCPS), shall establish plans, regulations and programs, in conjunction with Orange County Public Schools (OCPS) to facilitate the future availability of public school facilities to serve residents, consistent with the adopted level of service for public schools and with State of Florida concurrency statutes and regulations. (Added 6/08, Ord. 08-11) (GOAL PS6)

~~OBJ PS 1.1. COMMUNITY PARTNERSHIPS. Further Orange County School Board programs and initiatives through the combined involvement of local government, community agencies, businesses, and citizen volunteers in a range of programs and activities that benefit children and families. (OBJ PS1.1)~~

OBJ PS 1.1 Concurrency Management System; Orange County shall coordinate with OCPS to implement a Concurrency Management System (CMS) that ensures adequate classroom capacity to accommodate the impacts of new residential development throughout the planning period. (OBJ PS6.1)

~~PS 1.1.1. Encourage and promote community and business partnerships that further children's education through such initiatives as magnet programs, mentoring opportunities, internships, vocational training, and job placement. (PS1.1.2 and PS1.1.3)~~

PS 1.1.1: The Concurrency Management System shall include standards and procedures to ensure that new residential development complies with the Level of Service (LOS) standards provided in the Interlocal Agreement between OCPS, the Municipalities, and the County, and the Intergovernmental Coordination Element. The adopted LOS shall be used to determine the available capacity of Elementary, Middle, and High Schools within the designated Concurrency Service Area (CSA) where the development is proposed. (Added 6/08, Ord. 08-11; amended 04/05, Ord. 11-03) (PS6.1.1)

The LOS standards, except for backlogged facilities, to implement school concurrency shall be calculated as a percentage of the Adjusted Florida Inventory of School Houses (FISH) Capacity as follows:

A. Elementary: 110% of Adjusted FISH using Modified Elementary School Attendance Zones as Concurrency Service Areas (CSAs)
B. Middle: 100% of Adjusted FISH using Middle School Attendance Zones as CSAs
C. High, including ninth grade centers: 100% of Adjusted FISH using High School Attendance Zones as CSAs (Note: Adjusted permanent FISH for high schools does not include in-slots).
D. For all other K-8 (and any PS-8 schools), grades kindergarten through five shall be included in the adopted LOS for elementary schools and grades six through eight shall be included in the adopted LOS for middle schools. (Added 04/10, Ord. 10-03) (PS6.1.3)

A development shall be deemed to meet concurrency if there is available capacity in the CSA where the development is located or where available capacity exists in one or more contiguous CSAs, so long as the LOS in the adjacent zone does not exceed 95% of the LOS and the School District does not exceed 100% of capacity on a district-wide basis for the school type. The evaluation of capacity in the adjacent CSAs will also take into account transportation costs and court-ordered desegregation plans.

Any changes or modifications to the adopted LOS shall follow the process and guidelines as outlined in Section 13 of the Amended Interlocal Agreement. (Added 6/08, Ord. 08-11; amended 11/17, Ord. 17-19) (PS1.1.4)

~~PS 1.1.2: Continue partnering with the School Board to provide a range of social services for children and families at school facilities. (PS1.1.4)~~

PS 1.1.2: Orange County shall support OCPS' efforts to initiate any of the following strategies to ensure compliance with adopted LOS standard:

A. Building new schools to relieve over capacity schools in CSAs that exceed the adopted LOS.
B. Renovating over capacity schools to add permanent capacity and replace on campus portables,
C. Rezoning students from over capacity schools to under capacity schools.
D. Moving special programs from over capacity schools to under capacity schools to utilize excess permanent capacity where it exists. (PS6.1.5)

~~PS 1.1.3: Support and enhance community-based programs for children's athletics, arts education, volunteer service, and after-school enrichment in conjunction with school personnel and facilities. (PS2.1.7)~~

PS 1.1.3: The County shall utilize the OCPS calculation of school capacity, which is determined annually by OCPS using the Adjusted FISH Capacity for each school and CSA within the school district. Consistent with the Interlocal Agreement, Adjusted FISH Capacity shall be defined as the number of students who can be served in a permanent public school facility as provided in FISH adjusted to account for the design capacity of Modular or In-Slot Classrooms on the campuses designed as Modular or In-Slot schools, but not to exceed Core Capacity. (Added 6/08, Ord. 08-11) (PS6.1.2)

~~PS 1.1.4: Create and enhance partnerships to develop programs for students and parents to understand, experience, and appreciate the environment, including programs about sustainable practices and natural resource protection.~~

PS 1.1.4: The number of students generated by a residential development shall be calculated by referring to the current Orange County Public Schools School Impact Fee Study as may be amended from time to time. The number of students generated is calculated by multiplying the number of dwelling units by the student generation rates by school types. (PS6.1.8)

PS 1.1.5: The County shall support OCPS' efforts to meet adopted LOS standards through the adoption of a ten (10) year, financially feasible District Capital Outlay Plan (DCOP). Where the LOS cannot be achieved through the construction of new school capacity as provided in the five (5) year DCOP, the County shall cooperate with OCPS' efforts to adopt a long range ten (10) year DCOP as part of the School District's annual capital planning process. (Added 06/08, Ord. 08-11) (PS6.1.9)

PS 1.1.6: Where adequate school facilities will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the functional equivalent, the County shall not deny an application for site plan approval, final subdivision approval, or the functional equivalent thereof, for any development or phase of a development that includes residential uses, based solely on failure to achieve and maintain the adopted LOS in a CSA. (Added 06/08, Ord. 08-11) (PS6.1.10)

PS 1.1.7: Orange County, in conjunction with OCPS, shall review the LOS standards annually, and any changes to those standards shall be processed as amendments to the this Element and Capital Improvements Element. (PS6.1.11)

PS 1.1.8: Orange County will amend its concurrency management system in the Land Development Code to implement school concurrency. (Added 06/08, Ord. 08-11) (PS6.1.12)

OBJ PS 1.2 Concurrency Service Areas: Orange County Public Schools (OCPS), in conjunction with Orange County, consistent with the Interlocal Agreement shall adopt, and as necessary annually update, school Concurrency Service Areas (CSAs), which will be used to evaluate capacity of schools available to accommodate students generated by proposed development. (Added 6/08, Ord. 08-11; amended 11/17, Ord. 17-19) (OBJ PS 6.2)

PS 1.2.1: OCPS, in coordination with Orange County and other municipalities, has established CSAs. These are depicted in the Orange County Public Schools Public School Facilities Element Data, Inventory, and Analysis dated May 2, 2008, as may be amended from time to time. (Added 6/08, Ord. 08-11) (PS6.2.1)

PS 1.2.2: CSAs shall be reviewed annually in conjunction with OCPS adoption of an updated five (5) year and ten (10) year District Capital Outlay Plan (DCOP). CSA boundaries may be adjusted to ensure that the utilization of school capacity is maximized to the greatest extent possible, taking into account transportation costs, court approved desegregation plans, and other factors. (Added 6/08, Ord. 08-11) (PS6.2.2)

OBJ PS 1.3: Implementation Orange County and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted Interlocal Agreement. (Added 6/08, Ord. 08-11) (PS6.3)

PS 1.3.1: As provided in the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, adopted in 2011, as it may be amended from time to time ("Interlocal Agreement") , the County has collaborated with OCPS to solidify a process and procedure for reviewing school capacity determinations resulting from a rezoning or comprehensive plan amendment that increases residential density. The process shall include the following:

A. The review and issuance of OCPS capacity determinations for developer-initiated applications for a Comprehensive Plan Amendment and/or Rezoning that would increase residential density on property that is not otherwise vested, shall be conducted in accordance with the applicable provisions of the Orange County Charter as implemented by the Orange County Code, and the Interlocal Agreement. (Added 6/08, Ord. 08-11; Amended 11/13/20 Ord. 2020-25) (PS6.3.1 edited)

B. If a project that is applying for a Comprehensive Plan Amendment and/or Rezoning that is increasing residential density receives a school capacity determination from OCPS indicating that there is insufficient school capacity and that there are one or more significantly affected local governments (SALG), as such term is defined in Chapter 30, Article XV, Orange County Code (the "Code"), then such Comprehensive Plan Amendment and/or Rezoning shall be handled in accordance with the multi-jurisdictional approval process required by the Orange County Charter, as set forth in the Interlocal Agreement and as implemented by the Code.

PS 1.3.2: Orange County will determine if a development is vested or exempt from school concurrency. Unless the development is determined to be vested or exempt from concurrency, Orange County shall not approve a site plan, final subdivision plan, or its functional equivalent, until a school concurrency determination has been provided by OCPS and a school Concurrency Certificate (or similar instrument) has been issued for the development consistent with the provisions of the adopted Interlocal Agreement. (Added 6/08, Ord. 08-11) (PS6.3.2)

PS 1.3.3: School concurrency shall not apply to property within a Development of Regional Impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units. (Added 6/08, Ord. 08-11) (PS6.3.3)

PS 1.3.4: For Development of Regional Impacts (DRIs) that include residential development and are submitted after July 1, 2005, the County shall include OCPS planning staff on the review team for the DRI, and shall ensure that DRI Development Orders, and DRI Development Order amendments that increase the total number of residential dwelling units, address the issue of school capacity. Where existing school capacity is exceeded, mitigation for school impacts shall be included in any mitigation agreements, Development Orders, and agreements. (Added 6/08, Ord. 08-11) (PS6.3.4)

PS 1.3.5: Any proposed residential development that creates an impact of less than one student shall be considered de minimis and therefore exempt from school capacity review. (Added 06/08, Ord. 08-11) (PS6.3.5)

PS 1.3.6: Consistent with the Interlocal Agreement, the following residential uses shall be exempt from the requirements of school concurrency:

A. Any proposed residential development considered de minimis as defined by Public School Element, Policy PS 1.3.5.
B. One single-family house, one duplex, and/or one accessory dwelling unit being developed on an existing platted residential lot of record.
C. Any building or structure that has received a building permit as of the effective date of the Interlocal Agreement, or is described in section 163.3167(8), Florida Statutes.
D. Any new residential development that has site plan approval for a site pursuant to a specific development order approved prior to the effective date of school concurrency, including the portion of any project that has received final subdivision plat approval as a residential subdivision into one dwelling unit per lot.
E. Any amendment to any previously approved residential development, which does not increase the number of dwelling units or change the type of dwelling units (e.g., converts single-family to multi-family, etc.).
F. Any age-restricted community that qualifies as one of the three types of communities designed for older persons as “housing for older persons” in the Housing for Older Persons Act, 42 USC §3607(b). This exemption shall be applied in conformity with the principles set forth in Volusia County v. Aberdeen at Ormond Beach, L.P., 760 So. 2d 126 (Fla. 2000). Provided, however, that any senior housing community or dwelling unit that loses its qualification as housing for older persons shall be required to meet applicable school concurrency requirements in effect at the time the qualification as housing for older persons is lost.
G. Alterations or expansion of an existing dwelling unit where no additional dwelling units are created.
H. The construction of accessory buildings or structures which will not create additional dwelling units.

I. The replacement of a dwelling unit where no additional dwelling units are created and where the replacement dwelling unit is located on the same lot. If the type of dwelling unit is different from the original dwelling unit type, the exemption shall be limited to an exemption based on the current student generation rate for the original dwelling unit type, documentation of the existence of the original dwelling unit must be submitted to the concurrency management official.

J. Developments of Regional Impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units; however, such exemption shall expire upon withdrawal, denial, or expiration of the application for a Development Order. If such Development of Regional Impact has been approved, or is approved, through a development order, such exemption shall expire for any phase of the Development Order upon expiration of the Development Order build-out date for such phase, or for the entire Development Order upon expiration of the Development Order, or upon any material default of the school mitigation conditions of the Development Order or a related development agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.

K. The portion of any residential development that, prior to July 1, 2005, is the subject of a binding and enforceable development agreement or Capacity Enhancement Agreement designated as a Capacity Commitment Agreement by resolution of the School Board; however, such exemption shall expire upon expiration of the development agreement, Capacity Enhancement Agreement, or upon any material default of the school impact mitigation conditions of such development agreement or Capacity Enhancement Agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.

L. Any residential development with a letter vesting it for purposes of complying with school concurrency, or which would be vested at common law for purposes of such concurrency requirement implemented by the Interlocal Agreement, provided that the School Board may contest a vested rights determination as provided in the land development regulations.

M. Group living facilities that do not generate students and including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse sleeping quarters, dormitory-type facilities for post-secondary students, and religious non-youth facilities, regardless of whether such facilities may be classified as residential uses. (Added 06/08, Ord. 08-11; amended 11/17, Ord. 17-19) (PS6.3.7)

PS 1.3.7: Vested rights and exemptions with respect to concurrency and consistency shall be in accordance with applicable law. (Added 06/08, Ord. 08-11) (PS6.3.6)

OBJ PS 1.4: Adequate School Capacity Upon completion of an OCPS Concurrency Review, a development that fails to meet level of service (LOS) requirements, may be postponed until adequate public school capacity is created through the construction of new schools or any combination of the methods specified in Policy PS 1.1.2 or the development mitigates its impacts via proportionate share as set forth in the policies below. (Added 6/08, Ord. 08-11) (OBJ PS6.4)

PS 1.4.1: A development shall be deemed to meet concurrency if there is available capacity in the CSA where the development is located or where available capacity exists in one or more contiguous CSAs, so long as the LOS in the adjacent zone does not exceed 95% of the LOS and the School District does not exceed 100% of capacity on a district-wide basis for the school type. The evaluation of capacity in the adjacent CSAs will also take into account transportation costs and court-ordered desegregation plans. (Added 6/08, Ord. 08-11) (PS6.4.1)

PS 1.4.2: Proportionate share, when used for mitigation, shall be calculated based on the number of elementary, middle, and high school students generated by the development at build out. As provided for in the adopted Interlocal Agreement, proportionate share shall be calculated based on reasonable methods of estimating cost of school construction, including, but not limited to, the cost of land, equipment, and school buses. Any Proportionate Share Mitigation must be directed by OCPS to a school capacity improvement identified in the capital improvement schedule in the financially feasible five (5) year district work plan of the District Facilities Work Program, and in the Capital Improvements Element in the Comprehensive Plan of the County and the Orange County Municipalities to maintain financial feasibility based upon the adopted LOS standards. (Added 06/08, Ord. 08-11) (PS6.4.2)

PS 1.4.3: Proportionate Share Mitigation may include payments of money, construction of schools, donations of land, expansion of permanent capacity of existing school campuses, payment of funds necessary to advance schools contained in the ten (10) year DCOP, establishment of charter schools that meet State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or other methods identified in the Interlocal Agreement and as may be negotiated between developer and OCPS and, as appropriate, Orange County. (Added 06/08, Ord. 08-11; amended 11/17, Ord. 17-19) (PS6.4.3)

PS 1.4.4: Any of the Proportionate Share options set forth in Policy PS 1.4.2 that are utilized by developers as mitigation are eligible for school impact fee credits as provided by Florida Statutes. (Added 96/08, Ord. 08-11) (PS6.4.4)

~~**GOAL PS 2: SCHOOL PLANNING AND DESIGN**~~

~~**Make public schools an integral component of community planning and design. (GOAL PS2)**~~

~~OBJ PS 2.1: NEIGHBORHOOD SCHOOLS: Enhance communities and neighborhoods through school facility and design and siting standards. (OBJ PS2.2)~~

~~PS 2.1.1: Support the School Board in identifying, assessing, and entitling appropriate sites for schools and ancillary facilities and providing and maintaining necessary infrastructure throughout the County. (PS2.2.7)~~

~~PS 2.1.2: Coordinate with School Board members, school faculty, staff, and advisory committees, and citizen groups on neighborhood planning and community development initiatives. (PS5.1.9)~~

~~PS 2.1.3: Link schools, parks, libraries, and other public facilities with bikeways, trails, and sidewalks. (PS2.1.6)~~

~~PS 2.1.4: Work jointly with Orange County Public Schools (OCPS) to co-locate such public facilities as parks, libraries, and community centers with public schools, whether on OCPS or Orange County property. (Added 06/08, Ord. 8/11) (PS2.1.2)~~

~~PS 2.1.5: Where such colocation occurs, the County and OCPS will maintain an ongoing management relationship via written agreement that permits the schools' use of County public facilities and the public's use of school facilities for such purposes as community meetings and sports activities. (ICE1.9.11)~~

~~PS 2.1.6: Coordinate with the School Board, other government agencies, the business community, and private organizations to jointly fund and design new school facilities for joint-use, such as public meeting sites, visual and performing arts space, and facilities for community-based recreation activities and programs. (PS2.1.4 and PS2.1.5)~~

~~PS 2.1.7: Enhance neighborhoods and communities through coordination with OCPS in the school siting, design, and development processes to ensure that schools serve as neighborhood and community focal points compatible with surrounding land uses. (Added 06/08, Ord. 0811) (PS2.2.8)~~

~~PS 2.1.8: Upon notice from the School Board that it is considering contracting for a school site, the County will promptly notify the School Board of the County's interest, if any, in joint acquisition for other public facilities. (PS2.1.3)~~

~~PS 2.1.9: Coordinate the timing of all supporting infrastructure improvements, including those for which OCPS is responsible pursuant to PS3.1.5, to ensure they are in place when school facilities are constructed or substantially renovated. (PS5.3.4)~~

~~PS 2.1.10: Where central water and sewer service is not available to a public-school site, a temporary on-site water and sewer system may be approved, consistent with adopted County policy, provided that connection to public utilities will be required when they are available to serve the site. (Amended 11/17, Ord. 17-19) (PS5.3.5)~~

~~PS 2.1.11: Orange County and Orange County Public Schools (OCPS) shall, throughout the planning period, coordinate the siting of new public schools to ensure to the extent possible public school facilities are located to address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, are consistent with the County's adopted Future Land Use Map and with other provisions of the Comprehensive Plan. (Added 6/08, Ord. 08-11) (PS5.2.7)~~

~~PS 2.1.12: New school sites in residential subdivisions shall be of suitable shape, size, grade and location to facilitate the policies of Objective PS 2.1. (PS2.2.4)~~

~~PS 2.1.13: New school sites in residential subdivisions shall not create remnant parcels not suitable in size, shape and location for the uses depicted on the Future Land Use Map or permitted by the existing zoning transect designation. (PS2.2.6)~~

~~OBJ PS 2.2: SCHOOL SITING: Ensure effective processes for reserving, developing, and improving school sites and facilities. (OBJ PS5.4)~~

~~PS 2.2.1: Coordinate with the School Board to establish and implement procedures and standards for school siting as a component of areawide planning studies and Orange Code. (PS5.4.2)~~

~~PS 2.2.2: Consider entering into a developer's agreement whereby a portion of property dedicated to the County may be donated or leased to the School Board to develop public school facilities. (PS5.4.3)~~

~~PS 2.2.3: Review and update reservation requirements for school sites as needed to ensure that appropriate sites are identified prior to changes in future land use and zoning, expansions of the Urban Service Area, and approval of projects generating new students. (PS5.4.1)~~

~~PS 2.2.4: In concert with OCPS, consider developing incentives (such as priority with capital improvement projects and expedited development review) for developers who donate land (or cash in lieu of land) for new schools or substantial renovations of existing OCPS facilities. (PS5.4.4)~~

~~PS 2.2.5: Support the School Board by giving priority consideration to development applications that donate, reserve, or sell school sites at predevelopment prices, construct new facilities, renovate existing facilities, and provide transportation alternatives and/or enhancements that improve access management and safety in the vicinity of school campuses. (PS4.2.4)~~

~~PS 2.2.6: Support the School Board's efforts to allow local governments and the private sector to construct school facilities and/or lease land or facilities to the School Board. (PS4.2.7)~~

~~PS 2.2.7: Encourage the private sector to identify and implement creative solutions in developing and integrating school facilities into residential developments. (PS4.2.2)~~

~~PS 2.2.8: Support the School Board's efforts to identify long-range school site needs and to select sites based on the criteria established in this chapter and in the Public School Siting Ordinance. (Added 6/08, Ord. 08-11) (PS5.4.7)~~

~~PS 2.2.9: Coordinate with the School Board to ensure the identified proposed new school sites are based on the best available growth and development data and analysis. (Added 6/08, Ord. 08-11) (PS5.4.8)~~

GOAL PS 2: INTERGOVERNMENTAL COORDINATION

Maintain a high-quality educational system for the current and future residents of Orange County through coordinated efforts between the County, the municipalities, and Orange County Public Schools (OCPS), as provided for in the adopted Interlocal Agreement. (GOAL PS5)

OBJ PS 2.1 Planning Coordination; The County will coordinate and cooperate with OCPS throughout the planning period to review and maintain policies and procedures to ensure consistency with the adopted Comprehensive Plan. (OBJ PS5.1)

PS 2.1.1: Pursuant to the Interlocal Agreement, an Interlocal Planners Committee comprised of representatives from Orange County, Municipalities, OCPS, and the East Central Florida Regional Planning Council shall be established to discuss issues of mutual concern. In accordance with the Interlocal Agreement, OCPS shall be responsible for arranging meetings, providing notification, and maintaining a written summary of meeting actions. (Added 6/08, Ord. 08-11, amended 11/17, Ord. 17-19) (PS5.1.10)

PS 2.1.2: The Interlocal Planners Committee Technical Advisory Committee shall meet quarterly, or as needed, to discuss issues and formulate recommendations regarding coordination of land use and school facilities. Specific areas addressed by the committee shall include, but shall not be limited to:

A. Short and long-range planning, population and student projections, and future development trends;
B. Co-location and joint-use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access to schools;
C. Planning for needed supporting infrastructure for schools such as utilities, roads, sidewalks, etc.;
D. The need for new schools to meet the adopted LOS within the adopted CSAs and the coordination of annual revisions to the ten (10) year District Capital Outlay Plan (DCOP); and
E. Update of the DCOP for inclusion in Orange County's Comprehensive Plan. (Added 6/08, Ord. 08/11) (PS5.1.11)

PS 2.1.3: Orange County shall provide an update of residential dwelling unit and population projections including approved residential developments, phases of residential development, and estimated build out by phase to the OCPS Planning Department on a biannual basis. (Added 6/08, Ord. 08/11; amended 11/17, Ord. 17-19) (PS5.1.12)

PS 2.1.4: Orange County shall review OCPS-generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department. (Added 6/08, Ord. 08/11) (PS5.1.13)

PS 2.1.5: Orange County shall invite an Orange County School Board representative to serve as an ex-officio member on the Orange County Development Review Committee. (PS5.1.4)

PS 2.1.6: Orange County shall assign a County representative to serve as an ex-officio member on the School Board Advance Planning Committee. Also, pursuant to Section 163.3174(1), Florida Statutes, Orange County's Local Planning Agency (LPA) shall include a representative of Orange County Public Schools (OCPS) appointed by the School Board as a nonvoting member of the LPA to attend those meetings at which the LPA considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property (PS5.1.5)

PS 2.1.7: OCPS comments shall be sought and considered on comprehensive plan amendments and other land use decisions. (PS5.1.7)

PS 2.1.8: Create and enhance partnerships to develop programs for students and parents to understand, experience, and appreciate the environment, including programs about sustainable practices and natural resource protection. (Vision 2050)

OBJ PS 2.2 Public School Siting Coordination; Orange County and OCPS shall, throughout the planning period, coordinate the siting of new public schools to ensure public school facilities are located to address the needs of future residential development, are coordinated with necessary services and infrastructure development, provide for safe learning environments, are consistent with the County's adopted Future Land Use Map and with other provisions of the Comprehensive Plan. (Added 6/08, Ord. 08-11) (PS5.2.7)

PS 2.2.1: Applications for Future Land Use Map amendments, rezonings, variances, special exceptions, and site plans for schools shall be given priority status. OCPS shall not be required to pay application fees or impact fees for the development of public school facilities, provided, however, OCPS shall not be exempt from payment of capital connection fees for water and wastewater. (Added 6/08, Ord. 08/11) (PS5.3.6)

PS 2.2.2: Orange County shall protect existing schools from the intrusion of incompatible land uses through the development review process. (Added 6/08, Ord. 08-11; Amended 06/17, Ord. 2017-12) (PS5.2.6)

PS 2.2.3: In accordance with Section 1006.23, Florida Statutes, and as funding permits, the County will provide construction of sidewalks along roadways and trails connecting neighborhoods that are within two miles of schools to the school facility. OCPS shall be responsible for the construction of sidewalks and trails on school property and will provide connections to existing and future sidewalks and trails identified by the County. (Added 6/08, Ord. 08/11) (PS3.1.9)

PS 2.2.4: Where the OCPS elects to advance funds to construct off-site road and utility improvements as part of school construction, Orange County shall provide for timely reimbursement of all funds advanced for projects included in Orange County's Capital Improvement Program or from benefiting private developers if the project was not to be funded by the County. Reimbursement of above-stated funds shall be allowed through individual agreements made between Orange County and the School Board. (PS5.4.9)

PS 2.2.5: Consider entering into a developer's agreement whereby a portion of property dedicated to the County may be donated or leased to OCPS to develop public school facilities. (PS5.4.3)

PS 2.2.6: In concert with OCPS, the County may consider developing incentives (such as but not limited to, density credits, priority with capital improvement projects and development approval preferences) to developments that donate land (or cash in lieu of land), for new or existing OCPS facilities. (PS5.4.4)

PS 2.2.7: Before disposing of surplus property, Orange County will offer first right of refusal for surplus County property to the OCPS. (PS5.4.6)

PS 2.2.8: Orange County will support the OCPS's efforts to identify long-range school site needs and select sites based on the criteria established in this Chapter and in Article 4, Division 7 of Orange Code. (Added 6/08, Ord. 08-11) (PS5.4.7)

PS 2.2.9: Orange County shall give priority consideration to land use, zoning, and development approvals in areas where school sites adequate to serve potential growth have been donated or set aside for purchase by the School Board at raw land (pre-development approval) prices reflected in written agreements approved by the Orange County School Board. (PS5.4.10)

PS 2.2.10: Coordinate the timing of infrastructure improvements, to ensure they are to be in place when new school facilities are constructed or substantially renovated. (PS5.3.4)

PS 2.2.11: Where central water and sewer service is not available to a public-school site, a temporary on-site water and sewer system may be approved, consistent with adopted County policy, provided that connection to public utilities will be required when they are available to serve the site. (Amended 11/17, Ord. 17-19) (PS5.3.5) (Amended 11/17, Ord. 17-19) (PS5.3.5)

PS 2.2.12: Review and update reservation requirements for school sites as needed to ensure that appropriate sites are identified prior to changes in future land use and zoning, expansions of the Urban Service Area, and approval of projects generating new students. (PS5.4.1)

OBJ PS 2.3 Joint Use of Educational Facilities; Enhance communities through the joint use of educational facilities by encouraging the location of parks, recreation, and community facilities, in new and existing communities, in conjunctions with school sites (OBJ PS2.1)

PS 2.3.1: Where feasible, OCPS and Orange County shall work jointly to co-locate public facilities such as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall establish an ongoing management relationship via written agreement that permits the school's use of the public facilities and the public's use of school facilities for community meetings and sports activities. OCPS reserves the right to impose reasonable restrictions on interconnectivity to ensure the safety and security of students and school facilities. (Added 06/08, Ord. 8/11) (PS2.1.2)

PS 2.3.2: Encourage the private sector and non-profits to coordinate with Orange County and OCPS to jointly fund and design community based services and facilities (i.e. recreation facilities) in conjunction with existing and proposed school sites. (PS2.1.5)

PS 2.3.3: Upon notice from the School Board that it is considering contracting for a school site, the County will promptly notify the School Board of the County's interest, if any, in joint acquisition for other public facilities. (PS2.1.3)

~~**GOAL PS 3: SECURITY AND SAFETY**~~

~~**Provide safe and secure schools. (GOAL PS3)**~~

~~OBJ PS 3.1: BIKE AND PEDESTRIAN SAFETY; Ensure the security and safety of students and school personnel. (OBJ PS3.1)~~

~~PS 3.1.1: Coordinate with the School Board to ensure that both existing educational facilities and proposed school sites are accessible from and integrated into a planned system of sidewalks, trails, and bikeways to provide direct access to school sites and drop-off locations. (PS3.1.2)~~

~~PS 3.1.2: OCPS reserves the right to impose reasonable restrictions on school access and site design to ensure the safety and security of students and school personnel. (Added 06/08, Ord. 8/11) (PS2.1.2)~~

~~PS 3.1.3: Provide an annual program of improvements to ensure safe pedestrian/bicycle access to schools through the Student-Pedestrian Safety Committee. (PS3.1.3)~~

~~PS 3.1.4: In cooperation with the School Board, develop and adopt design standards for school bus stops and turnarounds in both new and existing residential developments and mixed-use projects with a residential component. (PS3.1.6)~~

~~PS 3.1.5: Turn lanes, signalization, and school zones will be provided at school entrances and at locations directly adjacent to schools, where warranted, to ensure safe access for students and the public. Responsibility for the construction of school-related turn lanes, signalization, school zones, and road construction at school entrances will be the responsibility of OCPS. (Added 06/08, Ord. 8/11) (PS3.1.7)~~

~~PS 3.1.6: In accordance with Section 1006.23, F.S., the County will provide sidewalks along roadways and trails through available funding, new development, roadway improvements, and trails connecting neighborhoods that are within two miles of the school facility. OCPS will be responsible for the construction of sidewalks and trails on school property and will provide offsite connections to existing and future sidewalks and trails identified by the County. (Added 6/08, Ord. 08/11) (PS3.1.9 and PS3.1.6)~~

GOAL PS 3: SCHOOL PLANNING AND DESIGN

Make public schools an integral component of community planning and design. (Amended 11/17, Ord. 17-19) (Goal PS2)

OBJ PS 3.1 Site Development; Clearly Identify in the Future Land Use Element and in the Land Development Code the land use categories in which public schools shall be an allowable use. In coordination with OCPS adopt siting standards and expedited siting process for public schools. (OBJ PS5.2)

PS 3.1.1: Coordinate with OCPS to establish and implement procedures and standards for school siting as part of areawide planning studies. (PS5.4.2)

PS 3.1.2: All new public school locations and certain renovation and construction projects on existing school sites shall be subject to provisions of the Public School Siting Regulations developed jointly by the County and OCPS, as set forth in Article 4, Division 7 of Orange Code. (PS5.2.4)

PS 3.1.3: The school siting ordinance shall include minimum standards and criteria for school sites, procedures for the review and coordination of plans for school sites, and an expedited review process for review and approval of public educational facilities not meeting minimum standards and criteria on otherwise approvable sites. (PS5.3.1)

PS 3.1.4: Within the Urban Service Area, in the Targeted Sector, the Established Sector, and the Intended Sector, public schools shall be allowed as permitted uses or as special exceptions in all Place Type or Future Land Use designations, subject to the requirements in the Public School Siting Regulations adopted in Article 4, Division 7 of Orange Code. Except elementary schools shall not be permitted in the Industrial Future Land Use designation. (Added 9/96, Ord. 96-28; Amended 10/02, Ord. 02-16, Policy 3.2.21; Amended 11/17, Ord. 2017-19) (FLU8.7.5)

PS 3.1.5: The location of public schools may be considered in the Rural Service Area, in the Intended Sector and the Rural Sector, subject to the following criteria:

A. An existing public school located within the Intended Sector within a Master Planned Community, listed in Table LMN 1.6.3(c) shall be subject to the approved Planned Development Land Use Plan (PD LUP) or Planned Development Regulating Plan (PD-RP).

B. Within the Rural Service Area, the Future Land Use designation of Public school sites located within the Intended Sector or the Rural Sector, shall be Educational (EDU). The School Board may request an amendment to the Future Land Use Map at no cost.

C. Public schools shall not be permitted the Preservation Future Land Use designation.

D. Elementary schools shall not be permitted in the Industrial Future Land Use designation.

E. High schools and Technical Colleges shall not be permitted in Rural Settlements.

F. The expansion of water and wastewater facilities in a Rural Settlement to serve public school sites shall not be the justification or impetus for future development in a Rural Settlement.

(FLU8.7.6; FLU8.7.7; FLU8.7.8, PS5.2.3;)

PS 3.1.6: Unless otherwise prohibited or precluded by existing development patterns, Orange County shall support and encourage the location of new elementary, K-8, middle schools and ninth grade centers internal to existing and planned residential neighborhoods. the County shall coordinate with the Orange County School Board to identify locations for new high schools on the periphery of residential neighborhoods, where access to major roads is available. (Amended 11/17, Ord. 17-19) (FLU8.7.3, PS2.2.2, PS2.2.3)

PS 3.1.7: New school sites in residential subdivisions shall not create remnant parcels not suitable in shape, size, grade, and location to meet the minimum school siting criteria in Orange Code, Article 4, Division 7 of Orange Code. (PS2.2.6)

PS 3.1.8: Coordinate with OCPS to ensure new schools sites reserved in proposed new developments are of adequate shape, size, and grade to meet OCPS school siting requirements.

PS 3.1.9: Orange County will support efforts by OCPS to develop an urban school prototype for use in urban corridors and potentially on County housing incubator sites. Orange County and OCPS will work to jointly develop criteria for siting urban school prototypes.

PS 3.1.10: Support OCPS in assessing and entitling appropriate sites for schools and ancillary facilities and providing and maintaining necessary infrastructure throughout the County. (PS2.2.7)

~~OBJ PS 3.2: JUVENILE JUSTICE; **Coordinate the fulfillment of the educational needs of at-risk students with the provision of juvenile justice services and diversion programs. (OBJ PS3.2)**~~

~~PS 3.2.1: Coordinate with school officials and law enforcement agencies to provide effective programs, including D.A.R.E. (Drug Abuse Resistance Education), for at-risk students. (PS3.2.3)~~

~~PS 3.2.2: Coordinate with the School Board and appropriate youth service agencies to provide ongoing educational opportunities for juvenile offenders. (PS3.2.2)~~

~~PS 3.2.3: Regularly identify and share information with school officials and law enforcement agencies about juvenile offenders and potential risks to students. (PS3.2.1)~~

OBJ PS 3.2 Transportation Safety OCPS and Orange County will coordinate to provide and ensure safe access for students and school personnel. (OBJ PS3.1)

PS 3.2.1: Coordinate with OCPS to ensure that both existing educational facilities and proposed school sites are accessible from and integrated into a planned system of sidewalks, trails, and bikeways. This can be accomplished through the provision of interconnected pedestrian access between neighborhoods to allow direct access to school sites and drop-off locations. (PS3.1.2)

PS 3.2.2: Provide an annual program of improvements to ensure safe pedestrian/bicycle access to schools through the Student Pedestrian Safety Committee. (PS3.1.3)

PS 3.2.3: Coordinate with OCPS in developing traffic circulation plans to serve schools and the surrounding neighborhoods with a focus on the safety of students walking, biking, or in car queues. (PS3.1.5)

PS 3.2.4: In cooperation with OCPS, develop and adopt design standards for school bus stops and turnarounds in both new and existing residential developments and residential mixed-use projects. (PS3.1.6)

PS 3.2.5: Turn lanes, signalization, and school zones will be provided at school entrances and at locations directly adjacent to schools, where warranted, to ensure safe access to students and the public. Responsibility for construction of school-related turn lanes, signalization, school zones, and road construction at school entrances shall be the responsibility of OCPS. (Added 6/08, Ord. 08-11) (PS3.1.7)

~~**GOAL PS 4: CAPITAL FACILITIES AND TECHNOLOGY**~~

~~**Support Orange County School Board efforts to ensure that adequate capital facilities and technology resources are available to support the educational mission of public schools. (GOAL PS4)**~~

~~OBJ PS 4.1: CAPITAL FUNDS; Support Orange County School Board programs to effectively and efficiently manage existing capital funds and resources. (OBJ PS4.1)~~

~~PS 4.1.1: Support the Orange County School Board in encouraging the State to allow flexibility in state, local, and private sector participation in capital funding of public school facilities. (PS4.1.2)~~

~~PS 4.1.2: Orange County in consultation with Orange County Public Schools (OCPS) and Orange County Municipalities (Municipalities) shall review and update the school impact fee study at least once every four (4) years. (Added 6/02, Ord. 02-06; amended 6/08, Ord. 08-11) (PS4.1.4)~~

~~PS 4.1.3: Any amendments to the School Impact Fee Ordinance shall be developed with input from Orange County Public Schools (OCPS). (PS4.1.5)~~

GOAL PS 4: 10-YEAR CAPITAL PLAN;
Work with Orange County Public Schools (OCPS) to develop a financially feasible 10-year District Capital Outlay Plan (DCOP) and consistent Comprehensive Plan Public School Facilities chapter and Capital Improvements policies.

OBJ PS 4.1: 10-Year Capital Plan Prior to June 1st of each year, OCPS shall coordinate with the County to develop a financially feasible ten (10) year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Capital Improvements Element for the County. (Added 06/08, Ord. 08-11) (OBJ PS6.5)

PS 4.1.1: The ten (10) year DCOP shall include all capital projects which increase the capacity of public schools within the County and address deficiencies as necessary to maintain or improve LOS. (Added 06/08, Ord. 08-11) (PS6.5.1)

PS 4.1.2: Orange County shall include the ten (10) year DCOP in the annual CIE update. (Added 06/08, Ord. 08-11) (PS6.5.2)

PS 4.1.3: The County shall coordinate with OCPS to review and update the adopted CSA boundaries, and associated enrollment projections in the annual update to the Public Schools Facilities Chapter and CIE to ensure that the CIE continues to be financially feasible and that the adopted LOS will continue to be achieved. (Added 06/08, Ord. 08-11) (PS6.5.3)

PS 4.1.4: The County shall coordinate with OCPS by reviewing and providing input into the annual update of the ten (10) year DCOP. Such coordination may include the review and update of adopted CSA boundaries, projected student enrollment, and LOS for each school and CSA within the County. (PS6.5.4)

PS 4.1.5: In accordance with FS 163.3180(6), the County adopts a long-term school concurrency management system for the most recent ten (10) year planning period for areas where significant backlog exists. (Added 06/08, Ord. 08-11) (PS6.5.5)

~~OBJ PS 4.2: NON-CAPITAL FUNDS; Support supplemental and alternative sources for school capital funding. (OBJ PS4.2)~~

~~PS 4.2.1: Research and support alternative funding for school capital needs, including, but not limited to, obtaining additional revenue from commercial and industrial development that creates employment and attracts residential growth. (PS4.2.1)~~

~~PS 4.2.2: County programs and capital improvements which are consistent with and which meet the capital needs identified in the Orange County School Board campus planning program(s) will be given scheduling priority. (PS4.2.3)~~

PS 4.2.3: Orange County will coordinate with the Orange County School Board to evaluate alternative funding sources such as, but not limited to analysis and reform of state and local assessment benefit districts, community development districts, additional sales tax, bonds, special service fees, documentary stamps, transfer taxes, and lease-purchase of facilities to fund for school capital needs and will consider support for changes to state legislation to provide for these options, as needed. Additional alternative school capital funding mechanisms shall be considered on a countywide basis, including all municipalities. (Added 6/08, Ord. 08-11) (PS4.2.6)

PS 4.2.4: Orange County supports Orange County School Board's evaluation of the use of Public Private Partnerships to finance school construction including but not limited to Real Estate Investment Trusts (REIT). (Added 6/08, Ord. 08-11) (PS4.2.8)

GOAL PS 5: INTERGOVERNMENTAL COOPERATION

Promote and optimize intergovernmental cooperation for effective operation of the public school system in a multi-jurisdictional environment. (GOAL PS5)

OBJ PS 5.1: DATA SHARING: Maximize opportunities to share information. (OBJ PS5.1)

PS 5.1.1: For purposes of coordinating planning efforts, Orange County shall routinely provide to the School Board the data and reports identified below.

A. A summary and maps of projected build-out populations for all approved development in Orange County in a format reasonably suitable for assisting in development of school population projections and development of long range capital programs for schools and ancillary facilities.

B. Listing and maps showing all major capital improvements programmed for parks, recreation, pedestrian, and bike trails, libraries, children's services, and related improvements impacting schools or suitable for joint planning and design of improvements.

C. A bikeway/pedestrian plan for student access for each school in the County showing all improvements needed to serve students within two miles of all existing and proposed school sites and a schedule for construction of such projects.

D. For each school facility in the County, a schedule for all public construction impacting the campus. (Added 6/08, Ord. 08-11) (PS5.1.6)

PS 5.1.2: Orange County School Board comments shall be sought and considered on comprehensive plan amendments and other land use decisions. (PS5.1.7)

PS 5.1.3: Pursuant to the Interlocal Agreement referenced in Policy IMP 5.14.5, Orange County shall provide an update of information on approved developments, phases of development and estimated build out by phase to the Orange County Public Schools (OCPS) Planning Department on an as needed basis. (Added 6/08, Ord. 08/11; amended 11/17, Ord. 17-19) (PS5.1.12)

PS 5.1.4: Orange County shall review OCPS-generated future enrollment and growth projections on an annual basis and provide input to the OCPS Planning Department. (Added 6/08, Ord. 08/11) (PS5.1.13)

GOAL PS 5: CAPITAL FACILITIES AND TECHNOLOGY

Support Orange County Public Schools (OCPS) efforts to ensure that adequate capital facilities and technology resources are available to support the educational mission of public schools. (Goal PS4)

Obj PS 5.1: Capital Funds and Resources; Support OCPS programs to effectively and efficiently manage existing capital funds and resources. (OBJ PS4.1)

PS 5.1.1: Support OCPS efforts to ensure sufficient capacity for current and future school enrollment by identifying capital needs for each campus, identifying available funding sources for school capital requirements and establishing a financially feasible capital improvements program for schools. (PS4.1.1)

PS 5.1.2: Support OCPS in encouraging the State to allow flexibility in state, local, and private sector participation in capital funding of public school facilities. (PS4.1.2)

PS 5.1.3: Orange County, together with OCPS and Orange County Municipalities, shall review and update the school impact fee study at least once every four (4) years to ensure school impact fees are adequate to capture current and future land and construction costs. (Added 6/02, Ord. 02-06; amended 6/08, Ord. 08-11) (PS4.1.4)

PS 5.1.4: Consider development incentives such as density bonuses and expedited development review for residential properties located within a half mile of an existing elementary school with a school enrollment below 100% of the permanent core capacity, excluding portables, and the residential property is located in the subject school's attendance zone. No development incentives will be granted that would result in school enrollment over 100% of the permanent capacity. (PS4.1.3)

~~OBJ PS 5.2: SITE DEVELOPMENT; Establish expedited school siting processes. (OBJ PS5.3)~~

~~PS 5.2.1: The school siting ordinance shall include minimum standards and criteria for school sites, procedures for the review and coordination of plans for school sites, and an expedited review process for review and approval of public educational facilities not meeting minimum standards and criteria on otherwise approvable sites. (PS5.3.1)~~

~~PS 5.2.2: Applications for Future Land Use Map amendments, rezonings, variances, special exceptions, and site plans for schools shall be given priority status. Orange County Public Schools (OCPS) shall not be required to pay application fees or impact fees for the development of public school facilities, provided, however, OCPS shall not be exempt from payment of capital connection fees for water and wastewater. (Added 6/08, Ord. 08/11) (PS5.3.6)~~

~~PS 5.2.3: Orange County will coordinate with Orange County School Board to ensure new school sites reserved in proposed new developments are of adequate shape, size, and grade to meet Orange County School Board requirements.~~

~~PS 5.2.4: Before disposing of surplus property, Orange County will offer first right of refusal for surplus County property to the Orange County School Board. (PS5.4.6)~~

~~PS 5.2.5: Where the Orange County School Board elects to advance funds to construct off-site road and utility improvements as part of school construction, Orange County shall provide for timely reimbursement of all funds advanced for projects included in Orange County's Capital Improvement Program or from benefiting private developers if the project was not to be funded by the County. Reimbursement of above-stated funds shall be allowed through individual agreements made between Orange County and the School Board. (PS5.4.9)~~

~~PS 5.2.6: Orange County shall give priority consideration to land use, zoning, and development approvals in areas where school sites adequate to serve potential growth have been donated or set aside for purchase by the School Board at raw land (pre-development approval) prices reflected in written agreements approved by the Orange County School Board. (PS5.4.10)~~

OBJ PS 5.2: Alternative Sources for School Capital Funding; Support supplemental and alternative sources for school capital funding. (OBJ PS4.2)

PS 5.2.1: Research and support alternative funding for school capital needs, including, but not limited to, obtaining additional revenue from commercial and industrial development that creates employment and attracts residential growth. (PS4.2.1)

PS 5.2.2: Encourage the private sector to identify and implement creative solutions in developing adequate school facilities in residential developments. (PS4.2.2)

PS 5.2.3: County programs and capital improvements which are consistent with and which meet the capital needs identified in the Orange County School Board campus planning program(s) will be given scheduling priority. (PS4.2.3)

PS 5.2.4: Orange County will coordinate with OCPS to evaluate alternative funding sources such as, but not limited to analysis and reform of state and local assessment benefit districts, community development districts, additional sales tax, bonds, special service fees, documentary stamps, transfer taxes, and lease-purchase of facilities to fund for school capital needs and will consider support for changes to state legislation to provide for these options, as needed. Additional alternative school capital funding mechanisms shall be considered on a countywide basis, including all municipalities. (Added 6/08, Ord. 08-11) (PS4.2.6)

PS 5.2.5: Support OCPS's efforts to allow local governments or the private sector to construct school facilities and/or lease land or facilities to the School Board. (PS4.2.7)

PS 5.2.6: Orange County supports OCPS's evaluation of the use of Public Private Partnerships to finance school construction including but not limited to Real Estate Investment Trusts (REIT). (Added 6/08, Ord. 08-11) (PS4.2.8)

PS 5.2.7: Orange County will support efforts by OCPS to formally request additional funding from the State of Florida to meet class size reduction obligations. (Added 6/08, Ord. 08-11) (PS4.2.9)

GOAL PS 6: FUTURE AVAILABILITY OF PUBLIC SCHOOL FACILITIES

Orange County shall establish plans, regulations and programs, in conjunction with Orange County Public Schools (OCPS) to facilitate the future availability of public school facilities to serve residents, consistent with the adopted level of service for public schools and with State of Florida concurrency statutes and regulations. (Added 6/08, Ord. 08-11) (GOAL PS6)

OBJ PS 6.1: CONCURRENCY; Orange County shall coordinate with Orange County Public Schools (OCPS) to implement a Concurrency Management System in order to ensure adequate classroom capacity to accommodate the impacts of new residential development throughout the planning period. (Added 6/08, Ord. 08-11) (OBJ PS6.1)

PS 6.1.1: The Concurrency Management System shall include standards and procedures to ensure that new residential development complies with the Level of Service (LOS) standards provided in the Interlocal Agreement between Orange County Public Schools (OCPS), the Municipalities, and the County, and the adopted Capital Improvements Element (CIE). The adopted LOS shall be used to determine the available capacity of Elementary, Middle, and High Schools within the designated Concurrency Service Area (CSA) where the development is proposed. (Added 6/08, Ord. 08-11; amended 04/05, Ord. 11-03) (PS6.1.1)

PS 6.1.2: The County shall utilize the Orange County Public Schools (OCPS) calculation of school capacity, which is annually determined by OCPS using the Adjusted Florida Inventory of School Houses (FISH) Capacity for each school and Concurrency Service Area (CSA) within the school district. Consistent with the Interlocal Agreement, Adjusted FISH Capacity shall be defined as the number of students who can be served in a permanent public school facility as provided in FISH adjusted to account for the design capacity of Modular or In-Slot Classrooms on the campuses designed as Modular or In-Slot schools, but not to exceed Core Capacity. (Added 6/08, Ord. 08-11) (PS6.1.2)

PS 6.1.3: Any changes or modifications to the adopted Level of Service (LOS) shall follow the process and guidelines as outlined in the Interlocal Agreement referenced in Policy IMP 5.14.8. (Added 6/08, Ord. 08-11; amended 11/17, Ord. 17-19) (PS6.1.4)

PS 6.1.4: Orange County shall support Orange County Public School's (OCPS') efforts to initiate any of the following strategies to ensure compliance with adopted level of service (LOS) standard:

A. Building new schools to relieve over capacity schools in (Concurrency Service Areas) (CSAs) that exceed the adopted LOS.
B. Renovating over capacity schools to add permanent capacity and replace on campus portables,
C. Rezoning students from over capacity schools to under capacity schools,
D. Moving special programs from over capacity schools to under capacity schools to utilize excess permanent capacity where it exists. (PS6.1.5)

PS 6.1.5: Concurrency shall be evaluated and determined within the geographical boundaries of the established Concurrency Service Area (CSA). (Added 6/08, Ord. 08-11) (PS6.1.6)

PS 6.1.6: The number of elementary, middle, and high school students generated by a residential development shall be calculated by multiplying the number of dwelling units by the student generation rates by school type as set forth in the current Orange County Public Schools School Impact Fee Study Update. (Added 6/08, Ord. 08-11) (PS6.1.8)

~~OBJ PS 6.2: CAPACITY: Orange County and Orange County Public Schools (OCPS) shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted Interlocal Agreement. (Added 6/08, Ord. 08-11) (OBJ PS6.3)~~

~~PS 6.2.1: The review and issuance of OCPS capacity determinations for developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density shall be conducted in accordance with the applicable provisions of the Orange County Charter as implemented by the Orange County Code, and the Interlocal Agreement, all as may be amended. Any discrepancies between the Code and the Interlocal Agreement shall be resolved in favor of the Code. (PS6.3.1)~~

~~PS 6.2.2: If a project with a Comprehensive Plan Amendment and/or Rezoning that is increasing residential density receives a school capacity determination from OCPS indicating that there is insufficient school capacity and that there are one or more significantly affected local governments, as such term is defined in Chapter 30, Article XV, Orange County Code (the "Code"), then such Comprehensive Plan Amendment and/or Rezoning shall be handled in accordance with the multi-jurisdictional approval process set forth in the Orange County Charter, as implemented by the Code, and the Interlocal Agreement, as may be amended. Any discrepancies between the process set forth in the Interlocal Agreement and the Code shall be resolved in favor of the Code.~~

~~PS 6.2.3: Orange County will determine if a development is vested or exempt from school concurrency. Unless the development is determined to be vested or exempt from concurrency, Orange County shall not approve a site plan, final subdivision plan, or its functional equivalent, until a school concurrency recommendation has been provided by Orange County Public Schools (OCPS) and a school Concurrency Certificate has been issued for the development consistent with the provisions of the adopted Interlocal Agreement. (Added 6/08, Ord. 08-11) (PS6.3.2)~~

~~PS 6.2.4: School concurrency shall not apply to property within a Development of Regional Impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units. (Added 6/08, Ord. 08-11) (PS6.3.3)~~

~~**PS 6.2.5:** For Developments of Regional Impacts (DRIs) that include residential development and are submitted after July 1, 2005, the County shall include Orange County Public Schools (OCPS) planning staff on the review team for the DRI, and shall ensure that DRI Development Orders, and DRI Development Order amendments that increase the total number of residential dwelling units, address the issue of school capacity. Where existing school capacity is exceeded, mitigation for school impacts shall be included in any mitigation agreements, Development Orders, and agreements in accordance with applicable laws. (Added 6/08, Ord. 08-11) (PS6.3.4)~~

~~**PS 6.2.6:** Any proposed Comprehensive Plan Amendment or Rezoning that creates an impact of less than one student shall be considered de minimis and therefore exempt from school capacity review. (Added 06/08, Ord. 08-11) (PS6.3.5)~~

~~**PS 6.2.7:** Vested rights and exemptions with respect to concurrency and consistency shall be in accordance with applicable law. (Added 06/08, Ord. 08-11) (PS6.3.6)~~

~~**PS 6.2.8:** Consistent with the Interlocal Agreement referenced in Policy IMP 5.14.8, the following residential uses shall be exempt from the requirements of school concurrency:~~

A. ~~Any proposed residential development considered de minimis as defined by Public Schools Chapter, Policy PS 6.2.6.~~

B. One single-family house, one duplex, and/or one accessory dwelling unit being developed on an existing platted residential lot of record.

C. Any building or structure that has received a building permit as of the effective date of the Interlocal Agreement, or is described in Section 163.3167(8), F.S.

D. Any new residential development that has site plan approval for a site pursuant to a specific development order approved prior to the effective date of school concurrency, including the portion of any project that has received final subdivision plat approval as a residential subdivision into one dwelling unit per lot.

E. Any amendment to any previously approved residential development, which does not increase the number of dwelling units or change the type of dwelling units (e.g., converts single-family to multi-family, etc.).

F. Any age-restricted community that qualifies as one of the three types of communities designed for older persons as "housing for older persons" in the Housing for Older Persons Act, 42 USC §3607(b). This exemption shall be applied in conformity with the principles set forth in Volusia County v. Aberdeen at Ormond Beach, L.P., 760 So. 2d 126 (Fla. 2000). Provided, however, that any senior housing community or dwelling unit that loses its qualification as housing for older persons shall be required to meet applicable school concurrency requirements in effect at the time the qualification as housing for older persons is lost.

G. Alterations or expansion of an existing dwelling unit where no additional dwelling units are created.

H. The construction of accessory buildings or structures which will not create additional dwelling units.

I. The replacement of a dwelling unit where no additional dwelling units are created and where the replacement dwelling unit is located on the same lot. If the type of dwelling unit is different from the original dwelling unit type, the exemption shall be limited to an exemption based on the current student generation rate for the original dwelling unit type, documentation of the existence of the original dwelling unit must be submitted to the concurrency management official.

J. School concurrency shall not apply to property within a Development of Regional Impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units; however, such exemption shall expire upon withdrawal, denial, or expiration of the application for a Development Order. If such Development of Regional Impact has been approved, or is approved, through a development order, such exemption shall expire for any phase of the Development Order upon expiration of the Development Order build-out date for such phase, or for the entire Development Order upon expiration of the Development Order, or upon any material default of the school mitigation conditions of the Development Order or a related development agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.

K. The portion of any residential development that, prior to July 1, 2005, is the subject of a binding and enforceable development agreement or Capacity Enhancement Agreement designated as a Capacity Commitment Agreement by resolution of the School Board; however, such exemption shall expire upon expiration of the development agreement, Capacity Enhancement Agreement, or upon any material default of the school impact mitigation conditions of such development agreement or Capacity Enhancement Agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.

L. Any residential development with a letter vesting it for purposes of complying with school concurrency, or which would be vested at common law for purposes of such concurrency requirement implemented by the Interlocal Agreement, provided that the School Board may contest a vested rights determination as provided in the land development regulations.

M. Group living facilities that do not generate students and including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse sleeping quarters, dormitory-type facilities for post-secondary students, and religious non-youth facilities, regardless of whether such facilities may be classified as residential uses. (Added 06/08, Ord. 08-11, amended 11/17, Ord. 17-19) (PS6.3.7)

OBJ PS 6.3: PROPORTIONATE SHARE: Upon completion of an Orange County Public Schools (OCPS) Concurrency Review, a development that fails to meet level of service (LOS) requirements, or to mitigate its impacts via proportionate share, as set forth in policies PS 6.4.1, PS 6.4.2, PS 6.4.3, and PS 6.4.4 may be postponed until adequate public school capacity is created. (Added 6/08, Ord. 08-11) (OBJ PS6.4)

PS 6.3.1: A development shall be deemed to meet concurrency if there is available capacity in the Concurrency Service Area (CSA) where the development is located or where available capacity exists in one or more contiguous CSAs, so long as the level of service (LOS) in the adjacent zone does not exceed 95% of the LOS and the School District does not exceed 100% of capacity on a district-wide basis for the school type. (Added 6/08, Ord. 08-11) (PS6.4.1)

PS 6.3.2: Proportionate share, when used for mitigation, shall be calculated based on the number of elementary, middle, and high school students generated by the development at build out. As provided for in the adopted Interlocal Agreement, proportionate share shall be calculated based on reasonable methods of estimating cost of school construction, including, but not limited to, the cost of land, equipment, and school buses. Any Proportionate Share Mitigation must be directed by Orange County Public Schools (OCPS) to a school capacity improvement identified in the capital improvement schedule in the financially feasible five (5) year district work plan of the District Facilities Work Program, and in the Capital Improvements Element in the Comprehensive Plan of the County and the Orange County Municipalities to maintain financial feasibility based upon the adopted level of service (LOS) standards. (Added 06/08, Ord. 08-11) (PS6.4.2)

PS 6.3.3: Proportionate Share Mitigation may include payments of money, construction of schools, donations of land, expansion of permanent capacity of existing school campuses, payment of funds necessary to advance schools contained in the ten (10) year District Capital Outlay Plan (DCOP), establishment of charter schools that meet State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or other methods identified in the Interlocal Agreement referenced in Policy IMP 5.14.8 and as may be negotiated between developer and Orange County Public Schools (OCPS) and, as appropriate, Orange County. (Added 06/08, Ord. 08-11, amended 11/17, Ord. 17-19) (PS6.4.3)

PS 6.3.4: Any of the Proportionate Share options set forth in Policy PS 6.4.3 that are utilized by developers as mitigation are eligible for school impact fee credits, on a dollar for dollar basis at fair market value, as provided by Florida Statutes. (Added 06/08, Ord. 08-11) (PS6.4.4)

~~PS 6.3.5: Where adequate school facilities will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval, or the functional equivalent, the County shall not deny an application for site plan approval, final subdivision approval, or the functional equivalent thereof, for any development or phase of a development that includes residential uses, based solely on failure to achieve and maintain the adopted level of service (LOS) in a Concurrency Service Area CSA. (Added 06/08, Ord. 08-11) (PS6.1.10)~~

credit: Orange County Communications Division

COMMUNITY FACILITIES AND SERVICES

Community Facilities and Services includes the provision of essential infrastructure such as water and sewer, waste disposal, and public safety services such as fire and rescue. Orange County's community facilities and services provide for a basic level of health, safety, and welfare, while also providing for physical, economic, and social improvement of the County and its surrounding region. A well-balanced and adequate community facilities system is an integral part of the County's drive to sustain and enhance the quality of life for its residents.

In order to plan for the future, Orange County must have a clear understanding of the location, use and capacity of utilities and community facilities that service its residents. As the population of the Orange County continues to grow, these services may need to be expanded or new facilities may need to be built.

The intent of this chapter is to provide goals, objectives and policies related to community services currently offered in Orange County, with the exception of transportation-related facilities, which are addressed in the Transportation Chapter.

COMMUNITY FACILITIES AND SERVICES

STORMWATER MANAGEMENT

GOAL SM 1: STORMWATER MANAGEMENT

Orange County shall manage stormwater to prevent flood damage and protect water quality. (Goal SM1)

OBJ SM 1.1: FLOOD PROTECTION; Orange County shall minimize the occurrence of flooding that is a threat to human health or property. (OBJ SM1.1)

SM 1.1.1: Orange County shall not approve for construction any road, street, or facility proposed to be constructed within a designated flood hazard area, unless mitigation measures, as identified in the applicable regulations, have been installed by the developer to overcome an identified flood hazard. All measures installed by the developer must be certified acceptable by the County prior to project completion. This policy shall be included in the floodplain regulations of the Land Development Code. (SM1.1.1)

SM 1.1.2: Orange County shall require stormwater management systems within all development to be designed and installed to provide adequate flood protection for all primary structures and to protect the structural integrity of all roadways. (Added 12/00, Ord. 00-25) (SM1.1.2)

SM 1.1.3: Orange County shall require that all new stormwater management systems provide for the safe handling of all stormwater runoff that flows into, across, and is discharged from the site without creating any additional flooding to adjacent property owners. (Added 12/00, Ord. 00-25) (SM1.1.3)

SM 1.1.4: Orange County shall require the design of stormwater management systems to be compatible with those natural terrain or landscape barriers that protect the site against flooding. Natural drainage design (low impact development) shall be preserved and utilized to the maximum extent practicable. (Added 12/00, Ord. 00-25) (SM1.1.4)

SM 1.1.5: Orange County shall require that retention/detention areas be designed and located so as to not adversely reduce the existing flood storage of the floodplain. (Added 12/00, Ord. 00-25) (SM1.1.5)

SM 1.1.6: Orange County has established the flood elevations for all land locked lakes within the basins for which stormwater master plans have been completed. Orange County shall continue to establish and update flood elevations for the remaining area lakes through Federal Emergency Management Agency (FEMA), localized studies and the remaining basin studies. Based upon new information, the County shall revise, as necessary, the minimum building pad elevations and modify existing land development regulations in the Land Development Code. (Added 12/00, Ord. 00-25) (SM1.1.6)

SM 1.1.7: Orange County shall investigate reports of flooding in a timely manner. Response times, frequencies, durations and locations shall be noted and reported as requested by the Board of County Commissioners. (SM1.1.7)

SM 1.1.8: Orange County shall acquire, through easements or acquisition, access to major outfall areas for maintenance and inspection. (Added 12/00, Ord. 00-25) (SM1.1.8)

SM 1.1.9: Orange County shall continue to participate in the Community Rating System (CRS) and strive to attain maximum discounts for the residents of Orange County. (Added 12/00, Ord. 00-25) (SM1.1.9)

SM 1.1.10: Orange County shall require that all new and retrofit County flood control projects incorporate a water quality treatment component as required by the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) permit. (Added 6/10, Ord. 10-07) (SM1.1.10)

OBJ SM 1.2: STORMWATER POLLUTION PREVENTION AND TREATMENT; Orange County shall improve its ability to manage stormwater so as to minimize the degradation of surface and ground water. (Amended 12/07, Ord. 2007-20) (OBJ SM1.2)

SM 1.2.1: Orange County shall maintain and, where needed, improve the design standards, construction, and maintenance requirements of all stormwater retention/detention systems, and ensure compliance with these requirements to prevent degradation of receiving surface water bodies and meet the objectives of the applicable Total Maximum Daily Load (TMDL) and Basin Management Action Plan (BMAP). (Amended 6/10, Ord. 10-07) (SM1.2.1)

SM 1.2.2: Orange County shall continue to identify and prioritize the need for designated riverine management plans for systems such as the Wekiva River, Econlockhatchee River, St. Johns River and Shingle Creek systems on an ongoing basis. These should be conducted through interlocal agreements with other government agencies, neighboring counties and collaboration with the appropriate departments and the St. Johns River or South Florida Water Management District. Related land use planning and programmatic approaches shall be adopted after the management plans are completed. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (SM1.12.2)

SM 1.2.3: Orange County shall require Best Management Practices (BMPs) to minimize contributions of poor quality stormwater run-off to both groundwater and surface water bodies as part of both construction and operational phases of a project. All projects should be in compliance with both the water management district (WMD) permit as well as NPDES Construction Generic Permit and related Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP). (Amended 6/10, Ord. 10-07) (SM1.2.3)

SM 1.2.4: Orange County shall continue to require that plans for expansion, modification, or replacement of existing development provide effective form of stormwater treatment, where such stormwater treatment is currently inadequate. The Land Development Code shall be updated to ensure that projects are in compliance with the Total Maximum Daily Load (TMDL) and Basin Management Action Plan (BMAP). (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (SM1.2.4)

SM 1.2.5: Orange County shall continue to implement a program that monitors the effectiveness of County-maintained stormwater-treatment systems to allow identification of possible system deficiencies. At a minimum, this program shall include sampling developed in accordance with Florida Department of Environmental Protection (FDEP) protocol. As part of this program, the possibility of including privately maintained facilities shall be evaluated. If there are deficiencies, Orange County shall develop a plan to improve its enforcement and maintenance procedures. This information shall be noted and included when the Division reports to the Board of County Commissioners, as referenced in Stormwater Management Policy SM1.4.8. (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (SM1.2.5)

SM 1.2.6: Orange County shall continue to require that Stormwater Pollution Prevention Plans (SWPPP) and the associated Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities (NOI) be submitted and approved prior to a pre-construction conference as regulated through the Land Development Code. These plans shall be developed in accordance with the FDEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities (Construction Generic Permit, FDEP Document No. 62-621.300(4)(a)). (Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (SM1.2.6)

SM 1.2.7: Orange County shall continue to actively participate with other involved agencies and municipalities, as necessary, to develop and implement Basin Management Action Plans (BMAPs) for those water bodies determined to be in greatest need through the Total Maximum Daily Load (TMDL) process as implemented by Florida Development of Environmental Protection (FDEP). If stormwater is determined to be a major water quality problem for a lake, planning and design shall be undertaken for corrective measures as part of the master stormwater planning process. The FDEP TMDL BMAPs set the pollution reduction allocations to be accomplished by local, regional and state entities. (Amended 6/10, Ord. 10-07) (SM1.2.7)

SM 1.2.8: Orange County shall follow the FDEP Total Maximum Daily Load (TMDL) program. This shall include an intra divisional review of the ongoing FDEP activities for listing water bodies. Those listed water bodies shall be targeted for retrofit projects and special stormwater quality enhancement projects. The watersheds of listed water bodies shall receive special stormwater and groundwater protection and enhancement consideration for all development and redevelopment. This shall include strict adherence to existing, environmentally sound land use requirements, as well as an implementation of alternative, proven, and more protective land use requirements, as they become available. (SM1.2.8)

SM 1.2.9: RESERVED. (For Wekiva related polices see the Wekiva Element.) (SM1.2.9)

SM 1.2.10: In areas where receiving waters are degraded or impaired, and it has been determined that stormwater runoff is a significant component of such impairment, stormwater systems shall be designed to reduce the pollutant of concern so that no additional load enters the receiving water.

OBJ SM 1.3: RESERVED (OBJ SM1.3)

OBJ SM 1.4: STORMWATER DEFICIENCIES; Orange County shall identify and correct existing stormwater/drainage facility deficiencies on a priority basis. Public health and safety shall be the foremost priority. This objective shall comply with FDEP TMDL/BMAPs as developed and implemented, as well as the County NPDES Permit (#FLS000011), and shall be made measurable by implementing the following policies. (Amended 6/10, Ord. 10-07) (OBJ SM1.4)

SM 1.4.1: Orange County shall maintain a formal listing that indicates the priority of drainage basin studies within the County, and coordinate with cities to facilitate the completion of master stormwater plans. (Added 12/00, Ord. 00-25) (SM1.4.1)

SM 1.4.2: Orange County shall identify funding sources for drainage improvements, including amending and implementing the stormwater utility ordinance and master stormwater planning to enhance current funding levels on an ongoing basis. These new funding sources shall be used to meet additional drainage demands such as implementing master drainage planning or mitigating threatening drainage wells. (Added 12/00, Ord. 00-25) (SM1.4.2)

SM 1.4.3: Orange County shall complete primary and secondary drainage facility inventories for basins within the County and continue the completion of more detailed inventories through the development of drainage basin stormwater master plans. All data shall be incorporated into the ongoing Countywide GIS stormwater infrastructure mapping project. (Amended 6/10, Ord. 10-07) (SM1.4.3)

SM 1.4.4: Orange County shall correct or mitigate the stormwater drainage facility deficiencies identified as impacting the public's health and safety. These existing facility deficiencies shall be upgraded based upon adopted levels of service standards appropriate for each basin. Deficiencies shall include flooding, non-compliance with Total Maximum Daily Load (TMDL) Basin Management Action Plans (BMAPs) or general degradation of surface and groundwater quality. (Amended 6/10, Ord. 10-07) (SM1.4.6)

SM 1.4.5: Orange County shall prioritize and correct the deficiencies identified in the master stormwater plans through the subsequent stormwater sections of the Capital Improvements Program, with consideration given to the following criteria.

A. The first priority should be given to those deficiencies that threaten health, safety and welfare, including drainwells identified to be a public threat to the aquifer or public drinking well water supply.

B. The second priority should be given to those deficiencies that are identified or required improvement from regulatory requirements such as the TMDL program. (Amended 6/10, Ord. 10-07)

C. The third priority should be given to those improvements that represent opportunities to participate on "joint projects" (with other public or private entities), such as Lake Apopka Restoration, that will result in more efficient construction or replacement of stormwater improvements over time.

(Added 12/00, Ord. 00-25; Amended 6/10, Ord. 10-07) (SM1.4.7)

SM 1.4.6: Orange County Stormwater Management Division shall cooperate and consult with the City of Orlando, the NPDES Co-permittees, other municipalities, and adjoining governments for the completion and updates of the identified master stormwater plans and the subsequent improvements to these systems. This cooperation shall include provision of information and technical assistance, participation on joint technical committees, and attendance at appropriate meetings (Amended 6/10, Ord. 10-07) (SM1.4.8)

SM 1.4.7: Orange County shall amend the Comprehensive Plan, including the stormwater management level of service, to incorporate the pertinent findings, data and analysis, and recommendations of all master drainage studies as they are completed. (SM1.4.10)

SM 1.4.8: RESERVED (For Wekiva related polices see the Wekiva Element.) (SM1.4.11)

SM 1.4.9: RESERVED (SM1.4.9)

OBJ SM 1.5: STORMWATER REVIEW AND IMPLEMENTATION; Orange County shall manage and coordinate its stormwater review and implementation process to meet future needs and protect the functions of natural drainage features. (OBJ SM1.5)

SM 1.5.1: Orange County shall require that nonstructural drainage improvements be used to solve existing drainage problems where it is economically and/or physically possible. Where structural approaches must be used, the County shall ensure that environmental damage is minimized. (SM1.5.1)

SM 1.5.2: Orange County shall continue to ensure that the stormwater management regulations contained in the County Land Development Code protect natural drainage features by requiring compensating storage, restoration/mitigation of wetlands and surface waters, nonstructural techniques when feasible, erosion and sediment control, maintenance of natural hydroperiods, and maximization of on site detention/retention. (Added 12/00, Ord. 00-25) (SM1.5.2)

SM 1.5.3: As part of the development review process, an impact assessment will be required that addresses the effects of new development on existing stormwater management systems. This review process, as defined in the Land Development Code and the Subdivision Regulations, considers how the stormwater management system will operate at build out. (Added 12/00, Ord. 00-25) (SM1.5.3)

SM 1.5.4: Orange County shall continue to evaluate the effectiveness of current surface water management criteria in the Land Development Code and the Subdivision Regulations, including the applicability and effectiveness of swales, open channels, and culverts. (SM1.5.4)

SM 1.5.5: Orange County shall monitor and update the regulations in the Land Development Code and the Subdivision Regulations to ensure the following criteria are met:

A. Where economically feasible and physically possible, a nonstructural approach shall be used to meet the County's surface water quantity and quality needs;

B. In new developments, Orange County shall require a retention/detention system that limits peak discharge of a developed site to the peak discharge from the site in an undeveloped condition for a specified design storm;

C. Stormwater collected in any development must be disposed of in a manner that will not cause personal or property damage to upstream and/or downstream property owners;

D. Any segment of a drainage system that is to be dedicated and made a part of the County's drainage system shall be designed to accommodate upstream flows through the system; and,

E. Each phase of any development shall exist as an independent unit capable of having its surface water management needs met by the drainage system design. (SM1.5.5)

SM 1.5.6: Orange County shall continue the acquisition of drainage rights of way necessary for the operation and maintenance of the County's drainage system. (SM1.5.6)

SM 1.5.7: Orange County shall require that all stormwater management devices constructed and dedicated to the County be designed so that they can be maintained at a minimal cost to the taxpayer. (SM1.5.7)

SM 1.5.8: Orange County shall maintain a level of service standard for new and existing development, based on the following stormwater quantity and quality criteria:

A. Design storm based on 24 hour minimum, as shown in Table 1.5.8 (a).

Table SM 1.5.8 (a) Design storm based on 24 hour minimum

Facility	Design Storm
Bridges	50 Year
Canals, ditches, or culverts for drainage external to the development	25 Year
Crossdrains, storm sewers	10 Year
Roadside swales for drainage internal to the development	10 Year
Detention basins	25 Year
Retention basins (no positive outfall)	100 Year

B. Pollution abatement shall be accomplished by requiring stormwater management systems to retain or detain with filtration, the first one half inch of runoff from developed sites, or the runoff generated from the first inch of rainfall on developed sites, whichever is greater.

C. Orange County shall require a retention/ detention system that limits peak discharge of a developed site to the discharge from the site in an undeveloped condition during a 25 year/24 hour frequency storm event.

D. Orange County shall require, prior to development approval, that projects receive appropriate permits from State agencies to comply with the rules and regulations for stormwater facility design, performance and discharge.

E. Discharged stormwater runoff shall not degrade receiving surface water bodies below the minimum conditions as established by State water quality standards (62-302 and 62-40.432, Florida Administrative Code) or the requirements of an approved TMDL BMAP, whichever is more stringent.

(Amended 6/10, Ord. 10-07) (SM1.5.8)

SM 1.5.9: Orange County shall provide adequate primary and secondary drainage services to maintain the adopted level of service standards based upon, but not limited to, the following considerations:

A. Protection and maintenance of the lives and safety of County residents;

B. Protection and maintenance of the property of County residents;

C. Protection of existing public investment;

D. Consideration of pollution abatement and/or compliance with a TMDL BMAP and County NPDES permit;

E. Reduction of operating and maintenance costs; and

F. Achievement and satisfaction of regional, State, and Federal regulations.

(Amended 6/10, Ord. 10-07) (SM1.5.9)

SM 1.5.10: RESERVED (Refer to IMP5.8.5) (SM1.5.10)

SM 1.5.11: RESERVED (Refer to IMP5.8.6) (SM1.5.11)

SM 1.5.12: RESERVED. (For Wekiva related policies see the Wekiva Element.) (SM1.5.12)

SM 1.5.13: RESERVED (For Wekiva related policies see the Wekiva Element.) (SM1.5.13)

SM 1.5.14: If there is an existing sinkhole within or adjacent to a development site, or likelihood that a sinkhole may develop in the future, then a detailed geological/geotechnical investigation shall be required. This investigation must be conducted by a professional geologist or engineer experienced in geohydrology and a report submitted to the County for consideration. The geologic investigation shall be comprehensive enough that recommendations for site planning, engineering design and construction techniques may be made. The County shall approve, approve with conditions, or deny development proposals based upon the scale of the development and the hazards revealed within the investigation. (Added 12/07, Ord. 2007-20) (SM1.5.14)

SM 1.5.15: The County shall cooperate with the Water Management District and will adopt in the Land Development Code, specific requirements for stormwater structures or facilities located within karst sensitive areas. Such requirements may include evaluations by professional geologists or engineers experienced in geohydrology that the area is safe and that there is no subsurface connection that may cause contamination or damage to the groundwater. (Added 12/07, Ord. 2007-20) (SM1.5.15)

OBJ SM 1.6: STORMWATER MANAGEMENT FACILITIES AND CAPACITY; Orange County shall maximize the use of existing stormwater management facilities and available capacity through the implementation of appropriate technology. (OBJ SM1.6)

SM 1.6.1: The shift to new technologies and operational procedures shall occur as they become feasible. (SM1.6.1)

SM 1.6.2: Orange County shall actively participate in the development of innovative stormwater management programs that protect and conserve the County's water resources. This shall include, but not be limited to, the use of Low Impact Design (LID) and Green Stormwater Infrastructure (GSI) technology such as preserving natural topography, drainage and soils as well as swales and porous pavement in parking lots to increase infiltration and minimize the sizing of stormwater ponds or decrease the pollutant load associated with the project to comply with a TMDL BMAP. (Amended 6/10, Ord. 10-07) (SM1.6.2)

SM 1.6.3: Orange County shall continue to investigate alternative management systems for providing efficient stormwater management service. (SM1.6.3)

SM 1.6.4: Orange County shall investigate innovative measures to reuse stormwater and for stormwater retention and detention. (Added 12/00, Ord. 00-25) (SM1.6.4)

SM 1.6.5: RESERVED (For Wekiva related polices see the Wekiva Element.) (SM1.6.5)

SM 1.6.6: Orange County will continue to seek ways to expand its efforts in reusing stormwater for irrigation, aquifer recharge, and other non-potable uses. The County will evaluate and establish, as appropriate, a threshold wherein a project that generates sufficient quantities of runoff shall be required to reuse that stormwater. Such thresholds shall be included in the Land Development Code. When reclaimed water is not available for irrigation, the County may require new development and redevelopment to use stormwater for irrigation, where feasible. (Added 12/07, Ord. 2007-20) (SM1.6.6)

SM 1.6.7: Orange County shall complete an inventory of the primary and secondary drainage systems, and all other components of the County MS4 that are under their jurisdiction and store the information in the County's GIS system. A database will be developed to track maintenance related issues. The database also will be linked to a hydrologic/hydraulic computer model of the area in order to determine floodplain elevations and discharges. (Added 5/09, Ord. 2009-15; Amended 6/10, Ord. 10-07) (SM1.6.7)

OBJ SM 1.7: STORMWATER MANAGEMENT SYSTEMS; Orange County shall adopt Land Development Regulations that require stormwater management systems to be designed, constructed and maintained in an aesthetically pleasing manner and with greater efficiency, giving importance to the aesthetic characteristics of each pond, structure and other features of the system visible to the public. (Added 5/96, Ord. 96-11) (OBJ SM1.7)

SM 1.7.1: Orange County shall continue to develop design guidelines for construction of stormwater ponds that are visually pleasing and safe. The design guidelines should consider items including, but not limited to, fencing, slope, construction materials, location within a tract, landscaping, and passive park uses. (Added 5/96, Ord. 96-11) (SM1.7.1)

SM 1.7.2: Orange County shall consider including incentives as part of the LDRs for developers who design their stormwater ponds in an aesthetically pleasing manner. Incentives should consider, but not be limited to, density and open space credits. (Added 5/96, Ord. 96-11) (SM1.7.2)

SM 1.7.3: Orange County shall work towards implementing a stormwater beautification program to integrate existing stormwater ponds with surrounding land uses. (Added 5/96, Ord. 96-11) (SM1.7.3)

SM 1.7.4: Orange County shall continue to implement guidelines to encourage master stormwater planning and the reliance on fewer larger ponds rather than a system of many smaller ponds. The overall master planning concept shall consider the impact to local aquifer recharge and potential for groundwater contamination clean up. (Added 5/96, Ord. 96-11) (SM1.7.4)

OBJ SM 1.8: FLOODPLAIN MANAGEMENT; Orange County shall protect the natural functions of floodplains and flood zone areas to maintain flood-carrying and flood-storage capacities and to protect life and property, and Orange County shall continue to maintain its eligibility in the National Flood Insurance Program (OBJ C1.3)

SM 1.8.1: Orange County shall continue to improve and enforce the Orange County Floodplain Management Ordinance by requiring compensatory storage for encroachment in floodplains, restricting encroachment in floodways, and requiring habitable structures to be reasonably safe from flooding as defined in 44 CFR 65.2(c), and in accordance with accepted professional practices. (C1.3.1)

SM 1.8.2: Orange County shall continue to identify and recommend, to the State and the Water Management Districts, floodplains that would warrant acquisition under the Florida Forever Program, and the Save Our Rivers Program. (Amended 6/10, Ord. 10-07) (C1.3.2)

SM 1.8.3: Orange County shall strengthen floodplain protection requirements for riverine systems by adopting regulations prohibiting floodplain encroachment without compensating storage. (C1.3.3)

SM 1.8.4: Orange County shall, on an ongoing basis, in conjunction with other appropriate agencies such as the Water Management Districts, identify and prioritize problem floodplain areas in need of corrective measures. (C1.3.4)

WATER RESOURCES CONSERVATION

GOAL WRC 1: WATER RESOURCES CONSERVATION

Orange County shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Orange County shall improve and restore the quality of waters not presently meeting water quality standards, and will take proactive steps to prevent the degradation of water resources of all kinds. Orange County will seek to address water resources in an integrated and holistic manner.

OBJ WRC 1.1: MEET FEDERAL AND STATE STANDARDS; Orange County shall continue to monitor and put plans in place to meet all federal and state surface water quality standards.

WRC 1.1.1: Orange County shall protect waterbodies (e.g., lakes, streams, springs), continue to maintain a surface water monitoring program and follow the water quality guidelines of the Florida Department of Environmental Protection (FDEP) and Orange County Ordinances. (Amended 12/00, Ord. 00-25, Policy 1.2.4; Amended 6/10, Ord. 10-07) (C1.2.4)

WRC 1.1.2: Orange County shall maintain acceptable water quality standards for waterbodies, ensuring an aquatic environment that meets or exceeds Orange County, state, and federal standards. (Added 12/00, Ord. 00-25) (C1.2.1)

WRC 1.1.3: Orange County shall continue to develop, prioritize, and implement feasible and specific criteria for water quality, when applicable, in accordance with the State's Class III water quality standards for all waterbodies. (Amended 12/00, Ord. 00-25, Policy 1.2.8-r) (C1.2.8)

OBJ WRC 1.2: SURFACE WATER PROTECTION AND STORMWATER RUNOFF POLLUTION CONTROL; Orange County shall protect and improve surface waters by identifying sources of pollution and coordinating the development and implementation of pollution abatement devices, methods and programs with local governments, state, and federal agencies. (Added 12/00, Ord. 00-25) (C1.2)

WRC 1.2.1: Orange County shall on an ongoing basis identify and prioritize waterbodies that are in need of restoration, through the analysis of specific water quality parameters. (Amended 12/00, Ord. 00-25, Policy 1.2.11-r) (C1.2.9)

WRC 1.2.2: Orange County, in conjunction with the Water Management Districts and other State agencies, shall on an ongoing basis, seek funding and implementation of restoration plans and/or projects for those water bodies identified at risk for degradation or already in need of restoration. (Amended 12/00, Ord. 00-25, Policy 1.2.12) (C1.2.10)

WRC 1.2.3: Orange County shall continue to enforce water quality standards by identifying all point and significant nonpoint sources of water pollution, and expand programs to reduce the harmful impacts of these pollutants on the natural environment. Orange County shall implement projects to reduce pollutant loads as required by the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit and Basin Management Action Plans (BMAP) through the FDEP Total Maximum Daily Load (TMDL) program. (Amended 6/10, Ord. 10-07) (C1.2.2)

WRC 1.2.4: Orange County shall continue to improve design standards, monitoring, construction, and maintenance requirements for stormwater treatment systems, and shall ensure compliance of these requirements to prevent degradation of the receiving surface water bodies. Orange County will promote the use of low impact development and green infrastructure design practices, including the provision of design guidelines and calculations to determine the amount of stormwater that can be effectively handled by such practices, and maintenance requirements to sustain effectiveness. These requirements shall be included in the Land Development Code and shall apply to all new projects. (Added 12/00, Ord. 00-25, Policy 1.2.6-r) (C1.2.6)

WRC 1.2.5: Orange County shall prohibit the illicit or unpermitted direct or indirect discharge of hazardous, toxic, chemical, petroleum, nuclear waste, heated water discharges, or liquid sludge pollutants into surface waters or wetlands systems. (Policy 1.2.14; Amended 6/10, Ord. 10-07) (C1.2.11)

WRC 1.2.6: Orange County will reduce pollutants to the "maximum extent practicable" through implementation of pollution control measures, including developing nonpoint source control plans and compliance inspections of private and public facilities, for point and nonpoint discharges in accordance with County Code; NPDES MS4 Permit FLS000011; FAC 62-624; 40 CFR 122.26; and Section 402(p)(3)(b) of the Federal Clean Water Act. (Added 12/00, Ord. 00-25, Policy 1.11.8) (C1.2.14)

WRC 1.2.7: Orange County shall provide information regarding training opportunities that instruct private entities and County Staff on erosion control and best management practices as required by the National Pollutant Discharge Elimination System (NPDES) permit. (C1.5.6)

WRC 1.2.8: Where appropriate, Orange County shall control non-native invasive aquatic plants in its waterways to promote good water quality and positive recreational benefits to its residents and visitors. (Added 12/00, Ord. 00-25, Policy 1.2.16-r) (C1.2.13)

WRC 1.2.9: Orange County shall identify areas within the County that are susceptible to impacts associated with nutrient loading from specific activities including landscape and turf fertilizer application, conventional septic tank systems, effluent from stormwater treatment systems, and reclaimed water irrigation. These susceptible areas shall include but are not limited to: TMDL impaired waterbodies, Outstanding Florida Waters, waterbodies with declining water quality associated with nutrient loading, areas projected to experience declining water quality in the future based on pollutant (e.g., nutrient) and hydrogeological studies, and areas adjacent to surface water conveyance systems that drain to a waterbody of special interest. The County will make efforts to reduce the potential impacts from these specific activities. The identified areas will also be used for planning and future use considerations. (Amended 6/10, Ord. 10-07) (C1.2.15)

WRC 1.2.10: Orange County shall periodically review the Fertilizer Management Ordinance and update as needed to protect the natural resources of Orange County.

WRC 1.2.11: Orange County shall continue to implement a street sweeping plan that addresses the routine collection and disposal of nutrient laden leaf litter, sediment, trash and other debris within Orange County. When applicable the street sweeping plan shall take into account any Basin Management Action Plan (BMAP), or NPDES requirements. (Added 2/12, Amended 1/12, Ord 11-16). (C1.2.16)

WRC 1.2.12: Orange County will implement rules, regulations, policies, programs, or educational and outreach efforts to support and maintain the high quality of waterbodies designated as Outstanding Florida Waters, Outstanding Florida Springs, Aquatic Preserves or other state or federal special waters designation.

WRC 1.2.13: The County will maintain a water quality database to support efforts to designate waterbodies as Outstanding Florida Waters/Springs for water bodies that meet applicable criteria as determined by the State of Florida.

WRC 1.2.14: Orange County will seek to implement stormwater management systems that prevent flooding and preserve the quality of receiving surface waters and groundwater. The County will evaluate where stormwater management systems may be designed in a manner that also provides amenities for the enjoyment of our residents, enhances water quality, promotes reuse as an alternative to potable water use, and serves to promote economic development and revitalization. The County will identify areas in which enhanced stormwater treatment standards should be required in order to protect vulnerable groundwater and surface waters. In areas where waters are degraded or impaired, stormwater systems shall be designed to reduce the pollutant of concern so that no additional load enters the receiving water.

WRC 1.2.15: Orange County will evaluate if a Stormwater Utility Fee would be beneficial for enhancing stormwater management, improving surface water quality, and providing an incentive to reduce impervious surfaces.

WRC 1.2.16: Orange County shall work to prevent or minimize contamination of watersheds for community potable water supply sources (Class I surface waters designated by the state).

WRC 1.2.17: Orange County will reduce pollutants to the maximum extent practicable through implementation of pollution control measures, and developing nonpoint source control plans, in accordance with Section 402(p)(3)(b) of the Clean Water Act, 40 CFR 122.26 and existing state regulations. (Added 12/00, Ord. 00-25, Policy 1.11.8) (C1.11.8)

OBJ WRC 1.3: WETLANDS, SURFACE WATERS AND UPLAND BUFFERS; Orange County shall protect wetland and surface water areas, associated upland buffers, and native flora and fauna and their habitats to ensure their long-term environmental, economic, and recreational values and to enhance environmental resiliency. (OBJ C1.4)

WRC 1.3.1: Orange County shall protect wetlands, surface waters and their upland buffers consistent with Objective C 4.1 of the Natural Resources and Conservation Chapter.

WRC 1.3.2: Orange County shall protect shorelines and littoral areas of natural surface waters consistent with Objective C 4.2 of the Natural Resources and Conservation Chapter.

OBJ WRC 1.4: GROUNDWATER; Orange County shall protect and conserve groundwater quantity and quality. (OBJ C1.11)

WRC 1.4.1: Orange County shall use the water quality and quantity protection, preservation, and conservation measures as designated in the objectives and policies of the Community Facilities Chapter, to protect groundwater quality and quantity. (C1.11.4)

WRC 1.4.2: Orange County shall identify and take action to combat sources of pollution that could threaten groundwater quality such as malfunctioning drainwells, improperly installed or failing septic tanks, illicit discharges to stormwater conveyances, and improper disposal or discharges of pollutant chemicals and chemical waste. For areas inside the urban service area with failing septic tanks Orange County shall investigate and prioritize the provision of Wastewater and Water utilities to these areas. This will be done through the MSTU (Municipal Services Taxing Unit) or MSBU (Municipal Service Benefit Unit) that can help offset the costs attributed to retrofitting those areas that require infrastructure improvements for wastewater and stormwater. (Added 12/00, Ord. 00-25, Policy 1.11.7) (C1.11.7)

WRC 1.4.3: Orange County will perform a comprehensive evaluation to determine the best strategies for decreasing pollution from conventional septic systems to vulnerable areas, including implementing programs to connect homes with septic systems to the central sewer when feasible, evaluating requirements for new developments to connect to the central sewer or be prepared for such connection in the future, upgrade conventional septic tanks to advance treatment systems, and perform reviews of proposed septic systems during planning and permitting processes.

WRC 1.4.4: Orange County shall prohibit the location of petroleum businesses where they may have a high potential to negatively affect the quality of community drinking water sources, surface waters, the surficial Aquifer or the Floridan Aquifers. (Added 6/95, Ord. 95-13, Policy 1.2.15-r; Amended 6/10, Ord. 10-07) (C1.2.12)

OBJ WRC 1.5: WATER SUPPLY CONSERVATION; Orange County shall assess and project water supply demands and conserve water where needed to ensure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and to maintain the functions of natural systems.

WRC 1.5.1: Orange County shall assess existing and projected water sources and needs consistent with OBJ WAT 1.1.

WRC 1.5.2: Orange County will continue to implement water conservation efforts consistent with OBJ WAT 2.3.

WRC 1.5.3: Orange County will continue to implement the water conservation efforts including the promotion of development site preparation practices that limit soil compaction and promotes optimal soil moisture retention that minimizes the need for irrigation.

WRC 1.5.4: Orange County will continue to encourage landscaping principles that reduce the irrigation demand for potable water consistent with WAT 2.3.

GROUNDWATER AQUIFER RECHARGE

GOAL AR 1: AQUIFER PROTECTION

The Floridan Aquifer, Intermediate Aquifer and surficial aquifer shall be protected and conserved to ensure that Orange County and other Central Florida residents and businesses have an adequate supply of potable water now and in the future. (Goal 1-r) (GOAL AR1)

OBJ AR 1.1: AQUIFER RECHARGE PROGRAMS; Programs to protect the water quality and quantity in the aquifers and enhance aquifer recharge, shall be pursued and established on an ongoing basis, including development criteria in the Land Development Code. Orange County shall continue to implement, on an ongoing basis, existing programs such as the CONSERV II program, the Rapid Infiltration Basin, and the monitoring of aquifer water levels across the County. (Amended 12/00, Ord. 00-25, Objective 1.1-r) (OBJ AR1.1)

AR 1.1.1: In order to monitor the quantity of groundwater in the surficial aquifer and Floridan Aquifer, Orange County shall continue to perform ongoing collection and annual review of aquifer water levels across the County. (AR1.1.1)

AR 1.1.2: Orange County, with the help of other governmental entities, shall continue the drainage well monitoring program, which shall include sampling drainage water. (Amended 12/00, Ord. 00-25, Policy 1.1.2) (AR1.1.2)

AR 1.1.3: The County shall update the Land Development Regulations to limit with appropriate standards or prohibit land uses with the potential to contaminate or harm the aquifer. (Policy 1.1.3-r) (AR1.1.3)

AR 1.1.4: Orange County shall update and refine the Wekiva Aquifer Vulnerability Assessment (WAVA) and expand the approach to improve accuracy and apply countywide. Upon adoption, the updated and expanded assessment shall replace the existing data sets for determinations of aquifer vulnerability and similar assessments may be required in the Comprehensive Plan and Land Development Regulations. (Amended 2009 Policy 1.1.4) (AR1.1.4)

AR 1.1.5: Orange County will cooperate with the Water Management Districts to develop and update a recharge map depicting areas of the County classified by their potential to recharge the Floridan Aquifer. Best management practices (BMPs) as identified in Policy AR 1.1.11 shall be required to maximize and maintain recharge volumes. (Amended 12/00, Ord. 00-25, Policy 1.1.4-r) (AR1.1.5)

AR 1.1.6: If requested, Orange County shall assist the water management districts with preparation of a report detailing the impacts of industrial, commercial, office, residential and agricultural land uses on recharge areas and land surrounding Outstanding Florida Waters, which may be based on the conclusions of available studies completed by other agencies. The County's Land Development Code criteria regulating and/or prohibiting land uses in these areas shall be revised at the conclusion of this study, as needed. (Added 12/00, Ord. 00-25, Policy 1.1.5) (AR1.1.6)

AR 1.1.7: The Land Development Code shall require the total on-site retention of the 25-year, 24-hour storm event in identified recharge areas. (Policy 1.1.7) (AR1.1.8)

AR 1.1.8: The aquifer recharge protection regulations in the Land Development Code shall address the need for clustering units in order to provide maximum recharge. This shall be accomplished through such mechanisms as, but not limited to, a special zoning district or open space and impervious surface requirements. (Policy 1.1.8) (AR1.1.10)

AR 1.1.9: Orange County will continue to implement the aquifer recharge program of CONSERV II using rapid infiltration basins (RIBS) and irrigation of citrus groves, golf courses, and open space in high recharge areas of West Orange County. In addition, the County will continue to expand aquifer recharge through Public Access Reuse (PAR) to the City of Ocoee and the City of Apopka in addition to the RIBs and lake augmentation in the Orange County Utilities (OCU) Northwest Service Area. (Added 8/92, Ord. 92-24, Policy 1.1.9.1-r) (AR1.1.12)

AR 1.1.10: Orange County shall continue to research the feasibility of expanding its CONSERV II Program to include additional agricultural lands, parks, golf courses, cemeteries, and other potential water intensive uses. These expansions shall be focused on lands along the CONSERV II transmission main corridor and along the CONSERV II distribution system in west Orange County. (Added 12/00, Ord. 00-25, Policy 1.1.10) (AR1.1.13)

AR 1.1.11: Orange County shall use best management practices and performance standards to maximize open space, limit impervious surfaces, promote protection of natural vegetation, buffer karst sensitive areas, maximize recharge volumes, and treat recharge stormwater to protect groundwater quality. Such practices and standards shall be included in the Land Development Code. (Added 12/07, Ord. 07-20, Policy 1.1.11) (AR1.1.14)

OBJ AR 1.2: GROUNDWATER POLLUTION; Orange County shall coordinate with other governmental entities regarding groundwater pollution and supply through the establishment or continuation of programs and technical assistance. (Objective 1.2) (OBJ AR1.2)

AR 1.2.1: RESERVED (Refer to IMP 5.11.9) (AR1.2.1)

AR 1.2.2: Orange County shall continue to coordinate with other local and state governmental entities in regards to septic tanks in industrial zoned development. (Policy 1.2.2) (AR1.2.2)

AR 1.2.3: RESERVED (Refer to IMP 5.11.6) (AR1.2.3)

AR 1.2.4: Orange County shall continue to accomplish:

A. Maintenance of a drainage well inventory by location;

B. Identification of surrounding land use and proximity to potable water supply wells of the inventoried drainage wells;

C. Identification of potential adverse impacts resulting from drainage wells;

D. Prioritization, with dates of completion, of the needed improvements to correct or mitigate the potential for adverse impacts; and,

E. Recommended changes to the Land Development Code.

F. Inspection and monitoring of potential pollution sources to identify groundwater impacts from chemical contamination and respond to them appropriately. (Added 12/00, Ord. 00-25, Policy 1.2.5) (AR1.2.5)

AR 1.2.5: Orange County shall review and amend the Land Development Code criteria regulating land uses in areas where drainage wells are present, as necessary. (Added 12/00, Ord. 00-25, Policy 1.2.6) (AR1.2.6)

AR 1.2.6: Orange County shall maintain and periodically update water conservation educational and awareness materials to explain:

A. The importance of preserving and protecting groundwater resources;

B. Water demands and uses;

C. How conservation programs and practices, including Florida friendly landscaping techniques, can reduce the demand for groundwater resources. (Added 12/00, Ord. 00-25, Policy 1.2.7-r) (AR1.2.7)

AR 1.2.7: RESERVED (Refer to IMP 1.12.5) (AR1.2.8)

GOAL AR 2: AQUIFER CONTAMINATION PREVENTION

Orange County shall put programs in place to prevent and address the contamination of the Floridan Aquifer and surficial aquifer. Contamination shall be defined as any violation of State, regional or local water quality standards. (Goal 2) (GOAL AR2)

OBJ AR 2.1: GROUNDWATER PROTECTION PROGRAMS; Orange County shall continue to monitor and implement programs to protect groundwater quality and eliminate potential sources of contamination. (Objective 2.1) (OBJ AR2.1)

AR 2.1.1: Orange County shall continue its monitoring program at the County Landfill to ensure groundwater contamination outside the permitted zone of discharge does not occur. This program shall include monthly samplings of groundwater. (Policy 2.1.1) (AR2.1.1)

AR 2.1.2: Groundwater monitoring wells shall be required at all new or expanded landfills. When monitoring programs determine contamination has occurred action will be taken, by the appropriate agency, to eliminate the contamination. (Added 12/00, Ord. 00-25, Policy 2.1.2) (AR2.1.2)

AR 2.1.3: RESERVED (AR2.1.3)

AR 2.1.4: The groundwater protection program will include uses restricted in wellhead protection areas, as defined in Rule 62-521.400, F.A.C., and uses identified as potential sources of groundwater contamination through the Source Water Assessment Program. The County will coordinate with FDEP and ensure adequate testing, monitoring and remediation within delineated areas of groundwater contamination. (AR2.1.4)

AR 2.1.5: Orange County shall maintain Geographic Information System (GIS) maps reflecting the location of drainage wells that could have an adverse impact on groundwater. (Added 12/00, Ord. 00-25, Policy 2.1.6) (AR2.1.6)

AR 2.1.6: A zone of protection area of 500 feet in radius from each non-community system, 1,000 feet in radius from each community public potable water well, 5-year travel time for municipal and regional wells in the unincorporated area shall be considered the wellfield protection zone. The first 500 foot radius closest to the well shall be a zone of exclusion, where no regulated uses listed in Rule 62-521, F.A.C. will be permitted. Within the secondary zone, the County will restrict new uses that are potential sources of groundwater contamination including: domestic wastewater facilities (septic systems and wastewater treatment facilities), dry cleaning facilities, uses that generate hazardous wastes, industrial wastewater, underground injection wells, petroleum storage tanks, landfills and mining areas. (Added 12/00, Ord. 00-25, Policy 2.1.7-r) (AR2.1.7)

AR 2.1.7: Orange County shall continue to monitor the drawdown of wellfields of Orange County Utilities in order to prevent adverse impacts to adjacent natural resources. (Added 12/00, Ord. 00-25, Policy 2.1.8) (AR2.1.8)

AR 2.1.8: In the interest of protecting potable water wellfields, Orange County shall continue to implement programs related to groundwater protection and remediation pursuant to State and Local regulations, including its Small Quantity Generator Notification Program pursuant to Chapter 403, FS, Chapter 62-730 FAC, and Chapter 62-731, FAC. The County also shall continue to comply with the State's Wellhead Protection laws in Chapter 62-521, FAC. (Added 12/00, Ord. 00-25, Policy 2.1.9-r) (AR2.1.9)

AR 2.1.9: The County's Water Wells Ordinance will be amended consistent with the State's Wellhead Protection and Delineation Area laws and to assist with implementation of the Source Water Assessment and Protection Program (SWAPP). (AR2.1.10)

AR 2.1.10: Orange County will utilize state resources, and maintain programs and staffing, sufficient to identify residential, commercial and industrial pollution sources capable of contaminating groundwater. The County will provide appropriate compliance assistance and enforcement pursuant to county codes and requirements.

GOAL AR 3: WATER SUPPLY FACILITIES WORK PLAN

RESERVED (See GOAL WAT 3) (Goal 3)

OBJ AR 3.1: Water Supply Facilities Work Plan; RESERVED (See OBJ WAT 3.1) (OBJ AR3.1)

AR 3.1.1: RESERVED (See Policy WAT 3.1.2) (AR3.1.1)

AR 3.1.2: RESERVED (See Policy WAT 3.1.3) (AR3.1.2)

OBJ AR 3.2: Water Sources to Recharge the Aquifers; Orange County shall identify, investigate and use any technically, environmentally and economically feasible sources of water and treated wastewater that may be used to recharge the aquifers to help offset the effects of existing and future water demands when updating or maintaining the Work Plan. (OBJ 3.2) (OBJ AR3.2)

AR 3.2.1: RESERVED (Refer to IMP 5.7.9) (AR3.2.1)

AR 3.2.2: Orange County will seek to maximize the use of existing water and reclaimed water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources and related natural systems, and optimize water supply yield. Available techniques may include, but are not limited to, conservation, rate increases, reclaimed water reuse, system interconnections, storage and aquifer recharge. (AR3.2.2)

AR 3.2.3: RESERVED (Refer to IMP 5.7.13) (AR3.2.3)

POTABLE WATER SUPPLY, WASTEWATER, AND RECLAIMED WATER

GOAL WAT 1: ADEQUATE LEVEL OF SERVICE

To provide an efficient and adequate level of water, wastewater, and reclaimed water service and facilities in a cost-effective manner to accommodate existing and future development. (GOAL WAT1)

OBJ WAT 1.1: MONITOR AND CORRECT SYSTEM DEFICIENCIES; Orange County shall consistently monitor for water, wastewater, and reclaimed water system deficiencies. In the event system deficiencies are identified, Orange County shall provide for the correction of these system deficiencies by implementing the following policies. (OBJ WAT1.1)

WAT 1.1.1: The Orange County Water, Wastewater and Reclaimed Water Master Plan documents (Master Plan) shall identify and provide for the correction of water, wastewater and reclaimed water system deficiencies. (WAT1.1.1)

WAT 1.1.2: Orange County shall review the Master Plan every five-years, updating when necessary, and shall review and update the Water Supply Facilities Work Plan (Work Plan) within 18 months of the update to the Regional Water Supply Plans (last updated in November 2020) to identify system deficiencies and, if necessary, implement a plan for correction. The Work Plan (Orange County Water Supply Facilities Work Plan, Fiscal Year 2021/2022 to 2031/2032), dated May 10, 2022, prepared by the Orange County Utilities Department in conjunction with the Planning Division, is herein adopted, by reference, as data, analysis and supporting documentation for the element. (WAT1.1.2)

WAT 1.1.3: A Capital Improvements Program, consistent with the Master Plan and Work Plan, shall be prepared annually in order to provide improvements and expansion to the existing Orange County Utilities water, wastewater, and reclaimed water systems to meet or exceed the adopted levels of service as defined in Policies WAT 1.2.5 and WAT 1.2.6. (WAT1.1.3)

WAT 1.1.4: Owners of existing package treatment facilities in Orange County, not regulated by the Public Service Commission, are required to adopt a financial plan providing for connection to an area-wide wastewater system within five-years after the date on which the system is available within one-quarter (1/4) mile. (WAT1.1.4)

WAT 1.1.5: Orange County shall continue to implement the sewer assessment system, which monitors the quality of the gravity and pump functions of the Orange County Utilities wastewater system. (WAT1.1.5)

WAT 1.1.6: Wastewater treatment package plants in Orange County, not regulated by the Public Service Commission, shall not be expanded to accommodate new or expanded development. This policy shall not preclude the usage of interim wastewater systems constructed for new development approved in accordance with Policy WAT 1.2.13. (WAT1.1.6)

OBJ WAT 1.2: Future Water, Wastewater and Reclaimed; Orange County shall plan for the extension and increase in capacity of central water, wastewater and reclaimed water facilities to meet future needs within the Orange County Utilities Service Area, as required in the Orange County Comprehensive Plan. The term “facilities” shall include supply, treatment, and transmission facilities. (OBJ WAT1.2)

WAT 1.2.1: The Water, Wastewater, and Reclaimed Water Master Plan and Work Plan shall be used to prioritize and coordinate the expansion and upgrade of facilities to meet future needs. (WAT1.2.1)

WAT 1.2.2: Expansion of central water and wastewater facilities shall be based on the demands of projected development in accordance with the adopted level of service standards, the future land use projected in the Comprehensive Plan, and changes in State, Federal and local regulations. (WAT1.2.2)

WAT 1.2.3: Orange County shall establish and maintain a current five-year Water and Wastewater Facilities Capital Improvements Program for the extension or increase in capacity of water, wastewater and reclaimed water facilities. (WAT1.2.3)

WAT 1.2.4: The priority of water and wastewater service provision shall be as follows:

A. Service to existing areas that present an immediate threat to public health or safety, or produce serious pollution problems, including nutrient pollution;

B. Maintenance or upgrading of the existing water and wastewater systems to meet or exceed the adopted level of service standards and to implement changes in State, Federal and local regulations;

C. Service to areas that are scheduled to be developed in the near future, as defined in the Capital Improvements Program;

D. Extension of water or wastewater service to undeveloped areas in the Urban Service Area where other major urban services have been or are being developed simultaneously; and,

E. Expansion into other areas of the Urban Service Area.

(WAT1.2.4)

WAT 1.2.5: When central water service is required for development, the level of service standard shall be as listed in the table below, on an average daily flow basis. Flow demands for commercial, industrial or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data. These levels of service shall also be applied for planning purposes.

[SPACE INTENTIONALLY LEFT BLANK]

Table WAT 1.2.5 (a) Water Level of Service

Utility Name	Level of Service (LOS)
Orange County Utilities	~~275~~ 225 gallons per day (gpd)/equivalent residential connection (ERC)
City of Apopka	177 gpd/capita
City of Casselberry	100 gpd/capita
City of Eatonville	100 gpd/capita
Tohopekaliga Water Authority	96 gpd/capita, residential; 120 gpd/room, hotel/motel; 0.1 gpd/gross square foot (sqft) of floor area, commercial; 10 gpd/student, public or private schools;
City of Maitland	350 gpd/ERC
City of Mount Dora	135 gpd/capita
Town of Oakland	119 gpd/capita
City of Ocoee	300 gpd/ERC
Winter Park Utilities	150 gpd/capita
City of Winter Garden	350 gpd/ERC
Orlando Utilities Commission	
Single-family Residential	325 gpd/developable unit (du) without reclaimed, or; 160 gpd/du with reclaimed
Multi-family Residential	200 gpd/du
Office	0.15 gpd/sqft
Commercial	0.13 gpd/sqft
Hotel	187 gpd/room
Industrial	0.22 gpd/sqft
Government	0.15 gpd/sqft
Hospital	0.22 gpd/sqft
Reedy Creek Improvement District	Does not have an adopted LOS per RCID
Central Florida Research Park	Not Available
East Central Florida Services Inc. [1]	Not Available
Florida Water Services	Not Available
Lake Ola Homeowners	No longer active
Southern States Utilities	200 gpd/ERC
Wedgefield Utilities Inc.	356 gpd/capita
Zellwood Water Users	Not Available

[1] This system serves the Deseret Ranch's pasture and citrus grove irrigation system and homes on ranch property.

NOTE: Orange County Planning Division has distributed surveys to all private and public providers throughut the County in order for the above information to be updated.(WAT1.2.5)

WAT 1.2.6: When central wastewater service is required for development, the level of service standard shall be as listed in the table below, on an average daily flow basis. Interim wastewater systems (permanent package treatment plants are no longer allowed in Orange County) shall have the same level of service standard. Wastewater flow demands for commercial, industrial or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data. These levels of service shall also be applied for planning purposes.

Table WAT 1.2.6 (a) Wastewater Level of Service

Utility Name	Level of Service (LOS)
Orange County Utilities	~~225~~ 200 gpd/equivalent residential unit (ERU)
City of Apopka	103 gpd/capita
City of Ocoee	270 gpd/ERU
City of Mount Dora	130 gpd/capita
Park Manor Utilities	230 gpd/ERU
Winter Park Utilities	333 gpd/ERU
City of Winter Garden	Not Available
Reedy Creek Improvement District	Does not have an adopted LOS per RCID
Seminole County Utilities	1 million gpd (UCF campus and Central Florida Research Park)
Florida Water Services	125 gpd/capita
Wedgefield Utilities Inc.	300 gpd/ERU
City of Orlando	
Single-family Residential	284 gpd/du
Multi-family Residential	223 gpd/du
Office	0.1 gpd/sqft
Commercial	0.25 gpd/sqft
Industrial	0.15 gpd/sqft
Lodging	150 gpd/room
Government	0.1 gpd/sqft
Hospital	0.25 gpd/sqft

NOTE: Orange County Planning Division has distributed surveys to all private and public providers throughout the County in order for the above information to be updated. (WAT1.2.6)

WAT 1.2.7: Orange County Utilities shall ensure that sufficient water supply facility (WSF) and water reclamation facility (WRF) capacity is maintained, consistent with the requirements of the Florida Department of Environmental Protection (FDEP). Orange County Utilities shall adhere to the following capacity-based expansion schedule:

A. Submit a capacity analysis report to FDEP each year when the WSF maximum daily demand (MDD) exceeds 75% of maximum day water treatment capacity, or when the WRF maximum 3-month average daily flow (ADF) exceeds 50% of the permitted wastewater treatment capacity.

B. Advertise request for proposals for consultant design services before the WSF MDD or WRF maximum 3-month ADF exceeds 80% of the permitted treatment capacity.

C. Begin final design of expansion before the WSF MDD or WRF maximum 3-month ADF exceeds 85% of the permitted treatment capacity.

D. Begin construction of the facility expansion before the WSF MDD or WRF maximum 3-month ADF exceeds 90% of the permitted treatment capacity.

Facilities scheduled for design and construction, as identified by the capacity analysis report, shall be considered for inclusion into the Capital Improvements Program. Facilities approaching build out shall be exempt from this requirement. (WAT1.2.7)

WAT 1.2.8: Connections to the potable water, wastewater, and reclaimed water systems shall be allowed only where capacity is available. Potable water system capacity shall include minimum fire flow requirements pursuant to Orange County Code. (WAT1.2.8)

WAT 1.2.9: Extension of water, wastewater, and reclaimed water transmission facilities from the existing central system to a development shall be provided at the developer's cost. (WAT1.2.9)

WAT 1.2.10: If an interim water system is approved a plan for connection to the nearest central water system and financing of the tie-in must be approved by the utility having jurisdiction. (WAT1.2.10)

WAT 1.2.11: If an interim wastewater system is approved, the following requirements shall be met:

A. A plan for connection to the nearest central wastewater system and financing of the tie-in must be approved by the utility having jurisdiction;

B. Normal connection fees associated with the connection to the central wastewater system must be paid in accordance with applicable resolutions and ordinances, and prior to construction plan approval for the development the interim system is proposed to serve; and

C. Construction of dry lines may be required.

(WAT1.2.11)

WAT 1.2.12: The water capacity demand charges for a connection shall be based on equivalent residential connections. The wastewater capacity demand charges for a connection shall be based on equivalent residential units. (WAT1.2.12)

WAT 1.2.13: Connection fees may cover up to 100 percent of the total cost of the needed water, wastewater and reclaimed water system expansions. User fees shall cover the full cost of operating and maintaining the water, wastewater and reclaimed water systems, including debt service. (WAT1.2.13)

WAT 1.2.14: Public and approved private water, wastewater and reclaimed water systems in Orange County shall be self-supporting and shall not use ad valorem taxation for maintenance and operation. (WAT1.2.14)

WAT 1.2.15: Orange County shall continue to participate in the regional water supply planning efforts of the St. Johns River Water Management District and the South Florida Water Management District to establish and implement efficient and cost-effective public water supply plans for the region, without creating significant adverse impacts to natural systems. (WAT1.2.15)

OBJ WAT 1.3: MAXIMIZE THE USE OF EXISTING CAPACITY; Orange County shall maximize the use of existing potable water, wastewater and reclaimed water facilities and available capacity through the implementation of appropriate technology and management strategies for enhancing water supply and reducing demand, including traditional and alternative water supply options, conservation and reuse. (OBJ WAT1.3)

WAT 1.3.1: The shift to new technologies and operational procedures, including expanded conservation programs, water, wastewater and reclaimed water rate increases, system interconnections and alternative water supply options such as reclaimed water reuse and storage, shall occur as they become technically and economically feasible. (WAT1.3.1)

WAT 1.3.2: The Orange County Utilities Department shall monitor and maintain the current Supervisory Control and Data Acquisition (SCADA) system utilizing recent technologies available to Orange County. (WAT1.3.2)

WAT 1.3.3: The County shall actively participate in the development of innovative water and wastewater programs which protect and conserve Orange County's water resources. (WAT1.3.3)

WAT 1.3.4: Orange County shall continue to monitor and reduce the influence, collection, and treatment of unwanted water entering the wastewater system from infiltration and inflow, stormwater and unaccounted wastewater and remediate system deficiencies. (WAT1.3.4)

WAT 1.3.5: The Orange County Utilities Department shall implement and maintain a system of metering for its reclaimed water customer connections, and shall continue to require individual metering of reclaimed water connections to single-family detached residential customers on public streets. (WAT1.3.5)

OBJ WAT 1.4: CONSISTENCY WITH LAND USE, MOBILITY, AND NEIGHBORHOODS CHAPTER; Water, wastewater and reclaimed water facility plans and programs shall be designed to be consistent with the Land Use, Mobility, and Neighborhoods Chapter and to avoid urban sprawl. (OBJ WAT1.4)

WAT 1.4.1: Water, wastewater, and reclaimed water facility plans and programs shall be designed and coordinated in a manner which will support the Urban Service Area growth management concept. (WAT1.4.1)

WAT 1.4.2: Future growth at urban densities or intensities shall be located in areas which have existing or planned potable water and wastewater capacity. (WAT1.4.2)

WAT 1.4.3: Potable water service and central wastewater service shall not be extended to areas outside the Urban Service Area except in one or more of the following circumstances:

A. The facilities to be extended will serve a Growth Center, exception areas within Specific Area Plan (SAP) boundaries, or other exception areas as provided in the Comprehensive Plan;

B. The Board of County Commissioners has made an affirmative finding that a public health hazard, or persistent receiving water body impairment, exists for the existing development. Such facilities shall not serve as the basis for additional new development;

C. The potable water facilities are to be extended to provide adequate fire flows to existing developments which are located within one-half (1/2) mile of an existing water transmission main;

D. For approved sector plans as provided for in the Comprehensive Plan; or

E. The circumstances described under Policies WAT 1.5.2, WAT 1.5.3 or WAT 1.6.2 herein.

(WAT1.4.3)

This policy is not intended to preclude the use of conservation or rural areas for potable water withdrawal facilities, water treatment facilities, wastewater treatment facilities, or interconnections of the overall water or wastewater system.

WAT 1.4.4: When it has been determined the extension of potable water facilities into the Rural Service Area is necessary, such existence or planned extension of potable water mains facilities shall not be construed as adequate justification for development at urban intensities in the Rural Service Area. Transmission mains that will service such rural areas shall be sized to provide domestic flow to satisfy existing land use including the provision of adequate fire flow. (WAT1.4.4)

WAT 1.4.5: Development approvals should be granted by the Orange County Board of County Commissioners only when fire flows meet or exceed the requirements of County Subdivision Regulations, Commercial Site Plan Regulations and amendments thereto. Minimum fire flows and pressure requirements must be available to the development site prior to issuance of Certificates of Occupancy. (WAT1.4.5)

OBJ WAT 1.5: POTABLE WATER SERVING RURAL SETTLEMENTS; In the interest of maintaining adequate potable water quality for Rural Settlements, the new construction or extension of central water systems serving Rural Settlements shall be approved by the Board of County Commissioners on a case-by-case basis consistent with the Comprehensive Plan. (OBJ WAT1.5)

WAT 1.5.1: Existing potable water facilities serving Rural Settlements shall not be used as a reason to increase allowable densities in the Rural Settlements. (WAT1.5.1)

WAT 1.5.2: When the provision of central water facilities for a Rural Settlement(s) is proposed, the Board of County Commissioners shall approve such a proposal(s) only when the Board makes two findings. First, the Board shall make a finding of need of central water facilities for the particular Rural Settlement. Second, the Board shall make a finding of consistency with the Comprehensive Plan, including the policies of the Community Facilities and Land Use, Mobility, and Neighborhoods Chapter. (WAT1.5.2)

WAT 1.5.3: The Board of County Commissioners has made an affirmative finding that the extension of potable water facilities is required to remediate health and safety concerns in the Bithlo Rural Settlement. In order to address the concern for public health in this area, the following conditions apply to the potable water system expansion to the Bithlo Rural Settlement:

A. The extended utility lines shall be used only by vested development within the Bithlo Rural Settlement.

B. The extended utility lines shall not be a justification or basis for approving new development.

C. The utility lines shall not be used for any new non-vested development beyond one unit per acre in the Bithlo Rural Settlement.

D. Non-vested development shall not be allowed to connect to the extended utility lines until a sector plan is approved.

(WAT1.5.3)

OBJ WAT 1.6: WASTEWATER SYSTEMS SERVICE IN RURAL SETTLEMENTS; In the interest of preserving the rural character and sense of place in Rural Settlements, the construction or extension of central wastewater systems serving Rural Settlements shall be limited. (OBJ WAT1.6)

WAT 1.6.1: Existing wastewater facilities serving Rural Settlements shall not be used as a basis to increase allowable densities in the Rural Settlements. This policy is not intended to preclude the use of conservation or rural areas for treatment facilities. (WAT1.6.1)

WAT 1.6.2: New central wastewater facilities shall not be constructed and existing facilities shall not be expanded to serve Rural Settlements except under the following circumstances:

A. The Board of County Commissioners has made an affirmative finding that the facilities are necessary to support existing future land use designations on the adopted Future Land Use (FLU) map consistent with Land Use, Mobility, and Neighborhoods Objective LMN 4.7. Future land use designations referenced in this policy are those reflected on the adopted FLU map as of the date of adoption of this policy. Facility expansion under this policy must be incorporated into Orange County's five-year Capital Improvements Program (CIP); or

B. The Rural Settlement has experienced a State documented economic decline as a result of the loss of a major area employer. The central wastewater facilities may be expanded for the purpose of revitalizing the area by attracting new commercial and industrial businesses and offering incentives to existing businesses to remain in the area. This policy shall apply only to the Zellwood Rural Settlement, consistent with the Land Use, Mobility, and Neighborhoods Chapter.

C. The Board of County Commissioners has made an affirmative finding that the facilities are necessary and available to remedy or prevent contamination of ground or surface water within the Wekiva Study Area.

D. The provision of wastewater services to a school located in a Rural Settlement is also subject to Policy LMN 5.2.4.9 in the Land Use, Mobility, and Neighborhoods Chapter. (WAT1.6.2)

WAT 1.6.3: The existence or new construction of wastewater facilities within the boundary of a Rural Settlement for the purpose of interconnecting (looping) to the wastewater system outside the boundary of a Rural Settlement shall not be the sole basis for existing development in a Rural Settlement to connect to the wastewater system. (WAT1.6.3)

OBJ WAT 1.7: MUNICIPAL AND PRIVATE AGENCY COORDINATION; Orange County shall continue to coordinate with municipal and private water and wastewater agencies to assist in preventing fragmentation, duplication of effort, overlapping jurisdictions and excessive costs. (OBJ WAT1.7)

WAT 1.7.1: Orange County shall continue to enter into territorial/joint planning agreements with adjacent municipalities, counties and other utilities regulated by the Public Service Commission in order to encourage cost-effective service to avoid unnecessary duplication in the provision of water and wastewater services, to describe the location of each utility's service area, and to coordinate and confirm the associated service provision commitments. Priorities for the extension of services by these other providers are referenced in the territorial/joint planning area agreements. (WAT1.7.1)

WAT 1.7.2: Orange County shall continue to pursue alternative funding sources and participate with other localities in order to plan and construct water and wastewater systems. (WAT1.7.2)

OBJ WAT 1.8: UNACCOUNTED FOR WATER; Orange County shall continue to implement its program to eliminate the amount of unaccounted-for water. (OBJ WAT1.8)

WAT 1.8.1: User fees shall be evaluated to ensure funds are available to fund programs to reduce unaccounted water loss. (WAT1.8.1)

WAT 1.8.2: Orange County shall continue requiring potable water consumption to be metered for residential and non-residential uses to ensure accountability of water consumption. (WAT1.8.2)

WAT 1.8.3: Orange County shall continue to conduct water audits for its system's potable water transmission and distribution lines to determine pipe quality. The results of the audits shall be considered by the Utilities Department when prioritizing projects for incorporation into the Capital Improvements Program (CIP). (WAT1.8.3)

OBJ WAT 1.9: PROVISION OF SERVICES TO DEVELOPMENT; Orange County shall provide an adequate level of potable water, wastewater and reclaimed water services and facilities to development within the unincorporated area in a cost-effective manner. (OBJ WAT1.9)

WAT 1.9.1: Connection fees shall supplement the total cost of all necessary public potable water, wastewater and reclaimed water system expansions. (WAT1.9.1)

WAT 1.9.2: User fees shall cover the full cost of operating and maintaining the potable water, wastewater and reclaimed water systems, including debt service. (WAT1.9.2)

GOAL WAT 2: ENVIRONMENTAL CONSERVATION AND REGULATORY COMPLIANCE

To provide water, wastewater and reclaimed water service and facilities which are environmentally sound, promote water conservation and reclaimed water reuse, and protect the quality of the water supply. (Goal WAT2)

OBJ WAT 2.1: WATER WELL REGULATIONS; Orange County water well regulations and policies shall be enforced, and if necessary amended, to prevent or mitigate adverse environmental impacts and eliminate health hazards. (OBJ WAT2.1)

WAT 2.1.1: Orange County will work to partner with Florida Department of Health Orange County Public Health Unit to not permit water wells for future development that are inconsistent with the Comprehensive Plan. (WAT2.1.1)

WAT 2.1.2: Orange County shall allow the use of private wells for potable water use for development only in areas where central water service is not available. (WAT2.1.2)

WAT 2.1.3: New development in the Urban Service Area shall be connected to a central water system. The waiver of this requirement to permit the use of wells should only be considered pursuant to Policy WAT 2.1.2. Such wells shall be approved on an interim basis only. (WAT2.1.3)

WAT 2.1.4: Developments with interim wells, approved by the Board of County Commissioners pursuant to Policy WAT 2.1.3, shall be required to connect to central water systems at the property owner's expense within one year from the date of notification by Orange County that such central water facilities are available within the stipulated distances approved by the Board of County Commissioners at the time the interim wells were permitted. (WAT2.1.4)

WAT 2.1.5: Orange County has developed and shall continue to maintain cross connection control and wellhead protection programs in accordance with State, Federal and local guidelines. (WAT2.1.5)

WAT 2.1.6: Orange County shall continue to monitor the drawdown of wellfields of Orange County Utilities in order to prevent adverse impacts to adjacent natural resources. (WAT2.1.6)

WAT 2.1.7: In the interest of protecting potable water wellfields, Orange County shall continue to implement programs related to chemical and solid waste management, soil and groundwater contamination cleanup, and petroleum storage in tanks pursuant to State and Local regulations including its Small Quantity Generator Notification Program pursuant to Chapter 403, FS, Chapter 62-730 FAC, and Chapter 62-731 FAC. The County also shall continue to comply with the State's Wellhead Protection laws in Chapter 62-521 FAC. (WAT2.1.7)

WAT 2.1.8: Orange County shall maintain Geographic Information Systems (GIS) maps reflecting the location of drainage wells that could have an adverse impact on groundwater. (WAT2.1.8)

WAT 2.1.9: A zone of protection area of 500 feet in radius from each public potable water well in the unincorporated area shall be considered the wellfield protection zone. The first 200 foot radius closest to the well shall be a zone of exclusion, where no regulated businesses which are hazardous waste generators monitored by Orange County Environmental Protection Division's Pollution Prevention and Control Program will be permitted except those related to water supply provision. Within the remainder of the zone of protection, land uses shall be regulated to prohibit the following:

A. Landfills;

B. Activities that require the storage, use or transportation of restricted substances on the Resource Conservation and Recovery Act's or the Environmental Protection Agency hazardous wastes lists;

C. Feedlots or other commercial animal facilities;

D. Wastewater treatment plants and their ancillary facilities;

E. Mines; and,

F. Excavation of waterways, borrow pits or drainage facilities that intersect the water table.

(WAT2.1.9)

OBJ WAT 2.2: SEPTIC TANK REGULATIONS; Orange County septic tank regulations and policies shall be enforced, and if necessary amended, to prevent or mitigate adverse environmental impacts and eliminate health hazards. (OBJ WAT2.2)

WAT 2.2.1: New development in the Urban Service Area shall be connected to central wastewater systems. The waiver of this requirement to permit the use of interim septic tanks should only be considered pursuant to Policy WAT 2.2.5. (WAT2.2.1)

WAT 2.2.2: Orange County will work to partner with Florida Department of Health Orange County Public Health Unit to not issue permits for septic tanks, which are inconsistent with the criteria established in the Comprehensive Plan. (WAT2.2.2)

WAT 2.2.3: The Health and Rehabilitative Services Orange County Public Health Unit shall continue to implement its Septic Tank Monitoring Program to ensure the effectiveness of operation, and to reduce the potential for health hazards. Orange County requires repair permits be obtained from the Health Department prior to any repairs to failed septic tank systems. (WAT2.2.3)

WAT 2.2.4: The use of elevated septic tanks and drainfield systems shall only be allowed on lots of 1/2 acre or larger in order to provide a more balanced ecological and aesthetic approach to new development. (WAT2.2.4)

WAT 2.2.5: Orange County shall allow the use of interim septic tanks for development only in areas of suitable soils and when central wastewater services are not available. Where there are moderate soils, Orange County may allow the use of interim septic tanks based on detailed soil and site analysis so that ground or surface waters will not be polluted. Specific septic tank criteria shall be governed by the Orange County Subdivision Regulations or supplemental guidelines adopted under the proposed Land Development Code, as well as the requirements established in Chapter 64E-6 of the Florida Administrative Code. (WAT2.2.5)

WAT 2.2.6: When it has been determined by the Board of County Commissioners that the application of Policy WAT 2.2.5 will result in substantial environmental impact to the subject or abutting property, the Board may limit the density of the development. Substantial environmental impact shall be determined by one or more of the following:

A. Total clearing of on-site vegetation or placement of fill material which results in the substantial destruction of the natural vegetation;

B. Inability to meet stormwater management criteria set forth in the Orange County Subdivision Regulations or commercial site plans regulations; and,

C. Risk of Degradation or contamination of surface water or groundwater.

(WAT2.2.6)

WAT 2.2.7: Interim septic tank system(s) approved by the Board of County Commissioners following Policy WAT 2.2.1 are required to connect to central sewer systems at the property owner's expense within one (1) year from the date of notification that such central sewer facilities are available within the stipulated distances approved by the Board of County Commissioners at the time the interim septic tank system(s) was permitted. (WAT2.2.7)

OBJ WAT 2.3: POTABLE WATER CONSERVATION; Orange County shall support the use of innovative potable water conservation techniques and strategies, and will conserve water resources through coordination with the St. Johns River Water Management District and South Florida Water Management District and implementation of Orange County and other agency programs. (OBJ WAT2.3)

WAT 2.3.1: Orange County shall continue to support and assist the Water Management Districts in implementing the development of a Countywide consumptive use study program utilizing water use projections and ground water modeling to monitor the effects of withdrawals from the Floridan Aquifer. (WAT2.3.1)

WAT 2.3.2: Orange County shall continue to implement its Water Conservation Program and require the installation of products that minimize the demand for water in all new developments as stipulated in Orange County's Plumbing Code. (WAT2.3.2)

WAT 2.3.3: Orange County shall coordinate with Water Management Districts to monitor the drilling of new wells, enforce the capping of abandoned wells, and require the placement of valves on existing free flowing wells so water will be used only as required. It is not the intent of this policy to affect agricultural production or agricultural processing. (WAT2.3.3)

WAT 2.3.4: Orange County shall coordinate with the Water Management Districts to monitor the amount of groundwater pumped from the aquifer underlying Orange County; and if necessary, assist in the emergency conservation of groundwater. (WAT2.3.4)

WAT 2.3.5: Orange County shall encourage municipalities, counties, and private entities, which receive exported water from underlying Orange County to use other sources of potable water and/or use water conservation measures. Such encouragement shall be provided by technical assistance and participation in studies conducted by the Water Management Districts. (WAT2.3.5)

WAT 2.3.6: Orange County shall continue to implement its educational programs to promote a safe maximum withdrawal rate from the aquifer. The educational programs include conservation techniques that can be used by homeowners and information regarding leak detection. (WAT2.3.6)

WAT 2.3.7: Orange County shall provide potable water in compliance with Environmental Protection Agency and Florida Department of Environmental Protection's safe drinking water standards. (WAT2.3.7)

WAT 2.3.8: Orange County shall continue to investigate all feasible techniques for the use of reclaimed water. Orange County shall seek out opportunities to use reclaimed water for uses such as irrigation, groundwater recharge, industrial purposes, and agricultural purposes. (WAT2.3.8)

WAT 2.3.9: As stipulated in the O.C. Code Section 37-4(a)(3), all development containing irrigated open space shall be required to accept reclaimed water for irrigation when such reclaimed water is available. Connection shall be made at the developer's cost. (WAT2.3.9)

WAT 2.3.10: Orange County shall participate in voluntary and mandatory water restrictions established by the Water Management Districts. This shall include limiting the irrigation of landscaping with potable water on public property to the hours specified in the restrictions. (WAT2.3.10)

WAT 2.3.11: Orange County shall continue to provide incentives and enforce regulations requiring water efficient Florida-friendly landscaping techniques, to reduce the irrigation demand for potable water in new developments. (WAT2.3.11)

WAT 2.3.12: Orange County shall continue to implement its water conservation and shortage regulations. In addition, the Code requires that during such times as either the St. Johns River Water Management District or the South Florida Water Management District declares a potable water shortage, the specific restrictions imposed by the applicable water management district that are more restrictive than the regulations of Chapter 37, Article XVIII of the Orange County Code shall apply. (WAT2.3.12)

WAT 2.3.13: Pursuant to Section 373.609, FS, Orange County shall, upon request, assist the Water Management Districts in the enforcement of Water Management District guidelines during declared potable water shortages. (WAT2.3.13)

OBJ WAT 2.4: WASTEWATER TREATMENT FACILITIES; All Orange County wastewater treatment facilities shall be designed and monitored to prevent adverse environmental impacts and eliminate health hazards. (OBJ WAT2.4)

WAT 2.4.1: Orange County shall continue to meet or exceed all Federal and State wastewater facility regulations, which provide for the protection of the environment. (WAT2.4.1)

OBJ WAT 2.5: Reclaimed Water; All Orange County regulations for reclaimed water shall be enforced to prevent adverse environmental impacts and promote the conservation of natural resources. (OBJ WAT2.5)

WAT 2.5.1: Orange County shall continue to investigate, coordinate and promote feasible techniques and applications for the beneficial use of reclaimed water. (WAT2.5.1)

WAT 2.5.2: As stipulated in Chapter 37 of the Orange County Code, all development containing irrigated open space, including golf courses, shall be required to accept reclaimed water for irrigation when such reclaimed water is available. Connection shall be made at the developer's cost. (WAT2.5.2)

WAT 2.5.3: In accordance with Chapter 37 of the Orange County Code, reclaimed water use shall be a condition of all development approvals granted, provided that service is available as set forth in Section 37-4 of the Orange County Code. (WAT2.5.3)

WAT 2.5.4: Orange County shall investigate the feasibility of using a water-conserving rate structure for reclaimed water customers. (WAT2.5.4)

[SPACE INTENTIONALLY LEFT BLANK]

GOAL WAT 3: WATER SUPPLY FACILITIES WORK PLAN

Develop and maintain a Water Supply Facilities Work Plan and to coordinate with the St. Johns River Water Management District, the South Florida Water Management District, and other local, regional, state, and federal agencies, as well as other municipal or private suppliers of water and wastewater services, in the implementation of effective traditional and alternative water supply programs, including utilization of reclaimed water sources and aquifer recharge projects, and in the implementation of effective linkages between water resource management and growth management in Orange County. (GOAL WAT3)

OBJ WAT 3.1: WATER SUPPLY FACILITIES WORK PLAN; Orange County shall develop and maintain a Water Supply Facilities Work Plan (Work Plan) for at least a 10-year planning period addressing traditional and alternative water supply sources, facilities, and issues necessary to serve existing and future development within the jurisdiction of Orange County.

The Work Plan shall be based on a long-term strategy that incorporates the following components:

- Continue to implement and expand effective water conservation measures
- Increase rates for potable and non-potable water used for irrigation to encourage greater conservation
- Optimize the efficient use of fresh groundwater from the Floridan aquifer
- Interconnect systems to create regional flexibilities and efficiencies
- Maximize the beneficial use of reclaimed water
- Continue aquifer recharge projects in areas of greatest benefit
- Expand reuse distribution facilities for irrigation and other beneficial uses
- Continue to develop additional alternative water supply sources such as brackish groundwater, indirect and direct potable reuse, and surface water for potable supply and non-potable augmentation
- Investigate additional management and supply options such as reservoir storage, and stormwater reuse
- Utilize aquifer storage and recovery for supply management.

(OBJ WAT3.1)

WAT 3.1.1: The Water Supply Facilities Work Plan shall be consistent with the potable water and wastewater level-of-service (LOS) standards established in Policies WAT 1.2.5 and WAT 1.2.6. (WAT3.1.1)

WAT 3.1.2: The Water Supply Facilities Work Plan shall identify feasible traditional and alternative water supply sources, including water conservation, water rate increases, system interconnections, reclaimed water and reuse, and aquifer recharge projects that Orange County will use to meet existing and projected water demands. The alternative water supply projects delineated in the Work Plan shall be selected from the Regional Water Supply Plans adopted or approved by the St. Johns River Water Management District and/or South Florida Water Management District, or otherwise proposed by the County. (WAT3.1.2)

WAT 3.1.3: The Water Supply Facilities Work Plan shall be updated no later than 18 months following adoption of the applicable Water Management Districts' Regional Water Supply Plan updates, as referenced in WAT 1.1.2. (WAT3.1.3)

WAT 3.1.4: The Water Supply Facilities Work Plan, together with Orange County's Master Plan, shall be used to prioritize and coordinate the expansion and improvement of facilities used to withdraw, transmit, treat, store and distribute potable water to meet current and future needs within Orange County Utilities service areas. (WAT3.1.4)

WAT 3.1.5: Orange County shall establish and maintain, at a minimum, a current 5-year schedule of capital improvements for the improvement, extension and/or increase in capacity of traditional water supply, alternative water supply, wastewater and reclaimed water facilities and system components, both capacity and non-capacity related. The schedule of capital improvements shall be updated annually consistent with the Water Supply Facilities Work Plan. (WAT3.1.5)

WAT 3.1.6: Orange County's capacity related strategy and capital improvement projects for traditional water supply facilities are summarized below consistent with the Work Plan. These projects and project components, including estimated costs and funding sources, are adopted in the Implementation Chapter as part of the 5-year schedule of capital improvements. Project numbers are listed as appropriate for cross reference to Index by Financial Unit in the capital improvements schedule.

- Oak Meadows Wellfield Expansion (Permitted Well OM-5), currently in the construction phase, includes one new Lower Floridan aquifer well at the facility with a capacity of 1.6 mgd, AADF. The outfitting of this well is planned for 2021 (West Service Area, CIS 1532-14).
- Western Regional WSF/Wellfield Phase IIIB Expansion, currently in design and planned for completion by 2023, may increase treatment capacity by another 7.0 mgd and involves one new Lower Floridan aquifer well (well WR-11, already permitted) with a capacity of 2.2 mgd AADF, to be completed by 2021. (West Service Area, CIS 1532)
- Southwest Service Area Storage and Repump Facility, a new storage and repump facility with 5,000 gallons per minute (GPM) pumping capacity and a 3.5 MG ground storage tank, to be completed by 2023, will increase system flexibility and reliability (Southwest Service Area, CIS 1557).
- Eastern Regional Water Supply Facility Improvements – Sodium Hypochlorite Conversion to Bulk Supply and Feed System, currently in construction, project includes conversion of existing on-site generation of sodium hypochlorite to bulk supply and fed system which will expand the treatment capacity of the facility to 62.5 mgd firm, to be completed in 2021 (East Service Area, CIS 1554).
- Many other plan process improvements, including treatment, transmission, mechanical, electrical, and well upgrades, at various locations, not associated with capacity increases. (WAT3.1.6)

WAT 3.1.7: Development of Orange County's reclaimed water system is a critical component of the County's water supply strategy. Orange County's capacity-related strategy and capital improvements projects for water reclamation and reuse facilities are summarized below consistent with the Work Plan. These projects and project components, including estimated costs and funding sources, are adopted in Orange County's Implementation Chapter as part of the 5-year schedule of capital improvements. Project numbers are listed as appropriate for cross reference to Index by Financial Unit in the capital improvements schedule.

NORTHWEST WRF PHASE IIIB EXPANSION: Planned to be constructed by 2025, will increase the capacity of the chlorine contact chamber, increasing the overall treatment capacity of the facility by 1.0 mgd AADF (West Service Area, CIS 1435).

NORTHWEST WRF HIGH SERVICE PUMPING PROJECT: Planned to be constructed by 2026, and expected to add to the existing capacity of the reuse system in the West Service Area (West Service Area, CIS 1435).

SOUTHWEST WRF PHASE I: Planned to be constructed by 2022, for a total treatment capacity of 5.0 mgd AADF. Further phases are planned to provide additional capacity and to receive flow diversion from the South Service Area (Southwest Service Area, CIS 1507).

SOUTHWEST WRF PHASE 2: Planned to be constructed by 2028, for a total treatment capacity of 10 mgd AADF. Further phases are planned to provide additional capacity to receive flow diversion from the South Service Area (Southwest Service Area, CIS 1507).

SOUTH WRF PHASE V EXPANSION: Planned completion by 2022, will increase treatment capacity by 13 mgd from 43.0 to 56.0 mgd, AADF. (South Service Area, CIS 1555).

EASTERN WRF PHASE VI-A EXPANSION: Planned to be completed by 2026, will increase peak hour reclaimed water pumping capacity from 6,000 gpm to 17,000 gpm (East Service Area, CIS 1538).

EASTERN WRF PHASE VI-B EXPANSION: Planned to be completed by 2029, will increase treatment capacity from 24.0 to 31.0 mgd AADF (East Service Area, CIS 1538).

SOUTHEAST RECLAIMED WATER SYSTEM EXPANSION PROJECT: Will be constructed throughout the planning horizon to distribute reclaimed water to meet reuse irrigation demands in the East Service Area, estimated to be as much as 9 mgd AADF by 2025 (CIS 1483, CUP #3317 Condition 26).

SOUTH WRF PHASE VI-A EXPANSION: planned to be completed by 2027, will increase peak hour reclaimed water pumping capacity (South Service Area, CIS 1555). (WAT3.1.7)

WAT 3.1.8: Development of alternative water supply projects is a critical component of Orange County's water supply strategy and necessary to meet future water demands. Orange County's alternative water supply projects including surface water capital improvement projects are summarized below consistent with the Work Plan. These projects and project components, including estimated costs and funding sources are adopted in the County's Implementation Chapter as part of the 5-year schedule of capital improvements. Project numbers are listed as appropriate for cross reference to Index by Financial Unit in the capital improvements schedule.

- Cypress Lake Wellfield, a collaborative AWS STOPR project, will provide OCU with a 9.0 mgd AADF finished water potable supply capacity increase. Construction of this project is currently projected to be completed by approximately 2027 (CIS 1550-08, CFWI RWSP Projects 3, 4, 5).
- Taylor Creek Reservoir/St. Johns River Water Supply Project, an estimated 50 mgd AADF surface water potable supply project, peak production of 54 mgd finished water. OCU is participating collaboratively in this regional water supply development project with five other central Florida potable water suppliers: OUC, East Central Florida Services, and the Toho Water Authority (who all provide some water in unincorporated Orange County); and the City of Cocoa and City of Titusville. The exact supply volume distribution among suppliers is yet to be finalized, but it is anticipated that OCU's share would be at least 10 mgd AADF (CIS 1550; CUP #3317 Condition 23; WUP # 48-00134-W Condition 25; CFWI RWSP Project 126). (WAT3.1.8)

OBJ WAT 3.2: ALTERNATIVE SOURCES OF WATER; Orange County shall identify, investigate and use any technically, environmentally and economically feasible traditional or alternative sources of water, including reclaimed water, that may be used to meet existing and future water demands when updating or maintaining the Work Plan. (OBJ WAT3.2)

WAT 3.2.1: In conjunction or coordination with the St. Johns River Water Management District, the South Florida Water Management District, and other local governments or private utilities, Orange County shall seek the development of efficient, cost-effective, and technically feasible water sources that will satisfy and supplement existing and future demands, without causing significant adverse impacts to water quality, wetlands, aquatic systems or the environment. These sources may include, but are not limited to, fresh groundwater, treated wastewater, reclaimed water, stormwater, brackish groundwater, surface water and seawater. In addition, Orange County will proactively investigate the application of new water resource development technologies to meet existing and future water demand. (WAT3.2.1)

WAT 3.2.2: Orange County will maximize the efficient use of existing potable water and reclaimed water facilities through the implementation of management techniques that can enhance a source of supply, sustain water resources and related natural systems, and optimize water supply yield. Available techniques may include, but are not limited to, water conservation, potable water and reclaimed water rate increases, non-potable water reuse, system interconnects, aquifer recharge, and storage. (WAT3.2.2)

WAT 3.2.3: Orange County shall coordinate, cooperate and participate with utility providers in the region and the water management districts in the development and update of local and regional water supply plans and assessments. In addition, Orange County will continue to collaborate and jointly develop interconnected sources and facilities to consolidate water services and to improve efficiencies that will support and enable Orange County to perform and implement an effective water supply program. (WAT3.2.3)

WAT 3.2.4: Orange County will coordinate with the City of Orlando to evaluate improvements and expansion of the Water Conserv II regional reuse system to support the Master Plan recommendations and other City of Orlando plans. (WAT3.2.4)

OBJ WAT 3.3: COMPATIBILITY; Orange County shall promote and sustain compatibility between the built and natural systems. (OBJ WAT3.3)

WAT 3.3.1: Orange County shall coordinate with the St. Johns River Water Management District, the South Florida Water Management District, and other entities to assist with implementation of goals and provisions of the applicable Regional Water Supply Plans and other local/municipal water resource management and restoration programs, to evaluate the long-term needs of the natural and built environments, to restrict activities that may result in the degradation or over-utilization of potable water, treated wastewater and reclaimed water resources, and to assure adequate water supply for the competing needs of native ecosystems, agriculture, and domestic and industrial users. (WAT3.3.1)

WAT 3.3.2: Orange County shall work with the Water Management Districts, during updates to their Regional Water Supply Plans, to identify potentially feasible alternative water supply projects, including those involving treated wastewater or reclaimed water sources within Orange County. (WAT3.3.2)

WAT 3.3.3: Orange County will integrate growth management, land use and water resource planning to ensure the availability of water for Orange County residents and regional water management purposes. (WAT3.3.3)

WAT 3.3.4: Orange County shall continue to investigate and implement floating solar panel technology at stormwater facilities when feasible, and permit such facilities in certain Future Land Use Map designation as controlled by zoning.

GOAL WAT 4: WEKIVA STUDY AREA

It is Orange County's goal to protect ground and surface water quality within the Wekiva Study Area by using the necessary wastewater treatment processes to help ensure water quality within the Wekiwa Springs system. (GOAL WAT4)

OBJ WAT4.1: WASTEWATER EFFLUENT WITHIN THE WEKIVA RIVER

WAT 4.1.1: Orange County will continue to establish water and wastewater best practices for energy savings conservation at County facilities. All newly constructed or majorly renovated County-owned or County financially supported buildings will be certified under the applicable water management district's Water Star water conservation program, or more stringent rating system.

WAT 4.1.2: RESERVED (For Wekiva related policies see the Wekiva Section.) (WAT4.1.2)

WAT 4.1.3: Orange County will use water on site or from nearby locations, when available and feasible, to reduce the energy needed to move water longer distances or to pump water from deep-lying aquifer sources.

SOLID WASTE

GOAL SW 1: SOLID WASTE AND RECYCLING MANAGEMENT

Orange County shall provide efficient and environmentally sound end-of-life resource management (e.g., solid waste disposal and recycling service) to accommodate existing and future demand. (GOAL SW1)

OBJ SW 1.1: RESOURCE RECOVERY FACILITIES; Orange County shall operate and maintain an Integrated Solid Waste Resource Recovery System (System) comprised of transfer stations, landfills, recycling facilities, and other resource recovery facilities to provide adequate end-of-life resource management to accommodate existing and future demands by implementing the following policies. (OBJ SW1.1)

SW 1.1.1: Improvements to solid waste facilities shall be identified and prioritized for review with each Solid Waste Division's Capital Improvements Program and each five-year Capital Improvements Program. (Amended 12/00, Ord. 00-25) (SW1.1.1)

SW 1.1.2: Orange County Landfill improvements shall be designed to maximize the expected life for the Class I and Class III Landfills and meet applicable regulations and environmental standards. (SW1.1.2)

SW 1.1.3: Solid waste disposal and transfer station areas shall be acquired at the earliest determination of need to avoid increasing land cost.

SW 1.1.4: Future solid waste transfer stations and disposal sites shall be located so they can provide sustainable, environmentally and economically responsible management of end-of-life materials in accordance with Local, State and Federal regulations. (SW1.1.4)

SW 1.1.5: A standard of 6.0 pounds/day/person for development shall be the level of service standard used to determine the availability of facility capacity for solid waste services for development in unincorporated Orange County. (Added 12/00, Ord. 00-25) (SW1.1.5)

SW 1.1.6: The operation of the System shall be funded by means of fees, program oriented State funds and available Federal grants. (Added 12/00, Ord. 00-25) (SW1.1.6)

SW 1.1.7: Orange County shall maintain a rate structure that is fair to both consumers and collectors, and that covers the cost of operating, constructing, and maintaining capacity of the System. (Added 12/00, Ord. 00-25) (SW1.1.7)

SW 1.1.8: Orange County shall monitor the system for residential and commercial solid waste collection to ensure that the most sustainable, environmentally and economically responsible service is being provided to its customers. (Added 12/00, Ord. 00-25) (SW1.1.8)

SW 1.1.9: Orange County shall continue to monitor the financial and environmental feasibility of operating a solid waste management system. The system shall be adjusted from time to time in the interest of maintaining the most sustainable, environmentally and economically responsible operation possible. (Added 12/00, Ord. 00-25) (SW1.1.9)

SW 1.1.10: Orange County shall continue to promote private sector participation in resource recovery systems to the extent feasible. (Added Amended 12/00, Ord. 00-25) (SW1.1.10)

SW 1.1.11: Orange County shall maintain full service refuse pick up throughout unincorporated Orange County, in accordance with Chapter 32 of the Orange County Code. (Added 12/00, Ord. 00-25) (SW1.1.11)

SW 1.1.12: Orange County shall continue to prohibit jurisdictions located outside of the Orange County's geographic boundary from utilizing the Orange County Landfill (Per Resolution 90-SW-01) in order to preserve capacity for Orange County and avoid higher rates for Orange County residents. Exceptions for extra jurisdictional users must be approved by the Board of County Commissioners and implemented pursuant to interlocal agreement specifying the quantity and duration of such disposal. Municipalities located within the geographic boundaries of Orange County shall retain access to the Orange County Landfill by entering into interlocal agreements with the County. (Added 12/00, Ord. 00-25) (SW1.1.12)

SW 1.1.13: In order to maximize the use of the System in a fiscally sound and efficient manner, Orange County shall implement the findings of the Solid Waste Division's most recent Business Plan. (SW1.1.13)

SW 1.1.14: Orange County shall continue to monitor and evaluate the available capacity at the Orange County Landfill for the purpose of meeting concurrency system management requirements. In order to plan for and to ensure adequate capacity for existing and new developments in Orange County, municipalities within Orange County utilizing the Orange County Landfill for the purposes of concurrency and solid waste facility capacity and availability per Chapter 163, F.S., must enter into interlocal agreements committing appropriate quantities of solid waste to the Orange County Landfill. (Added 12/00, Ord. 00-25) (SW1.1.14)

SW 1.1.15: The County shall encourage and support the permitting of Class III or Construction and Demolition recycling facilities or landfills over a wide geographic area to best serve the public and support the efforts of the waste management industry to provide waste management services in a timely, economically efficient manner and to preserve capacity at the Orange County Landfill. (Added 12/00, Ord. 00-25) (SW1.1.15)

OBJ SW 1.2: SOLID WASTE DIVERSION; Orange County shall continue to implement alternate means of solid waste management to reduce landfill disposal, and to ban the disposal of yard waste in Orange County's Class I landfill and any other existing or future lined landfills maintained by Orange County. (Added 12/00, Ord. 00-25) (OBJ SW1.2)

SW 1.2.1: Orange County shall continue to implement solid waste recycling programs for items such as paper, newspapers, plastics, aluminum and metal cans and glass goods. Privately operated landfills shall be required to continue to participate in this effort. (Added 12/00, Ord. 00-25) (SW1.2.3)

SW 1.2.2: Orange County shall encourage and assist local governments that dispose of waste in the County landfill, to implement recycling programs. (SW1.2.4)

SW 1.2.3: Orange County shall continue to implement and enhance its public awareness and education program to increase and maintain public participation in the County's Resource Recovery Programs. (Added 12/00, Ord. 00-25) (SW1.2.5)

SW 1.2.4: The County shall require all municipalities that use the Orange County Landfill for solid waste disposal to separately collect and dispose of their yard waste. (Renumbered 12/00, Ord. 00-25) (SW1.2.8)

SW 1.2.5: The County shall continue to implement a separate disposal and/or composting program for yard waste at approved sites. (Renumbered 12/00, Ord. 00-25) (SW1.2.9)

SW 1.2.6: The County shall require its existing franchise haulers to separate and deliver yard waste to approved sites. (Renumbered 12/00, Ord. 00-25) (SW1.2.10)

SW 1.2.7: The County shall continue its educational program to increase awareness of the benefits of backyard composting of yard waste. (Renumbered 12/00, Ord. 00-25) (SW1.2.11)

SW 1.2.8: The County's educational program shall continue to use, but is not limited to, public service announcements, mail outs and demonstration projects. (Renumbered 12/00, Ord. 00-25) (SW.1.212)

OBJ SW 1.3: INTERGOVERNMENTAL COORDINATION; Orange County shall improve its intergovernmental coordination efforts for establishing fees, locating transfer stations, and controlling the movement of waste within the County. (OBJ SW1.3)

SW 1.3.1: Orange County shall continue to encourage municipalities to operate their solid waste collection programs within their incorporated boundaries. (SW1.3.1)

SW 1.3.2: Orange County shall continue to monitor and modify, if necessary, franchise areas to make the County's collection system efficient. (Added 12/00, Ord. 00-25) (SW1.3.2)

SW 1.3.3: Orange County shall enter into interlocal agreements for solid waste disposal with other municipalities in order to maximize the long term capacity and economic efficiency of the Orange County Landfill. The County shall encourage specific commitments to be incorporated in to the interlocal agreements, examples of commitments include but are not limited to tipping rights at the transfer station, guaranteed access to the County's recycling processing facilities and long-term predictable disposal capacity and pricing. (Added 12/00, Ord. 00-25) (SW1.3.3)

SW 1.3.4: The County shall require licensed commercial waste haulers to submit reports of disposal deliveries by tonnage and location source to the Solid Waste Division in a timely manner. (Added 12/00, Ord. 00-25) (SW1.3.4)

OBJ SW 1.4: ENVIRONMENTAL SAFETY; Orange County shall require that landfill activities be operated in an environmentally sound manner for existing and future landfills that are operated and maintained by Orange County. (Added 12/00, Ord. 00-25) (OBJ SW1.4)

SW 1.4.1: Orange County shall line all future solid waste disposal cells at the existing and future Class I landfill sites to reduce the potential of leachate seepage pursuant to Chapter 62-701, Florida Administrative Code. (Added 12/00, Ord. 00-25) (SW1.4.1)

SW 1.4.2: Groundwater monitoring wells shall be added to the landfill as expansion of the site occurs. All future Class I and Class III landfills shall have groundwater monitoring wells as required by Chapter 62-701, Florida Administrative Code. (Added 12/00, Ord. 00-25) (SW1.4.2)

SW 1.4.3: Orange County shall continue to operate a leachate collection and disposal system at the Orange County Landfill that is designed to prevent groundwater and surface water contamination consistent with local, State and Federal laws and regulations. All future Class I landfills shall be subject to this policy. (Added 12/00, Ord. 00-25) (SW1.4.3)

SW 1.4.4: In the interest of protecting the environment and economic efficiency, the County shall continue to pursue the expansion of its landfill gas-to-energy system. (Added 12/00, Ord. 00-25) (SW1.4.4)

OBJ SW 1.5: PRIVATE FACILITIES; Orange County shall continue to require that all existing and future privately-owned solid waste management activities be operated in an environmentally sound manner. (Added 12/00, Ord. 00-25) (OBJ SW1.5)

SW 1.5.1: Orange County shall continue to regulate private solid waste management facilities through the Solid Waste Management Ordinance, as amended, and the Zoning Code, as amended. (Added 12/00, Ord. 00-25) (SW1.5.1)

SW 1.5.2: The County shall encourage the use of former privately-owned landfill sites to uses that provide benefit to the public whenever possible. Landfill owners shall include the proposed use in the post-closure plan. This policy shall not be construed to mean that the County accepts ownership, management, or liability of the landfill site. (Added 12/00, Ord. 00-25) (SW1.5.3)

SW 1.5.3: The County shall review and adjust the processing fee schedule for private solid waste management facilities. (SW1.5.4)

OBJ SW 1.6: COMPATIBILITY; Orange County shall ensure compatibility of land uses when considering approvals of new or expanding existing landfills. (Added 12/00, Ord. 00-25) (OBJ SW1.7)

SW 1.6.1: All new landfills shall be allowed only in areas with Future Land Use designations of Rural/Agricultural or Industrial. (Added 12/00, Ord. 00-25) (SW1.7.1)

SW 1.6.2: The County shall review its technical standards of solid waste management facilities contained in the Land Development Code from time to time and amend the standards as necessary. (Added 12/00, Ord. 00-25) (SW1.7.2)

SW 1.6.3: New landfills shall be subject to the Solid Waste Management Ordinance, as amended, pertaining to site requirements that are designed to promote compatible uses near landfills. The County shall not support the siting of landfills near existing or proposed residential areas that would be adversely impacted by landfill activities. (Added 12/00, Ord. 00-25) (SW1.7.3)

SW 1.6.4: New developments of urban residential densities shall be subject to the Zoning Code, as amended, pertaining to site requirements that are designed to promote compatible uses near landfills. The County shall not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities. (Added 12/00, Ord. 00-25) (SW1.7.4)

GOAL SW 2: HAZARDOUS WASTE MANAGEMENT

Orange County shall protect the health, safety, and welfare of the public from the harmful effects of hazardous waste. (Added 12/00, Ord. 00-25) (GOAL SW2)

OBJ SW 2.1: HAZARDOUS WASTE DISPOSAL; Orange County shall ensure the proper management of hazardous wastes. (OBJ SW2.1)

SW 2.1.1: Orange County shall continue to implement the Small Quantity Generator Notification Program and the Local Hazardous Waste Program as required by the State for the monitoring and disposal of hazardous wastes generated by local businesses or other sources. (SW2.1.2)

SW 2.1.2: Orange County shall continue to operate a program to collect, temporarily store, and assure the proper disposal of household generated chemicals, and provide assistance to very small quantity generators so that they may dispose of their hazardous waste properly. (SW2.1.3)

SW 2.1.3: Orange County shall support the Department of Environmental Protection's efforts to identify and improve the handling of hazardous waste from households. (SW2.1.4)

SW 2.1.4: RESERVED. (For Wekiva related policies see the Wekiva Section.) (SW2.1.5)

FIRE RESCUE

GOAL FR 1: SYSTEM EVALUATION – EMERGENCY RESPONSE

To provide effective fire rescue emergency services within a comprehensive program that is responsive to the needs of residents and visitors to Orange County. (GOAL FR1)

OBJ FR 1.1 RESOURCE EVALUATION – EMERGENCY RESPONSE; The Orange County Fire Rescue Department shall maintain quality assurance standards and resource evaluation measures for its emergency resources and systems that serve the needs of the community. (OBJ FR1.1)

FR 1.1.1: The Orange County Fire Rescue Department shall ensure the County is served by trained emergency personnel and shall periodically evaluate personnel and program performance in line with strategic planning and customer service goals as outlined in the Standards of Cover and Self-Assessment Manual approved for accreditation through the Center for Public Safety Excellence (CPSE). (FR1.1.1)

FR 1.1.2: Orange County Fire Rescue shall periodically review and update fire station locations, staffing needs, and equipment deployment plans to ensure efficiency and effectiveness of resources. It shall evaluate resource and deployment strategies based on:

- Periodic review of all elements of the total response time

- Quarterly trend analysis and station response patterns
- Periodic evaluation of alarm activity to assess staffing and equipment allocations
- Quarterly review of data as part of the annual budgetary process
- Review of potential and actual growth in alarm activity
- Review and tracking of customer feedback

(FR1.1.2)

OBJ FR 1.2: SERVICE STANDARD – FIRE RESCUE EMERGENCY RESPONSE; The Orange County Fire Rescue Department shall maintain service standards deemed necessary for effective emergency response, including the adoption of the Standards of Cover. This document is required as a part of agency accreditation by the Center for Public Safety Excellence. (OBJ FR1.2)

FR 1.2.1: On an annual basis the Orange County Fire Rescue Department will conduct an analysis of each response district's population density. These response districts are categorized into:

- Urban High: More than 3,000 persons per square mile
- Urban Low: 1,201 to 3,000 persons per square mile
- Rural High: 11 to 1,200 persons per square mile
- Rural Low: 10 or fewer persons per square mile

The Orange County Fire Rescue Department shall adopt internal performance standards that will track other aspects of emergency response performance. Performance standards are evaluated periodically and are included in the adopted Standards of Cover. (FR1.2.1)

FR 1.2.2: The Orange County Fire Rescue Department will strive for an initial emergency Fire Rescue response capability within the County's Municipal Services Taxing Unit (MSTU) area so as to meet the following travel time targets for 90% of emergency calls:

- Urban High: 5:00 minutes
- Urban Low: 7:00 minutes
- Rural High: 9:00 minutes
- Rural Low: 13:00 minutes

(FR1.2.2)

FR 1.2.3: The Orange County Fire Rescue Department will strive to have firefighters meet standards established through National Fire Protection Association (NFPA) 1710 for turnout by donning appropriate protective gear, boarding the apparatus, and beginning the response within the following time targets for 90% of emergency incidents, as measured from the time of unit dispatch:

- Fire: 80 seconds
- EMS: 60 seconds

(FR1.2.3)

FR 1.2.4: The determination of where to construct new Fire Rescue facilities will be based on, but not limited to, the following:

- Adherence to established total response time standards as determined by Geographic Information System (GIS) data, and projected response times from the projected new station location
- Adherence to the Fire Station Location Study
- Minimal County response overlap to ensure workload equalization
- Minimal response overlaps between County and various city stations
- Consideration of current and future impact(s) of Joint Planning Agreements (JPA)
- Consideration of city annexation and general growth patterns
- Availability of suitable land/property in area
- Projected alarm activity (number of alarms) generated in a geographic area
- Opportunities for joint stations
- New development beyond five miles of existing fire stations

(FR1.2.4)

FR 1.2.5: The determination of when to construct new fire rescue facilities will be based on, but not limited to, all or any combination of the following:

- When a major development is in construction phase and a fire station is planned
- When an analysis of response time data indicates that the area cannot meet the department's reliability model for the predicted availability of the first due unit
- When stations in adjoining response areas show escalation of alarms and response time and when adding a second response unit to an existing station will not meet the service response need
- When annexation of the area appears unlikely

(FR1.2.5)

FR 1.2.6: The determination of when to decommission and close fire rescue facilities will be based on, but not limited to, all or any combination of the following:

- Reduction of service area due to annexation or other causes
- Ability to contract with another service provider for adequate service delivery (or)
- Reduction in the number of calls and ability to serve the location from other existing OCFRD facilities

(FR1.2.6)

FR 1.2.7: The Orange County Fire Rescue Department shall provide an initial emergency response to Basic and Advanced Life Support medical calls in the Municipal Service Taxing Unit (MSTU) area. (FR1.2.7)

OBJ FR 1.3: INTERLOCAL AND MUTUAL AID AGREEMENTS; The Orange County Fire Rescue Department shall develop and maintain service agreements to ensure orderly interaction with neighboring agencies and jurisdictions when assistance is required. (OBJ FR1.3)

FR 1.3.1: The Orange County Fire Rescue Department shall coordinate with adjacent counties and municipalities to create or maintain interlocal agreements for reciprocating service with fire rescue agencies to provide a reduction/avoidance of overlapping service areas, a fire response agreement, and a compatible communications system. (FR1.3.1)

FR 1.3.2: In the absence of interlocal agreements, the Orange County Fire Rescue Department shall periodically review the issue with neighboring jurisdictions, and, if necessary, take steps to establish or revise fee structures for services that may be provided to or received from jurisdictions or agencies that do not maintain agreements with the County. (FR1.3.2)

OBJ FR 1.4: FIRE COMMUNICATIONS; The Orange County Fire Rescue Department shall maintain standards for emergency dispatch in accordance with appropriate national, state, county and departmental requirements. (OBJ FR1.4)

FR 1.4.1: The Orange County Fire Rescue Department shall maintain communication equipment and technology determined to be adequate to ensure efficient handling of incoming emergency calls for assistance. (FR1.4.1)

FR 1.4.2: The Orange County Fire Rescue Department shall ensure that the County is served 24 hours a day, seven days a week, by emergency dispatch personnel trained and certified in Emergency Medical Dispatch, including the ability to provide life-saving medical instruction by telephone prior to rescue unit arrival. (FR1.4.2)

FR 1.4.3: The Orange County Fire Rescue Department shall maintain the State of Florida Emergency 911 Telephone Number Plan, Appendix 5.0, A 5-2, which requires a sufficient number of personnel to answer 90% of all incoming emergency 911 calls within ten seconds. (FR1.4.3)

FR 1.4.4: The Orange County Fire Rescue Department shall maintain the State of Florida Emergency Medical Services Communications Plan, Section 3.5 requirement for one radio operator, or a sufficient number of personnel in the operations room to monitor statewide and regional medical communication channels, and to provide countywide hospital status coordination. (FR1.4.4)

FR 1.4.5: The Orange County Fire Rescue Department shall maintain the National Fire Protection Association's (NFPA) requirements (NFPA 1221 [2-1.8.1.1]) for:

- One additional operator, or a sufficient number of personnel in the operations room, to transmit alarms to responding units within 60 seconds of completed receipt, and,
- One Supervisor in the Communications Center on each shift.

(FR1.4.5)

FR 1.4.6: The Orange County Fire Rescue Department shall maintain the departmental standard for one tactical radio operator for every 20,000 calls for service that are processed annually. (FR1.4.6)

GOAL FR 2: SYSTEM EVALUATION – NON-EMERGENCY SERVICES

To provide non-emergency review and enforcement services through programs aimed at ensuring that the community complies with fire safety requirements and emergency prevention efforts. (GOAL FR2)

OBJ FR 2.1: RESOURCE EVALUATION – NON-EMERGENCY SERVICES; The Orange County Fire Rescue Department shall maintain quality assurance standards and resource evaluation measures for its non-emergency resources and systems that serve the needs of the community. (OBJ FR2.1)

FR 2.1.1: The Orange County Fire Rescue Department shall periodically evaluate personnel and programs that provide non-emergency services in line with strategic planning and customer service goals. It shall evaluate these resources and programs based on:

- Monthly monitoring of performance measures
- Customer surveys
- Benchmarking
- Quarterly review of data
- Review and tracking of customer feedback

(FR2.1.1)

OBJ FR 2.2: SERVICE STANDARD – NON-EMERGENCY SERVICES; The Orange County Fire Rescue Department shall maintain standards deemed necessary for effective non-emergency functions. (OBJ FR2.2)

FR 2.2.1: The Orange County Fire Rescue Department shall ensure its Office of the Fire Marshal (OFM) conducts mandatory inspections annually and according to standards set by the Department as required, of day care centers, assisted living facilities, group homes for the developmentally disabled, residential treatment facilities, hospitals and nursing homes. (FR2.2.1)

FR 2.2.2: The Orange County Fire Rescue Department shall ensure its Office of the Fire Marshal (OFM) conducts inspections in accordance with NFPA 1, as adopted by the State of Florida. (FR2.2.2)

FR 2.2.3: The Orange County Fire Rescue Department shall ensure that fire plan reviews are completed in a timely manner and according to County adopted performance measures. (FR2.2.3)

FR 2.2.4: The Orange County Fire Rescue Department shall implement and maintain all federal, state and departmental standards and plans intended to mitigate the impact of wildfire disasters in Orange County. (FR2.2.4)

FR 2.2.5: The Orange County Fire Rescue Department shall hire, offer in service training, and take steps to maintain the staffing, reserves and efficiency levels needed to provide assistance to the community as related to building services, fire prevention, and fire safety education. (FR2.2.5)

OBJ FR 2.3: VEHICLE/APPARATUS REPLACEMENT PLAN; The Orange County Fire Rescue Department shall maintain a departmental vehicle/apparatus replacement plan and will endeavor to procure vehicles and apparatus that reduce fuel requirements, when such procurement is financially and operationally feasible. (OBJ FR2.3)

FR 2.3.1: The Orange County Fire Rescue Department shall continue to support a departmental vehicle/apparatus replacement plan that includes a criteria-based method of replacement to ensure only safe and dependable emergency response vehicles are kept in service. The replacement criteria includes:

- Mileage
- Age
- Replacement cost

(FR2.3.1)

GOAL FR 3: PUBLIC EDUCATION AND AWARENESS

To promote fire safety and basic health awareness in the community. (GOAL FR3)

OBJ FR 3.1: PUBLIC EDUCATION – SAFETY ISSUES; The Orange County Fire Rescue Department shall maintain and promote fire safety education and awareness programs within the community. (OBJ FR3.1)

FR 3.1.1: The Orange County Fire Rescue Department shall develop and promote appropriate and timely fire safety related programs through schools, public facilities and other means aimed at reaching Orange County's most at-risk population. (FR3.1.1)

OBJ FR 3.2: PUBLIC EDUCATION AND ASSISTANCE – BASIC HEALTH ISSUES; The Orange County Fire Rescue Department shall maintain and promote basic health awareness programs within the community. (OBJ FR3.2)

FR 3.2.1: The Orange County Fire Rescue Department shall develop and promote basic health safety related programs through schools, public facilities and other means aimed at reaching Orange County's at-risk groups. (FR3.2.1)

FR 3.2.2: The Orange County Fire Rescue Department shall foster alliances and joint efforts with community agencies and groups that share the same vision of a safe, healthy community. (FR3.2.2)

GOAL FR 4: DISASTER PREPAREDNESS AND COORDINATION

To provide comprehensive emergency management, preparedness and mitigation services to Orange County residents and visitors. (GOAL FR4)

OBJ FR 4.1: EMERGENCY MANAGEMENT; The Orange County Fire Rescue Department's Office of Emergency Management shall maintain all mandatory federal, state and departmental emergency management service standards and plans intended to prepare for, respond to, recover from, and mitigate the impacts of disasters that could adversely affect the health, safety and/or general welfare of the residents of and visitors to Orange County. (OBJ FR4.1)

FR 4.1.1: The Office of Emergency Management shall take the steps listed below to reduce the vulnerability of people and communities of Orange County to damage, injury, and loss of life and property resulting from natural, technological or manmade emergencies, catastrophes, or hostile military or paramilitary action.

- Training
- Exercises
- Public Presentations

(FR4.1.1)

FR 4.1.2: The Office of Emergency Management shall prepare for prompt and efficient response and recovery to protect lives and property affected by emergencies through the following:

- Maintaining the state mandated Comprehensive Emergency Management Plan (CEMP)
- Maintaining the Local Mitigation Strategy (LMS)
- Maintaining and operating the county's Emergency Operations Center (EOC)

(FR4.1.2)

FR 4.1.3: The Office of Emergency Management shall collaborate with local and regional organizations to provide support for disaster recovery.

FR 4.1.4: The Office of Emergency Management shall coordinate and provide for the orderly start of restoration and rehabilitation of persons and property affected by emergencies. (FR4.1.4)

FR 4.1.5: The Office of Emergency Management shall provide an emergency management system embodying all aspects of pre-emergency preparedness and post emergency response, recovery, and mitigation. (FR4.1.5)

FR 4.1.6: The Office of Emergency Management shall take steps to minimize damage to property, material shortages, and service system disruptions that would have an adverse impact on the residents, the economy, and the wellbeing of Orange County. These steps include:

- Prevention
- Preparedness
- Response

- Recovery
- Mitigation

(FR4.1.6)

FR 4.1.7: The Office of Emergency Management shall manage emergency operations within Orange County by coordinating the use of resources available from municipal governments, private industry, civic and volunteer organizations, and state and federal agencies. (FR4.1.7)

[SPACE INTENTIONALLY LEFT BLANK]

credit: Jonathan Cutrer / Flickr.com

ENERGY

Understanding Orange County's current energy use and its effect on global climate are critical to planning for our future energy demand in a reliable, affordable, sustainable, and resilient way. Goals, objectives, and policies within this section will first and foremost comply with state energy policy as detailed in Section 377.601, F.S., and will focus on energy conservation and efficiency as well as renewable sources of energy.

It is important that the County collaborate with utility providers to address the energy burden, or that percentage of household income that goes toward energy costs, of County residents and especially our most vulnerable populations, by providing programs that will reduce costs and usage and improve residents' quality of life. In reviewing data found in the U.S Department of Energy's Low Income Energy Affordability Data (LEAD) Tool, "the national average energy burden for low-income households is 8.6% — three (3) times higher than for non-low-income households." This collaboration between the County and utility providers will also help residents as we work to ensure the resilience of our energy systems to the threats of extreme weather events and increasing temperatures.

Throughout these efforts, the County will continue to educate residents, businesses, and visitors on the nexus between energy and water usage, energy efficiency measures, and renewable energy sources. The County will also continue to advocate at the state level for supportive policies and programs to assist with meeting the current and future demands of energy in an equitable way.

Finally, Orange County has committed to mitigate and adapt to the effects of climate change by setting goals to reduce greenhouse gas (GHG) emissions in collaboration with East Central Florida Regional Planning Council (ECFRPC) Regional Resilience Collaborative (R2C). This collaboration has resulted in the calculation of science-based targets for reducing GHG emissions and the identification of high-impact actions aimed at specific sectors of emissions. The goals, objectives, and policies associated with GHG emissions reduction can be found in Chapter 5 Natural Resources and Conservation.

ENERGY

GOAL E 1: ENERGY GENERATION, USAGE, AND FUTURE DEMAND

Orange County will capture data about current Countywide energy generation and usage to help plan for future demand.

OBJ E 1.1: ENERGY GENERATION AND TRANSMISSION; The County will ensure that energy generation and transmission facilities appropriately integrate into future land use and development and focus on providing cleaner sources of energy.

E 1.1.1: Electrical power facilities solely utilizing solar, wind, and/or hydroelectric renewable energy resources, and related power transmission facilities, may be allowed in certain Future Land Use Map designations as controlled by zoning.

E 1.1.2: Electrical power facilities utilizing any fuel, process, or resources other than solar, wind, or hydroelectric power will be limited to certain Future Land Use Map designations as controlled by zoning.

E 1.1.3: The use of alternative and more efficient energy technology for existing, new, and renovated County facilities and vehicles will be given high consideration.

OBJ E 1.2: ENERGY USAGE; Orange County will work with utility providers to record trends of all energy usage within the County and identify goals and actions to reduce energy consumption as the County continues to grow.

E 1.2.1: Orange County will encourage large-scale facilities to track energy consumption and provide efficiency improvements.

E 1.2.2: Orange County will coordinate with municipalities within the County to encourage implementation of programs to track and reduce energy usage within their government operations to support usage reduction efforts countywide.

E 1.2.3: Orange County will collaborate with local stakeholders to identify steps needed to set a countywide energy reduction goal.

E 1.2.4: Orange County will reduce energy consumption at County facilities through strategies outlined in the Sustainable Operations & Resilience Action Plan, adopted January 2021.

OBJ E 1.3: ENERGY BURDEN; Orange County will evaluate the energy burden of all households within the community, but take a more focused view of low to moderate income households to ensure equity and livability for all.

E 1.3.1: Orange County will complete an energy burden analysis for residents in unincorporated Orange County ~~by 2024~~.

E 1.3.2: Orange County will collaborate with local and regional stakeholders to continue programs that rehabilitate owner-occupied homes to reduce energy usage, increase resilience to extreme weather events, flooding, and heat, and improve residents' quality of life as related to elements of indoor air quality.

E 1.3.3: Orange County will work to strategically align utility provider programs with County-funded programs with collective goals of reducing energy usage for energy-burdened residents and revitalizing disadvantaged communities.

E 1.3.4: Orange County will seek to partner with public and private entities throughout the region to develop programs to bring secure, sustainable, and affordable energy to all residents, including reducing barriers that limit equal access to opportunities for renewable energy, energy efficiency programs, and home resilience programs to help withstand extreme weather events, flooding, and heat.

OBJ E 1.4: FUTURE DEMAND; Orange County will collaborate with local stakeholders to continually assess and attempt to reduce nonrenewable energy consumption and its associated negative impacts in light of a growing population, as well as its effect on future demand.

E 1.4.1: Orange County will work with utility providers to reduce future demand for nonrenewable energy consumption to support 100% of electricity generation from clean, renewable sources by 2050.

E 1.4.2: Orange County will gather public input to be used for the creation of a countywide Energy Plan that addresses current and future energy use, as well as conservation and efficiency efforts, and the use of renewable resources.

E 1.4.3: RESERVED

E 1.4.4: Orange County will assist in connecting residents with providers of local renewable energy resources to assist with future energy off-sets.

GOAL E 2: CONSERVATION AND EFFICIENCY

Orange County will prioritize energy conservation and efficiency practices across all uses.

OBJ E 2.1: REDUCED CONSUMPTION; Orange County will establish principles and strategies to reduce energy consumption in buildings and infrastructure.

E 2.1.1: Orange County will create incentives based on the level achieved for the construction of buildings that comply with a sustainable building rating system or a national model green building code, including incentives such as expedited permit review. (C1.10.1 and C3.2.7)

E 2.1.2: All newly constructed or majorly renovated County-owned buildings will comply with a sustainable building rating system or a national model green building code, consistent with Section 255.2575, F.S. (C3.2.6)

E 2.1.3: The County will require all County sponsored or financially supported projects to comply with the guidelines of a sustainable building rating system or a national model green building code. (C3.2.8)

E 2.1.4: The County will create incentives for the construction or installation of new infrastructure to comply with a national infrastructure rating system for the purposes of reduced energy consumption.

E 2.1.5: The County will review existing code and other regulations to ensure it does not unnecessarily restrict energy conservation programs or initiatives.

OBJ E 2.2: INCREASED ENERGY EFFICIENCY; Orange County will establish principles and guidelines to increase energy efficiency for all County-funded projects.

E 2.2.1: Orange County will use energy efficient appliances and products for all residential assistance programs, including the use of EnergyStar rated appliances, water heaters, and HVAC systems with a SEER rating of 15 or higher.

E 2.2.2: Orange County will use energy efficient building envelope techniques for all residential assistance programs, including the use of double or triple pane windows, wide roof eaves to maximize exterior wall shading, and at least an R30 value for attic insulation. (C1.10.6)

E 2.2.3: Orange County will develop language for procurement processes that incorporate energy saving principles for its buildings, facilities, and service contracts.

E 2.2.4: In the Orange County capital improvements planning process, infrastructure decisions for buildings and related facilities will consider the most energy efficient technologies available. This analysis will include the useful life of the infrastructure, the cost savings related to reduced energy needs, and the operations and maintenance saved from such efficiency.

OBJ E2.3: LAND USE AND ENERGY CONSUMPTION; Orange County will strive to reduce the intensity of heat island effects, the occurrence of higher temperatures within urbanized areas as compared to outlying rural areas, that can be created by land use practices and result in more energy consumption.

E 2.3.1: The County will identify land use best practices for reducing heat island effects, including reduction in surface parking requirements, increasing integration of transit opportunities and inclusion of expanded tree canopy and other vegetation in land use decisions.

E 2.3.2: The County will identify the urban heat islands throughout the County and align them with energy consumption analysis at a census tract level.

E 2.3.3: The County will identify ways to incentivize green and/or pervious surfaces throughout the County to reduce the potential for the heat island effect.

E2.3.4: Orange County will encourage pilot studies to support the creation of energy reduction strategies aimed at reducing the urban heat island effect throughout the county, including guidelines for high albedo or highly reflective surfaces like cool pavements, porous pavement, tree canopy, and cool roofs.

OBJ E 2.4: TREE CANOPY AND ENERGY CONSUMPTION; Orange County will identify best practices for increasing tree canopy coverage, focusing on areas that are impacted by energy burden and heat.

E 2.4.1: The County will identify the tree canopy coverage throughout the County and align it with energy consumption analysis for the unincorporated area.

E 2.4.2: The County will evaluate standards for tree preservation to reduce energy consumption throughout the County.

E 2.4.3: The County will establish tree planting programs that align with identified high energy consumption analysis.

OBJ E 2.5: COLLABORATION; Orange County will collaborate with municipalities, nongovernmental organizations, nonprofit organizations, and businesses to promote energy conservation strategies.

E 2.5.1: The County will collaborate with utility providers to establish programs for residents and businesses that reward efficiency resulting from changes in usage behaviors and equipment upgrades, such as, but not limited to, solar water heaters, efficient pool pumps, electric vehicles charging stations, water efficiency and conservation, and solar electricity generation and storage. (C3.2.2)

E 2.5.2: Orange County will participate in collaborative efforts such as those led by the East Central Florida Regional Planning Council (ECFRPC) to maximize the exchange of ideas, data, and policies for regional energy conservation.

E 2.5.3: Orange County will incorporate energy conservation requirements into the Land Development Code as appropriate.

E 2.5.4: Orange County will support the revision of Florida Building Code, Energy Conservation, in alignment with planned updates, with respect to creating energy efficiencies and reduced consumption. (C3.2.9)

E 2.5.5: Orange County will collaborate with stakeholders to develop a program to incentivize green building practices for private building construction throughout the County. (C3.2.9)

E 2.5.6: The County will collaborate with utility providers to identify potential programs to eliminate energy system disconnections for low-income residents.

GOAL E 3: RENEWABLE ENERGY SOURCES

Orange County will support a transition from fossil fuels to renewable energy sources that are clean, sustainable, and cost-competitive, particularly solar.

OBJ E 3.1: EXPANDED USE; Orange County will promote the expanded use of renewable energy throughout the County.

E 3.1.1: The County will review its existing code and other local regulations to ensure they do not unnecessarily restrict renewable energy development.

E 3.1.2: The County will evaluate the feasibility for installation of renewable energy systems on County-owned facilities or properties, both existing and new capital improvements projects. (C3.2.3)

E 3.1.3: The County will identify actions to promote and support the generation of 100% of electricity from alternative and renewable energy for County-owned facilities and properties, including biofuels and solar, as well as floating solar. (C1.10.6)

E 3.1.4: The County will collaborate with public and nonprofit entities to educate residents and businesses about solar energy generation, energy storage systems and opportunities for installation, including solar co-ops.

E 3.1.5: The County will collaborate with entities that educate and assist residents with energy efficiency upgrades for homes and businesses, such as solar and hybrid water heaters, efficient pool pump systems, indoor and outdoor water efficiency and conservation technologies, and electric vehicle charging stations. (C3.2.11)

E 3.1.6: The County will provide access to programs as appropriate such as Commercial Property Assessed Clean Energy (C-PACE) that help commercial businesses transition to renewable energy solutions.

E 3.1.7: The County will investigate and research new technologies for the generation of energy including but not limited to hydrogen, biosolids and solid waste, wastewater biogas, and landfill gas and encourage pilot programs where feasible when considering finances, regulatory compliance, and any potential for nuisance, odor, or noise. (Amended 10/10, Ord. 2010-13) (C3.1.7)

GOAL E 4: NEXUS OF ENERGY AND WATER

Orange County will implement best practices for water conservation to reduce energy demand and generation.

OBJ E 4.1: REDUCED WATER CONSUMPTION; For the purpose of energy conservation, Orange County will implement water consumption reduction strategies consistent with goals, objectives, and policies of the Community Facilities Chapter.

E 4.1.1: Orange County will continue to establish water and wastewater best practices for energy savings conservation at County facilities. All newly constructed or majorly renovated County-owned or County financially supported buildings will be certified under the applicable water management district's Water Star water conservation program, or more stringent rating system.

E 4.1.2: Orange County will increase its capacity for renewable energy generation to decrease the percentage of fossil fuels used in energy generation at its water and wastewater facilities.

E 4.1.3: Orange County will use water on site or from nearby locations, when available and feasible, to reduce the energy needed to move water longer distances or to pump water from deep-lying aquifer sources.

E 4.1.4: Orange County will continue to coordinate with and seek the support of state agencies such as the St. Johns River Water Management District, South Florida Water Management District, East Central Florida Regional Planning Council, and other state partners, to ensure that the most recent data and approaches to energy conservation are being captured and shared.

GOAL E 5: ENERGY EDUCATION

Orange County will provide residents, businesses, and visitors opportunities to acquire the knowledge and skills to reduce energy consumption.

OBJ E 5.1: PROMOTING REDUCED CONSUMPTION; The County will identify actions for reduced energy consumption across all sectors of energy use, public and private, in the built environment.

E 5.1.1: The County will collaborate with utility providers and nonprofits to educate residents and businesses about clean energy technologies and sustainable development standards as well as the available incentives to encourage such practices.

E 5.1.2: The County will collaborate with utility providers and nonprofits to educate and provide incentives for energy-conserving operating procedures and policies for businesses. (C3.2.4)

E 5.1.3: The County will collaborate with utility providers and nonprofits to educate residents, businesses, and visitors about energy conservation and efficiency.

E 5.1.4: The County will collaborate with universities and community colleges in their educational, research, and workforce development curriculum and activities that advance energy conservation, efficiency, and resilience for quality-of-life improvements and economic development throughout the county.

GOAL E 6: ENERGY SYSTEM RESILIENCE

Orange County will collaborate with all stakeholders to strengthen the resilience of energy systems within the County to extreme weather impacts and increased energy demand by limiting potential damage, quickly recovering from outages, and providing essential services to reduce injury and loss of life.

OBJ E 6.1: PREVENTION OF DAMAGES; Orange County will work with utility companies and energy infrastructure companies to prevent physical damage and loss of energy distribution systems during extreme weather events, such as flooding, and periods of extreme heat, as well as during periods of increased demand.

E 6.1.1: The County will ensure that new developments and businesses install power lines underground and locate key energy network assets to enhance grid resilience.

E 6.1.2: The County will establish assessment guidelines for public infrastructure requiring energy aimed at ensuring resilience to current and future extreme weather impacts.

E 6.1.3: The County will work with energy providers to improve energy infrastructure with the intent to increase reliability, efficiency, and adequacy of the energy system to meet increased energy demand.

E 6.1.4: The County will create incentives and promote programs to increase local renewable energy generation which includes on-site battery storage in residential, commercial, and industrial buildings.

E 6.1.5: The County will ensure on-site energy generation and/or storage for critical public facilities.

E 6.1.6: The County will collaborate with public and private partners through ~~an ordinance and/or~~ agreements to install electric vehicle charging infrastructure on side road-ways along emergency routes.

E 6.1.7: The County will collaborate with energy providers and universities to assess vulnerability of cyber and physical attacks on County infrastructure systems, especially energy and water systems, and to develop contingency response plans.

OBJ E 6.2: ASSESSMENT AND RECOVERY; Orange County will establish procedures to ensure the quick assessment and repair of energy systems once impacted with respect to equity.

E 6.2.1: The County will collaborate with stakeholders to establish accelerated assessment criteria for impacted energy systems to be applied equitably among communities.

E 6.2.2: The County will collaborate with stakeholders to ensure the quick repair of impacted energy systems based on the assessments as applied equitably among communities.

E 6.2.3: The County will work with utility providers, communities and developers to create neighborhood level micro-grids for on-site energy usage and storage while still being connected to the main local grid.

E 6.2.4: The County will support the increased usage of energy storage technology, such as small-scale storage systems in residential, commercial, and industrial buildings, vehicle-to-grid infrastructure, and larger stand-alone storage facilities.

OBJ E 6.3: SURVIVABILITY DURING IMPACTS: Orange County will be dedicated to the mission of increased survivability of its residents during energy system impacts.

E 6.3.1: The County will enhance its community centers to serve as resilience hubs during energy system failures, providing on-site charging capabilities, air conditioning, lighting, clean water, and access to resources and services with a focus on rural, disadvantaged, and historically underserved communities.

E 6.3.2: The County will work to expand the availability of mobile resources centers (sometimes referred to as Resilience Pods) during energy system failures, providing on-site charging capabilities, cooling systems, lighting, clean water, and access to resources and services with a focus on rural, disadvantaged, and historically underserved communities.

E 6.3.3: The County will work with utility providers to ensure equity in the response to restoring systems during impacts.

GOAL E 7: LEADERSHIP AND ADVOCACY

Orange County will provide leadership and advocacy throughout the region aimed at creating and enforcing policies for a cleaner energy future with reduced energy dependence.

OBJ E 7.1 ECONOMIC BENEFITS; The County will collaborate with stakeholders to strengthen the relationship between energy conservation and the resulting economic benefits.

E 7.1.1: The County will collaborate with construction industry stakeholders to establish an agreed upon-sustainable building rating system or national model green building code for energy efficiency standards.

E 7.1.2: The County will encourage the development of clean energy technology. (C3.2.4)

E 7.1.3: The County will collaborate with workforce partners and businesses to increase job training programs within the clean energy and energy efficiency sector.

OBJ E 7.2: COLLABORATION; The County will strengthen utility partnerships to establish energy reduction programs and opportunities to offset usage .

E 7.2.1: The County will establish clean energy projects with Duke Energy Florida (DEF) and Orlando Utilities Commission (OUC) for County-owned buildings and infrastructure.

E 7.2.2: The County will identify and participate in off-site renewable energy programs offered by DEF and OUC to off-set energy usage for County-owned buildings and infrastructure.

E 7.2.3: The County will work with utility providers to establish and maintain programs for residents and businesses that reward increases in energy efficiency resulting from equipment upgrades and changes in usage behaviors.

E 7.2.4: The County will consider programs to assist residents and businesses using natural gas to transition to electricity with a priority on renewable sources of generation.

OBJ E 7.3: ADVOCACY: The County will continue to advocate at the state level to the Public Service Commission (PSC) for energy equity.

E 7.3.1: The County will continue to review utility provider ten-year site plans and provide feedback to the PSC about programs and policies that affect Orange County residents.

E 7.3.2: The County will continue to advocate for programs and budget items at the state level that can provide energy equity for Orange County residents.

E 7.3.3: The County will continue to advocate for programs and budget items at the state level that promote energy independence for Orange County residents.

[SPACE INTENTIONALLY LEFT BLANK]

IMPLEMENTATION AND PROPERTY RIGHTS

Together with the implementing tools listed below, Vision 2050 and Orange Code provide the guidance and framework to achieve the community's vision. Vision 2050 serves as a policy guide and includes implementation tools intended to be used daily for decision-makers in a coordinated and efficient manner. The policy tools listed below represent some of the primary methods for implementing the policies and actions laid out in this and other county plans.

CAPITAL INVESTMENTS: Cost-effective, sustainable and dependable services improve quality of life, affordability, and make Orange County a more attractive place to do business. The County's public facilities and services can also help create a vibrant public realm. The County's public facility systems provide water, sewer, transportation, parks, and civic services. Capital investments should align with this plan to ensure livability and resilience standards grow for all residents even as the population grows. The goals and policies in this chapter support the equitable, efficient, and adaptive management approaches that are needed to provide high-quality facilities and services to everyone in Orange County, including those in future generations.

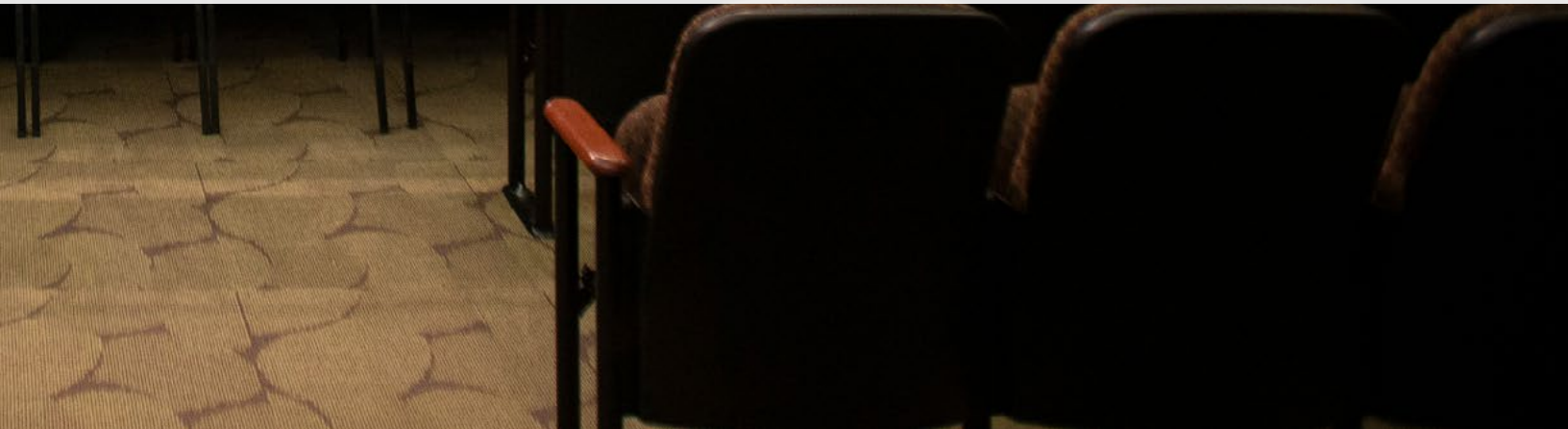
REGULATION: Some actions may require regulatory changes, such as reviews, diagnoses, and updates to Orange Code and Orange County's Code of Ordinances. Ordinance amendments should be consistent with the goals and policies in the Vision 2050 Comprehensive Plan.

DEVELOPMENT REVIEW AND DECISIONS: Applications for development should be consistent with the vision, principles, maps, goals, and policies in the Vision 2050 Comprehensive Plan.

INCENTIVES: Incentives are one tool that some local governments use to guide private development in a way that promotes the goals and policies of a comprehensive plan. For instance, developers could receive credit for constructing affordable housing or following a sustainable building rating system. Any incentives should be consistent with Vision 2050.

PROGRAMS AND INITIATIVES: New or revised programs and initiatives can advance the goals and policies in this plan. Examples include education campaigns about Orange County's affordable housing programs, neighborhood improvement grants and leadership training, best practices for sustainable living, and citizen support during emergencies. Programs should align with Vision 2050.

PARTNERSHIPS: Many of the policy actions cannot be carried out by Orange County Government alone and require partnerships with other governments, local and regional institutions and organizations, and community members. It takes the collective and coordinated effort of multiple agencies and regulated utilities to maintain and operate the complex systems used to efficiently manage and provide these necessities to everyone in Orange County. Orange County should formalize and leverage partnerships to advance the goals and policies in this plan.



IMPLEMENTATION AND PROPERTY RIGHTS

GOAL IMP 1: ADMINISTRATION

Orange County will use its codes, ordinances, programs, and practices to implement the goals, objectives, and policies outlined in the Vision 2050 Comprehensive Plan in order to ensure the health, safety, and wellbeing of the general public. (Goal FLU8)

OBJ IMP 1.1: VISION 2050 AND ORANGE CODE CORRELATION; Orange Code, including its transect zones, is an implementing tool of the Vision 2050 Comprehensive Plan, ensuring compatible and integrated land development that promotes equitable public health, safety, welfare, and protection of the natural environment in Orange County. (OBJ FLU8.1)

IMP 1.1.1: The Future Land Use and Zoning Correlation Table in Policy LMN 1.6.3 will be used to determine transect zoning consistency with the Future Land Use Map. Land use compatibility, location, availability and capacity of services and facilities, market demand, and environmental features will also be used in determining which specific zoning district is most appropriate. (FLU8.1.1)

IMP 1.1.2: The densities and intensities prescribed by a Future Land Use Map designation shall be implemented by the correlating Transect Zone performance standards as set forth in Orange Code. Development orders issued pursuant to Orange Code will further the goals and policies of Vision 2050 and will be consistent with their Future Land Use Map designations and their corresponding density and intensity of use. (Added 8/92, Ord. 92-24; Amended 8/93, Ord. 93-19, 5/96, Ord. 96-11, 12/00, Ord. 00-25, 12/04, Ord. 04-21; Amended 10/10, Ord. 2010-13; Amended 6/12, Ord. 2012-14, Policy 1.1.14-r; Amended 6/14, Ord. 2014-12; Amended 6/16, Ord. 2016-15; Amended 11/17, Ord. 2017-19; Amended 07/16, Ord. 2016-17, Amended 8/18, Ord, 2018-17) (FLU8.1.1.b)

IMP 1.1.3: Subsequent to the effective date of the Vision 2050 Comprehensive Plan, building permits shall only be issued for development on property whose Transect Zone, subject to exemptions provided for in the Vision 2050 Plan and/or vested development rights, is consistent with the Future Land Use Map. (Policy 3.7.6) (FLU8.1.11)

OBJ IMP 1.2: COMPATIBILITY; Compatibility will continue to be the fundamental consideration in all land use and zoning decisions and shall be guided by the following policies. (OBJ FLU8.2)

IMP 1.2.1: Land Use Compatibility is defined as a development, building, and/or land use that is designed to be able to exist or occur without conflict with its surroundings - in terms of its uses, scale, height, massing, and location on its site. Compatibility should not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors should 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 Vision 2050 plan. Vision 2050 shall specifically allow for such a balance of considerations to occur. (FLU8.2.11)

IMP 1.2.2: Orange County will promote a diverse mix of uses and a variety of housing types. Continuous stretches of similar housing types and density of units will be avoided. (FLU8.2.2)

IMP 1.2.3: Subject to the compatibility measures outlined in Policies LMN 1.6.3 and IMP 1.2.1, uses permitted by the existing zoning district or uses allowed through the special exception permitting process as described in Orange Code may be considered when a property's zoning district is inconsistent with the Future Land Use Map, subject to policies IMP 1.2.4 and IMP 1.2.5. On a case-by-case basis, such uses may be considered only when the County has determined the use is consistent with the intent of the Vision 2050 Comprehensive Plan. (Added 12/00, Ord. 00-25; Amended 12/04, Ord. 04-21; Amendment 6/12, Ord. 2012-14, Policy 1.1.14.1-r) (FLU8.2.5)

IMP 1.2.4: A rezoning may not be required for properties with inconsistent transect / zoning and Future Land Use Map (FLUM) designations under the following circumstances:

A. For non-residential uses when the proposed use is permitted in the existing transect zone / zoning district, and the same use is permitted in each of the transect / zoning districts that are consistent with the adopted FLUM designation; or

B. For non-residential and residential uses when the proposed use is permitted in the existing transect / zoning district, but the use would require a special exception if the property is rezoned to be consistent with the adopted FLUM designation. In this case, however, the same use must be permitted or allowed by special exception in each of the transect / zoning districts that are consistent with the adopted FLUM designation.

C. For residential uses when the proposed use is single-family residential and both the transect / zoning district and FLUM designation allow single-family residential. The lot upon which the single-family residential is proposed must be a Lot of Record, or a lot created prior to July 1, 1991 through a plat or lot split as recognized by Orange County.

Any development of such properties shall meet the minimum site and building requirements of the existing transect / zoning district, except for substandard Lots of Record. Subsequent requests for expansions and changes in the permitted uses on the property must conform to this policy. Requests not conforming to this policy shall be subject to a rezoning, special exception, or FLUM amendment. (Added 12/00, Ord. 00-25; Amended 12/04, Ord. 04-21; Amendment 6/12, Ord. 2012-14, Policy 1.1.14.1-r) (FLU8.2.5.1)

IMP 1.2.5: If a proposed use is subject to a special exception and has inconsistent transect / zoning and Future Land Use Map (FLUM) designations, a rezoning may not be required before applying for a special exception, provided each of the following criteria is met:

A. The proposed use is permitted only through the special exception process; and

B. The transect / zoning district required to correct the inconsistency also requires a special exception for the same use.

Any development of such properties shall meet the minimum site and building requirements of the existing transect / zoning district. Subsequent requests for expansions and changes in the permitted uses on the property must conform to this policy. Requests not conforming to this policy shall be subject to a rezoning, special exception, or FLUM amendment. (Added 6/12, Ord. 2012-14) (FLU8.2.5.2)

OBJ IMP 1.3: COMPREHENSIVE PLAN AMENDMENTS; Orange County will follow clear and consistent procedures in its administrative practices so that landowners, developers, neighboring residents, and all other stakeholders have equitable access to the development process. (OBJ FLU8.8)

IMP 1.3.1: A request for a Future Land Use Map amendment and/or a text amendment to the Comprehensive Plan shall be considered only upon the submittal of a completed application satisfying the County's application requirements. Prior to submittal of the application, the applicant shall participate in a pre-application meeting with the appropriate County staff. (Added 6/94, Ord. 94-13, Policy 3.2.23-r, 3.2.23.1-r; Amended 6/14, Ord. 2014-12) (FLU 8.8.2)

Per Section 163.3187(1), F.S., Orange County will continue its practice of processing amendments involving a use of 10 acres or fewer as small scale development amendments, subject to processing any such amendments as regular cycle amendments instead when circumstances warrant, and continue its practice of proposing those of larger acreage, including those of up to 50 acres, as regular cycle amendments. However, upon consultation with the applicable District Commissioners, the Planning Division may determine that certain amendments involving a use of greater than 10 acres and no more than 50 acres may be processed instead as small scale development amendments when circumstances warrant. Except for amendments involving a use of greater than 10 acres and no more than 50 acres, the Planning Division shall have the authority to determine the appropriate review cycle for each proposed amendments and shall develop publicly available criteria for making such determinations that is consistent with Section 163.3187(1), F.S. For any application, the County staff shall have the authority to request pertinent additional information and/or documentation related to an application during the course of its review. (Added 11/21, Ord. 2021-45)

A. The County shall be entitled to charge a reasonable application fee. An application fee waiver policy shall be adopted by the County, with any such waiver request reviewed and approved by the Board of County Commissioners (BCC) on a case-by-case basis. (Added 6/14, Ord. 2014-12, Policy FLU8.8.2-r; Amended 11/21, Ord. 2021-45) (FLU8.8.2(A))

B. The County staff may deem a submitted application that has not been transmitted to the State of Florida Department of Commerce (Florida Commerce) withdrawn if it remains inactive for two consecutive cycles. Consistent with Section 163.3184(3)(c)1, F.S., if the County has transmitted the amendment to Florida Commerce and the amendment is not adopted within 180 days after the County receives comments from Florida Commerce and other reviewing agencies, the application will be considered withdrawn unless extended by agreement with notice to Florida Commerce and any affected person that may have provided comments on the proposed amendment. The 180-day limitation does not apply to an amendment processed pursuant to Section 380.06, F.S. (Added 6/14, Ord. 2014-12, Policy FLU8.8.2-r; Amended 11/21, Ord. 2021-45) (FLU8.8.2(B))

C. The Orange County School Board may request an amendment to the Future Land Use map at no cost.

IMP 1.3.2: Amendments to the Comprehensive Plan Goals, Objectives, and Policies and large scale Future Land Use Map (FLUM) amendments shall be considered no more than two times a year, unless the amendment is a staff-initiated Future Land Use Map or text amendment, or a privately-initiated Future Land Use amendment continued to a date certain at the request of the Board of County Commissioners. Nothing in this policy shall preclude the more frequent consideration of amendments to the Future Land Use Map in association with Developments of Regional Impact, Florida Quality Developments, or small-scale development activities. The County may require DRIs to be submitted concurrently with Future Land Use Map Amendment requests. (Added 10/94, Ord. 94-20; Amended 6/12, Ord. 2012-14, Policy 3.2.23-r, 3.2.23.1-r; Amended 6/14, Ord. 2014-12) (FLU8.8.1)

A. Privately-initiated text amendments may be submitted for Horizon West and the Innovation Way Overlay in conjunction with a Future Land Use Map amendment or as a stand-alone text amendment during a large-scale Comprehensive Plan amendment cycle. Privately-initiated text amendments in these areas may not be processed out-of-cycle, unless the amendments are associated with a Sector Plan DRI or Florida Quality Development. The Horizon West and Innovation Way Overlay planning processes involved comprehensive and extensive public participation and visioning efforts, and as such, were designed for applicant submittals consistent with their master plans. (Added 6/14, Ord. 2014-12, Policy FLU1.3.2(i)-r) (FLU8.8.1(A))

B. Privately-initiated text amendments, not within Horizon West or the Innovation Way Overlay, may be accepted for processing twice-per-year as part of a large-scale Comprehensive Plan amendment cycle when any of the following conditions have been satisfied:

   a. The proposed amendment supports a Workforce Housing project consistent with the Workforce Housing Task Force Report (2007);

   b. The proposed amendment supports a transit-related development project consistent with the Land Use, Mobility, and Neighborhoods Chapter, the Transportation, Chapter and any Transit Oriented Development Overlay;

   c. The proposed amendment supports a development project meeting nationally recognized Green Building and Energy Conservation standards. (FLU8.8.1(B))

C. Text amendments may be submitted for small scale map amendments when the text amendments are directly related to and simultaneously adopted with the corresponding small scale map amendment. (Added 6/14, Ord. 2014-12) (FLU8.8.1(C))

IMP 1.3.3: For consideration of any and all changes and amendments to the Orange County Comprehensive Plan, the requisite public hearings shall be the Local Planning Agency (LPA) and the Board of County Commissioners (BCC) transmittal and adoption hearings, except for compliance with the Objections, Recommendations and Comments (ORC) Report amendments, and any other exemptions as provided by law. See further policies relating to public hearings under Implementation and Property Rights Objective IMP 3.7. (Added 6/94, Ord. 94-13, Policy 3.2.23.3) (FLU8.8.4)

IMP 1.3.4: For a period of two (2) years subsequent to a decision of the Board of County Commissioners (BCC) to not transmit or not adopt an amendment to the Orange County Comprehensive Plan relating to particular property, the Planning Division shall not accept any application for the same or substantially the same property when the Planning Manager determines that such application is the same or substantially the same as the previous application or that such application requests an amendment that constitutes an increase in density or intensity over the previous application. Upon request by the applicant to the Planning Manager, the decision not to accept the application may be reviewed by the Board of County Commissioners as a discussion agenda item. (Added 10/94, Ord. 94-20, Policy 3.2.26-r) (FLU8.8.6)

IMP 1.3.5: 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. (Policy 3.2.25) (FLU8.2.1)

IMP 1.3.6: Public or private sector sponsored Small Area Studies (completed in coordination with the County's recommendations) may be conducted to identify strategies for developing or redeveloping areas within the Urban Service Area (USA). Such Small Area Studies may also be conducted as part of a request to expand the USA or amend the Sector Map. (Policy 3.1.2-r) (FLU8.2.12)

IMP 1.3.7: If approved and not challenged by an affected person, the amendment will become effective 31 days after the Florida Department of Commerce notifies the County the plan amendment package is complete.

IMP 1.3.8: Orange County shall use Small Area Studies as an appropriate urban strategy to facilitate infill, mixed use development, and redevelopment in a manner compatible with existing communities. Small Area Studies shall incorporate public outreach techniques, such as charrettes and community meetings, to ensure they reflect the community's preferred vision for the area's future. (Added 10-13-09, Ord. 2009-28) (OBJ FLU2.4)

IMP 1.3.9: For those projects that submitted a legally sufficient application for a Capacity Enhancement Agreement (CEA) prior to July 1, 2019, if the Orange County School Board determines that a CEA is required, the applicant must deliver to the Planning Division, a copy of a fully-executed CEA at least two weeks prior to the BCC adoption public hearing for the respective large scale or small scale Future Land Use Map amendment. If a CEA is required, but the applicant is receiving an assignment or transfer of school capacity credits in lieu of executing a CEA, a copy of the executed transfer or assignment document must be delivered to the Planning Division at least two weeks prior to the BCC adoption public hearing. If the applicant has negotiated a postponement agreement with the Orange County School Board, delaying the CEA to the rezoning stage, a copy of the executed postponement agreement must be delivered to the Planning Division at least two weeks prior to the adoption public hearing.

If the applicant does not deliver a copy of a fully-executed CEA, transfer document, assignment document, or postponement agreement at least two weeks prior to the BCC adoption public hearing, the Future Land Use Map amendment application may be continued to the next Future Land Use Map amendment cycle. If the application is continued to the next cycle, the applicant is still required to submit the necessary documents to the Planning Division at least two weeks prior to the scheduled BCC adoption public hearing for that Future Land Use Map amendment cycle.

Any Future Land Use Map amendment application continued under this policy is subject to the refund policy in effect at that time. (Amended 6/14, Ord. 2014-12) (FLU8.7.11)

OBJ IMP 1.4: SECTOR MAP AMENDMENTS; Sectors are intended to serve as a predictable way to allocate development while protecting the significant ecological and agricultural resources of the County. As such, sectors are not expected to be altered frequently, but may be amended only after careful consideration of the amendment's effect on any impacted neighborhoods, surrounding natural ecosystems, and the availability of existing or planned infrastructure and services.

IMP 1.4.1: If a Sector or Future Land Use designation boundary divides any tax parcel of land, the total parcel shall be included in the sector or Future Land Use designation that is intended to be more intensively developed, unless the parcel of land divided is of such size or nature that a division of the parcel is more responsive to growth management objectives.

IMP 1.4.2: Any requested amendment to the adopted Vision 2050 Sector Map shall be reviewed as a regular cycle amendment providing that it meets all other requirements for a small-scale amendment under general law.

IMP 1.4.3: Sector Map amendments must be processed concurrently with a corresponding Future Land Use Map amendment.

IMP 1.4.4: An application to expand or create a new Sector shall be approved only when the application is found to be consistent with the Vision 2050 Plan and complies with the following additional criteria:

A. Expansion of the Preserved Sector shall protect natural open spaces, wetlands, surface waters, FEMA-designated floodplains, and recognized wildlife habitat and/or connecting corridors identified in the Natural Resources and Conservation Chapter;

B. Expansion of a Sector other than the Preserved Sector or the creation of a new Sector shall direct growth to locations having available or planned public infrastructure and services adequate to support the proposed use;

C. Expansion of a Sector other than the Preserved Sector or the creation of a new Sector shall avoid expanding the Urban Service Area, unless the criteria of all applicable policies within Objective IMP 1.5 are clearly demonstrated to have been met.

IMP 1.4.5: Any request to change a Rural Service Area Sector to an Urban Service Area Sector will require a corresponding change to the Urban Service Area boundary.

IMP 1.4.6: An application to expand any Sector that also requires an expansion of the Urban Service Area shall be approved only when both amendments are considered concurrently and the applications are found to be consistent with the Vision 2050 Comprehensive Plan and comply with the procedures and application requirements established in the Orange County's Comprehensive Plan Amendment Handbook. (Policy deleted 6/14, Ord. 2014-12; incorporated into new Policy FLU8.8.1.A.) (FLU1.3.2)

IMP 1.4.7: Any expansion of a Sector that also requires an expansion of the Urban Service Area must be at least 25% contiguous to an identical Sector and not create ribbons of the expanded Sector, bypass similarly developable land, or create enclaves of another Sector.

IMP 1.4.8: Targeted Sectors are often limited in size. Therefore, expansions of a Targeted Sector may be considered if the expansion would serve to consolidate or enhance the character and function of an associated or adjacent Future Land Use designation that is correlated to the Targeted Sector.

OBJ IMP 1.5: URBAN SERVICE AREA EXPANSION; Orange County will use the following policies to evaluate requests to expand the Urban Service Area. Requests shall comply with Vision 2050 Comprehensive Plan goals to create sustainable and dense development and equitable access to housing and services within the Urban Service Area. (FLU1.5)

IMP 1.5.1: With the exception of applications involving properties within the Innovation Way Study Area, an application to expand the Urban Service Area shall be approved only when it is found to be consistent with the Vision 2050 Comprehensive Plan and is proven to comply with its goals to create sustainable and dense development and equitable access to housing and services, while proving a negligible impact on the County's ecosystem. (FLU1.3.1)

IMP 1.5.2: All proposed amendments (i.e. expansions) to the Urban Service Area shall include a comprehensive review to ensure the efficient provision of infrastructure, protection of the environment, and land use compatibility with adjacent development. (Added 12/00, Ord. 00-25, Policy 1.1.4.1-r)

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

   a. Promotes, allows, or designates substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need;

   b. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances

from existing urban areas while not using undeveloped lands that are available and suitable for development;

c. Promotes, allows, or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments;

d. Fails to adequately protect and conserve natural resources, such as wetlands, surface waters, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, ~~lakes, rivers,~~ shorelines, beaches, bays, estuarine systems, and other significant natural systems;

e. Fails to adequately protect adjacent agricultural areas and activities, including active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils;

f. Fails to maximize use of existing public facilities and services;

g. Fails to maximize use of future public facilities and services;

h. Allows for land use patterns or timing that disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government;

i. Fails to provide a clear separation between rural and urban uses;

j. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities;

k. Fails to encourage a functional mix of uses;

l. Results in poor accessibility among linked or related land uses;

m. Results in the loss of significant amounts of functional open space.

B. In accordance with Section 163.3177(6)(a)9.b, F.S. an amendment to the Comprehensive Plan shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

a. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems;

b. Promotes the efficient and cost-effective provision or extension of public infrastructure and services;

c. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available;

d. Promotes conservation of water and energy;

e. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils;

f. Preserves open space and natural lands and provides for public open space and recreation needs;

g. Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area;

h. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in Section 163.3164, F.S. (Added 5/13, Ord. 2013-11)

C. In addition to the sprawl criteria outlined in IMP 1.5.1A and IMP 1.5.1B, the County shall consider the following factors when evaluating development proposals for inclusion within the Urban Service Area:

a. The extent to which the proposed development contributes to the urban strategies and urban form identified in the Comprehensive Plan;

b. Whether the proposal will consist of a Traditional Neighborhood Development (TND), sector plan, or mixed use planned development that uses traditional neighborhood development, including minimum residential densities, school-centered design, diversity of housing types, and price ranges that reduce vehicle dependency, protect natural environmental features, and create a sense of community and place through urban design principles and the arrangement of land uses;

c. The supply of vacant land within the Urban Service Area, the rate of building permit approvals as compared to the absorption of committed and pending land use inventory supply, and the timing and need for development with respect to the current building inventory and supply approved to date;

d. Whether the project demonstrates the ability to meet Orange County's adopted Level of Service (LOS) standards as required by the Concurrency Management provisions of Article XII, Sec. 30-500 of the Orange County Code. Adequate public facilities and services to support the development shall include, but not be limited to, roads, water and sewer facilities, solid waste, recreational lands, stormwater, and schools;

e. Whether the proposal can be deemed to have a prevailing public benefit such as:

1. Establishment of a new major employer or relocation or expansion of an existing major employer, where such establishment, relocation or expansion is endorsed and/or sponsored by the State of Florida, or

2. Consistent with Activity Center provisions as identified in the Land Use, Mobility, and Neighborhoods Chapter or Part III: Market Areas sections of the Comprehensive Plan;

f. The extent to which the proposal furthers workforce housing and the transit readiness of the County;

g. Compatibility with the targeted urban densities/intensities provided for in ~~FLU1.14~~Goal 2 of the Land Use, Mobility, and Neighborhoods Chapter and provision of the following:

1. Sustainable development program allowing for a balanced mix of residential/non-residential uses;

2. Appropriate timing of development complementing and coinciding with surrounding developments allowing for adequate provision of infrastructure and services;

3. Jobs to housing balance; and,

4. Adequate assessment of the environmental impacts of the project as well as how the site integrates with the surrounding built environment at the time of the application.

(Amended 5/13, Ord. 2013-11, Policy FLU1.2.5-r) (FLU1.3.1)

IMP 1.5.3: An application to expand the Urban Service Area shall be approved only when the application is found to be consistent with the Comprehensive Plan and complies with the following procedural steps and additional criteria, with the exception of those planned for Horizon West and the Innovation Way Overlay.

A. The applicant demonstrates that the proposed development is needed to satisfy acreage demands of the projected population and land use needs identified in the Comprehensive Plan and will not detract from the Comprehensive Plan's urban strategies of infill, mixed use and transit oriented development.

B. The provision of infrastructure/services to the proposed development shall be a logical and fiscally prudent extension of existing lines, and shall not deplete capacity allocated or reserved for vacant, vested developable land within the Urban Service Area.

C. The application shall detail existing and planned availability of services and facilities, how these services and facilities will be funded and an accounting for the development potential of vacant land within the Urban Service Area. Services and facilities shall include, but not limited to, potable water provision, wastewater disposal, law enforcement, fire protection/emergency medical service, road capacity, transit service, stormwater management, parks and open space, solid waste disposal, libraries and health care and schools. The identified funding strategies must be consistent with the County's Capital Improvements Plan (CIP) and Capital Improvements Element (CIE) processes.

D. To ensure new development can be accommodated, an applicant wishing to request an Urban Service Area (USA) expansion must submit a Small Area Study, whose methodology is based on professionally accepted standards. This Small Area Study must demonstrate the growth-related impacts as it relates to concurrency requirements and the fiscal sustainability of a project over its lifetime. This Small Area Study must be submitted as part of a Large Scale Future Land Use Map amendment application requesting an expansion to the USA, or at the discretion of the County, may be required for a Small Scale Future Land Use Map amendment application. For any Urban Service Area expansion or phased large-scale Future Land Use amendment, the County may require the applicant to demonstrate the capacity to provide the necessary infrastructure over the entire build-out period. The developer shall pay the full cost of initial services and facility expansion, unless excess uncommitted infrastructure/service capacity exists.

E. To discourage urban sprawl, the travel distance between proposed residential development and identified employment centers shall not exceed a ten miles/twenty minute travel distance standard as referenced in Section 73C-40.048(2)(r), Florida Administrative Code (the Adequate Housing Uniform Standard Rule); or the project will include a mix of uses that allows a jobs/housing balance keeping with planning standards, which typically recommends a 1.5:1 jobs to housing balance.

F. The total linear footage of the perimeter of the property to be added to the Urban Service Area shall be at least 25% contiguous (excluding wetlands and surface water) to the existing USA boundary as shown on the County's Future Land Use Map. The perimeter of the property shall be measured as a percentage of the total linear footage of the perimeter of the property proposed for inclusion as compared to the perimeter of the parcel that is contiguous. To discourage urban sprawl and reduce enclaves, the proposed development shall not extend into the Rural Service Area in a ribbon like manner or create enclaves or pockets of Rural Service Area.

   If the property is contiguous but the contiguity is less than 25%, the following additional criteria must be met:

   a. The subject property shall not leave intervening parcels of developable property between the subject property and the Urban Service Area;

   b. The subject property is located within five miles of a regional employment center containing no less than 5,000 existing employees;

   c. The application demonstrates that the proposed development will not adversely affect the County's ability to provide public

safety services. This shall include a demonstration that adequate police and fire protection facilities are available (consistent with Policies FR 1.2.2 and FR 1.2.3), that adequate fire flows are or will be available, and that reflex time for fire and EMS response will be consistent with Policy FR 1.2.1;

d. The application contributes to the County's desired urban form strategies and urban form, consistent with Policy IMP 1.5.2; and

e. The application meets all other requirements addressed in Policy IMP 1.5.2. (Added 5/95, Ord. 95-13; Amended 5/09, Ord. 2009-15, Policy 1.1.5-r; Amended 10/10, Ord. 2010-13; Amended 5/13, Ord. 2013-11)

G. An application for an Urban Service Area expansion may be required to include an imperiled species survey. If imperiled species are identified, the applicant must demonstrate that adequate provisions have been made to protect those species.

H. The application for an Urban Service Area expansion should include a commitment to nationally recognized Green Building standards, water and energy conservation measures and as well as to meet other sustainability criteria. Sustainability criteria can include, but are not limited to, the mix and balance of uses, the timing of development (with respect to the Capital Improvements Program (CIP)), the jobs to housing balance, the environmental impacts of the project, as well as how the site integrates with the surrounding built environment at the time of the application.

(Policy deleted 6/14, Ord. 2014-12; incorporated into new Policy FLU8.8.1.A.) (FLU1.3.2)

IMP 1.5.4 New expansions to the Urban Service Area boundary, except for those consisting entirely of land designated as Intended Sector, shall not be permitted unless supported by data and analysis demonstrating consistency with Policy IMP 1.5.3.

All proposed amendments to the Urban Service Area shall include a comprehensive review to ensure the efficient provision of infrastructure, protection of the environment, and land use compatibility with adjacent development and may be required to include an Imperiled Species Survey. If imperiled species are identified, the applicant must demonstrate that adequate provisions will be made to protect those species, consistent with state and federal law and applicable permitting criteria. (Added 12/00, Ord. 00-25, Policy 1.1.4.1-r) (FLU1.3.1 and FLU1.3.2)

IMP 1.5.5: Public or private sector sponsored Small Area Studies (completed in coordination with the County's recommendations) may be conducted to identify strategies for developing or redeveloping areas within the USA or involving requests to expand the USA. (FLU8.2.12)

IMP 1.5.6: All applications must be accepted as complete by the County for the application to be processed pursuant to Objective IMP 1.5. The determination of completeness shall include the use of data that meets generally acceptable professional standards as well as addressing all issues required by this process. An accepted application does not bind staff or the Local Planning Agency (LPA) to an affirmative recommendation, or the Board of County Commissioners (BCC) in its final decision on the Future Land Use Amendment request. An application request can be denied based on inadequate or inconsistent data with respect to the County's commitment to the 2050 vision. (Amended 5/13, Ord. 2013-11) (FLU1.3.3)

GOAL IMP 2: PRIVATE PROPERTY RIGHTS

Private property rights are considered and respected in local decision-making. (Goal PRE1)

OBJ IMP 2.1: STATE REQUIREMENTS; In order to comply with the legislative intent expressed in Section 163.3161(10), F.S., that governmental entities respect private property rights, and the requirements of Section 163.3177(6), F.S., that each local government include a property rights element in its comprehensive plan, Orange County shall consider private property rights in its local decision-making in accordance with the policies herein. (OBJ PRE1.1)

IMP 2.1.1: Orange County will consider constitutionally-protected private property rights in its local decision-making. (PRE 1.1.1)

IMP 2.1.2: Orange County will consider judicially-acknowledged private property rights in its local decision-making. (PRE 1.1.2)

IMP 2.1.3: Orange County will consider statutorily-protected private property rights in its local decision-making. (PRE 1.1.3)

IMP 2.1.4: To the extent Orange County may be unaware of a private property right, such as an easement, lease, or mineral interest, the owner will be responsible for informing Orange County of such private property right so that Orange County can consider it in its local decision-making. (PRE 1.1.4)

OBJ IMP 2.2.: VESTED DEVELOPMENT RIGHTS; Orange County will follow fair, consistent and objective criteria and documentation in determining the applicability of the Comprehensive Plan and the Land Development Code. Development rights that are vested, either statutorily or under the common law, and certain land uses that are exempt, pursuant to the provisions of the following policies, shall be protected by Orange County. (Objective 3.7-r) (FLU8.5)

IMP 2.2.1: In recognition that the rights of some property owners to develop their land may be vested, despite the particular development being inconsistent with the Vision 2050 Plan and the Orange Code, any person may request from the County a determination of whether the person's right to complete a development in existence as of the effective date of the Plan is vested, notwithstanding that all or a portion of a development is inconsistent with the Orange Code.

Orange County will consider the following vested rights criteria in the evaluation of a vested rights request:

A. The County has issued a development order or the County has otherwise taken official action with respect to development of the property; and

B. Extensive obligations or expenses (other than land purchase costs and payment of taxes) including, but not limited to, legal and professional expenses related directly to the development have been incurred or there has otherwise been a substantial change in position; and

C. Such obligations, expenses, and change in position were undertaken by the property owner in good faith reliance on the actions of the County; and

D. It would be unfair to deny the property owner the opportunity to complete the project.

(Amended text from I-Drive Code)

IMP 2.2.2: Subject to any vested development rights, developed land that is inconsistent with the adopted comprehensive plan shall be "grandfathered." The existing structures of the grandfathered use may be enlarged, renovated, demolished or removed, and rebuilt or replaced without amendment to this plan if:

A. Such actions are confined to the boundaries of the site as it existed on July 1, 1991.

B. Such actions do not violate other land development regulations and the grandfathered development has not been terminated, abandoned or demolished for a period of twenty-four (24) consecutive months.

(Added 8/92, Ord. 92-24; Amended 6/94, Ord. 94-13, Policy 3.7.2) (FLU8.5.1)

IMP 2.2.3: Developments of Regional Impact that have been authorized pursuant to Chapter 380, FS, or development that has been issued a final local development order and on which development has commenced and is continuing in good faith, or development that is determined to have vested rights pursuant to applicable case law shall be presumed to have vested development rights. The Development of Regional Impact may be completed in reliance upon and pursuant to the development order unless the developer or landowner has followed the procedures for rescission in Section 380.115, F.S. (Policy 3.7.5-r) (FLU8.5.3)

IMP 2.2.4: Pursuant to Policy IMP 2.4.1, an authorized determination that a particular development order request is "consistent" with the Comprehensive Plan as mandated by Section 163.3194, F.S., at the time such development order is issued, shall preclude a second determination that the development order is inconsistent with the Comprehensive Plan. It shall be incumbent upon the applicant to ensure that potential consistency issues are reasonably and timely raised. If requested by the applicant, the County Administrator or his designee shall make specific determinations of consistency concerning any matters raised by the applicant. In the event that this policy conflicts with any particular situation with Section 163.3215, F.S., as may be amended or replaced, the statute shall govern. (Added 8/92, Ord. 92-24, Policy 3.7.10) (FLU8.5.5)

IMP 2.2.5: Consistent with Policies IMP 2.4.1 and IMP 2.2.4, Orange County shall delegate to the County Administrator or his designee the authority to provide binding letters to affected lenders and to applicants for development orders concerning whether such development orders are consistent with the adopted comprehensive plan within the meaning of Section 163.3194, F.S. (Policy 3.7.11) (FLU8.5.6)

IMP 2.2.6: Orange County, on a case-by-case basis, may approve variances inconsistent with the Future Land Use Map for residential uses that otherwise would result in unnecessary hardship. Such approvals must not be contrary to the public interests, must involve only mobile homes, and must be related to documented dire financial or medical problems consistent with the requirements of Chapter 30, Orange County Code. These variances shall include specific expiration dates not to exceed five (5) years and are not intended to provide for financial gain. Any relief granted beyond five (5) years will require a specific comprehensive plan amendment to the Future Land Use Map. Approval of such variances shall not constitute approval to subdivide the parcel for purposes of land conveyance. Any proposed division of parcels that have obtained such a variance must be consistent with the Future Land Use Map and all other provisions of the Land Development Code. (Added 6/94, Ord. 94-13, Policy 3.7.12) (FLU8.5.7)

OBJ IMP 2.3: PLANNED DEVELOPMENTS; Board-approved Planned Development (PD) Future Land Use Map (FLUM) designations and PD zoning districts and their associated Land Use Plans (LUPs) shall be only be recognized or approved as described in the following policies.

IMP 2.3.1: Vision 2050 and Orange Code provides the planning framework and flexibility that was formerly afforded by PD FLUM designations and zoning districts. Upon adoption of Vision 2050 by the Board of County Commissioners, the County will not adopt any new PD FLUM designations.

IMP 2.3.2: The development program table associated with previously adopted Planned Development (PD) FLUM designations, which includes the land uses and densities, and/or intensities of uses approved for each adopted PD shall be included and referenced herein on Map 29 in the Future Land Use Map Series.

Upon adoption of Vision 2050, the development program associated with any project identified on Map 29 will continue to be regulated by its PD/LUP standards as listed in the development program table, including approved changes as may be approved pursuant to applicable Orange Code provisions. For any project listed on Map 29 that was not rezoned to PD or which is not otherwise exempt from Vision 2050 pursuant to this policy, and/or which is not lawfully exempt or vested from Orange Code, development for that project shall be subject to its adopted Vision 2050 FLUM designation(s) and approved zoning district(s) or transect zone(s).

IMP 2.3.3: With the exception of certain properties within the Intended Sector that are located within Board-adopted large-scale master planned communities, and which are also subject to project-specific PD zoning ordinances or form-based Regulating Plans (RP), the County will not consider or approve any new PD zoning districts upon adoption of Vision 2050 and Orange Code. A PD/LUP in existence on effective date of adoption of Vision 2050 (or applicable portion thereof) may be exempt and remain exempt from Orange Code, subject to the terms and conditions outlined in Orange Code.

IMP 2.3.4: Properties within the Avalon Park, Horizon West, Innovation Way, or Lake Pickett study areas or their defined master-planned community boundaries shall continue to be subject to those previously adopted Orange County Comprehensive Plan provisions and Zoning Code ordinances that require PD zoning districts and associated Land Use Plans (LUPs) or Regulating Plans (RPs). These communities are located within the Intended Sector of the Vision 2050 development framework where the results of previous area-wide community visioning efforts will continue to be recognized.

OBJ IMP 2.4: LOTS OF RECORD; Orange County recognizes the existence of residential lots of record and for the creation of lots for family homestead as delineated in the policies below.

IMP 2.4.1: The Rural Future Land Use Map designation is not intended to prohibit the development of tracts of land by their current owners for use by immediate family members for their primary residences. Therefore, notwithstanding any density maximums to the contrary, the Land Development Code may allow the owner (as of the date of adoption, i.e. July 1, 1991, of the Comprehensive Plan) of a parcel of property that has been legally created and recorded in the Public Records of Orange County prior to May 21, 1991, to subdivide and develop the parcel for residential structures, but only if:

A. The density of the residential structures is no more than one dwelling unit per two acres;

B. The use is restricted to the primary residence for as provided in s. 163.3179 for the owner, the owner's spouse, or the children, grandchildren, parents, or siblings of either of them; and

C. The Land Development Code contains provisions to ensure that this exception is not abused and cannot be used as an artifice to evade the restrictions of Policies LMN 4.1.1 [*Table LMN 4.1.1(a)*] and LMN 4.2.1.

The Board of County Commissioners may grant an exception to properties that do not meet the absolute criteria of this policy, on a case-by-case basis, in order to avoid an unreasonable hardship, based upon a finding that the intent of this policy is met. (Added 12/00, Ord. 00-25; Amended 10/10, Ord. 2010-13, Policy 3.7.8-r) (FLU8.5.4)

IMP 2.4.2: Future Land Use designations shall not preclude the construction of one (1) residential unit (including ancillary buildings or improvements) on an existing residential lot of record (according to Zoning Division records) as of July 1, 1991.

Pursuant to this policy, development on an existing lot of record shall continue to be subject to all applicable County development regulations but shall not prevent an existing or future residential structure from being expanded, enlarged, renovated, demolished or removed, and rebuilt or replaced. This policy is not intended to be the sole impetus for altering the type, density, intensity or character of an existing residential area, nor shall this policy preclude compliance with all development regulations. (Added 8/92, Ord. 92-24, Policy 1.1.11-r) (FLU1.1.3)

IMP 2.4.3: Notwithstanding the density requirements of Policy LMN 4.2.1 and Tables LMN 1.6.2(d) and 4.1.1(a), any parcel of property that was legally created and either (A) recorded in the Public Records of Orange County prior to May 21, 1991, or (B) sold under a valid "contract for deed" prior to May 21, 1991 and that has a land use designation permitting a residential structure, in addition to other permitted uses, may be developed with a single principal residential structure and related ancillary structures. Furthermore, nothing shall act to prevent an existing or future residential structure from being expanded, enlarged, renovated, demolished, or removed, and rebuilt or replaced. However, nothing in this policy shall act to exempt any project from other County land development regulations, and multiple contiguous parcels in common ownership or under a common "contract for deed" as of May 21, 1991, shall be aggregated and deemed to be one parcel for purposes of this policy. (Policy 3.7.7-r) (FLU6.1.9)

GOAL IMP 3: CAPACITY BUILDING AND CITIZEN ENGAGEMENT

Orange County residents will be well informed on issues that impact their communities and have the capacity to advocate for positive change in their neighborhoods.

OBJ IMP 3.1: COUNTY AND NEIGHBORHOOD ENGAGEMENT; Orange County will engage diverse groups of residents regarding neighborhood issues in formats, languages, and media that best reach them. (GOAL N4) (OBJ N4.1)

IMP 3.1.1: Orange County will produce, distribute, and continue to innovate publications that outline County services, events, and programs. (N4.1.1)

IMP 3.1.2: Orange County will regularly connect with residents through methods such as in-person engagements and print, broadcast, and digital media, striving to engage all residents and obtain resident feedback on the County's effectiveness in their communities. (N4.1.2)

IMP 3.1.3: Orange County will conduct special events and conferences for residents of Orange County, to provide residents the opportunity to effectively learn about and interact with County government. (N4.1.3)

IMP 3.1.4: Orange County will embrace and create opportunities for residents to meet with elected officials and County staff on a regular basis through community meetings, workshops, and other events. (N4.1.)

IMP 3.1.5: Orange County will regularly update and maintain its broadcast and digital media to ensure they effectively address topics of importance and interest to residents. (N4.1.6)

IMP 3.1.6: Orange County will provide opportunities for residents to learn about sustainable living best practices such as reducing waste, eliminating pesticides, energy and water efficiency, indoor air quality, and how to make their homes and properties more resilient to extreme heat and weather.

IMP 3.1.7: Orange County will notify registered community groups in a timely manner of land use issues affecting their neighborhoods and provide opportunities for public input through community meetings. (N3.3.7)

IMP 3.1.8: Orange County will engage resident groups to recommend infrastructure improvements that enhance the safety, resilience, and livability for all neighborhood residents, and will consider community needs in infrastructure planning. (N2.2.2)

OBJ IMP 3.2: NEIGHBORHOOD SERVICES AND PROGRAMS; Orange County will encourage residents to collaborate and initiate positive changes in their neighborhoods by providing a variety of neighborhood-focused services, and programs. (N4.2)

IMP 3.2.1: Orange County will encourage all neighborhood associations and community groups to register their current information with the Orange County Neighborhood Directory. Orange County will conduct surveys to determine the primary issues in neighborhoods so as to focus County activities and programs. (N4.2.2 and N4.2.7)

IMP 3.2.2: Orange County will offer opportunities for leaders of neighborhood organizations and homeowner associations to develop leadership and community-building skills through workshops, trainings, and an annual Community Conference. (N4.2.3)

IMP 3.2.3: Orange County will support neighborhood groups to utilize community centers and schools for meeting sites, investigate opportunities to increase services and programs provided at community centers, and will incorporate concepts of sustainability into these services and programs. (N4.2.8 and N4.2.9)

IMP 3.2.4: Orange County will use internal methods and tools to communicate information about community centers, services, and programs to employees to assist with the sharing of information to communities and residents, whenever possible.

OBJ IMP 3.3: CAPACITY BUILDING; Orange County will support and develop programs and grants that empower residents to make beautification, safety, and other physical improvements in their neighborhoods.

IMP 3.3.1: Orange County will encourage residents and neighborhood organizations to coordinate with and participate in Orange County Sheriff's Office (OCSO) crime preventions programs that enhance neighborhood efficacy and safety. (N2.1.2)

IMP 3.3.2: Orange County will advocate the Orange County Sheriff's Office (OCSO) to expand community policing programs that initiates positive resident interactions in high crime neighborhoods. (N2.1.4)

IMP 3.3.3: Orange County will work with Crime Prevention Through Environmental Design (CPTED) experts, neighborhood leaders, and other stakeholders to identify how CPTED principles can be implemented in the County. (N2.2.1)

IMP 3.3.4: Orange County will offer grants to communities, neighborhoods, and residents for beautification, safety, and physical improvements with a focus on sustainable design and technology.

IMP 3.3.5: Orange County will collaborate with the Supervisor of Elections to ensure information about voting, voter registration, and voter's rights is distributed and available equitably to all residents.

IMP 3.3.6: Orange County will promote and engage residents with opportunities for involvement in County advisory boards and committees and will ensure a diversity among these groups that equally represents of the diverse population throughout the County.

IMP 3.3.7: Orange County will provide opportunities for all residents to volunteer to support the County in a variety of programs and services throughout all County Departments where applicable, and to record those hours to quantify the benefit of volunteers to the improvements of neighborhoods, communities, schools, people, animals, and the environment.

IMP 3.3.8: Orange County shall coordinate community clean up events with neighborhood organizations and community groups to enhance the community. (N3.4.4)

OBJ IMP 3.4: HOUSING PROGRAMS; Orange County will continue to educate residents of the affordable housing and rehabilitation funds that are available to renovate their houses. (OBJ N3.4)

IMP 3.4.1: Orange County will continue to support and encourage the development of affordable housing by supporting the use of public/private programs and educating residents on housing issues and opportunities with a periodic Affordable Housing Summit. (N3.5.5)

IMP 3.4.2: Orange County will continue to provide housing rehabilitation programs throughout the County using federal, state and County funds along with public and private partnerships as appropriate with the intent to improve the safety, resilience and quality of life for residents, ensuring that these programs are focused on low to moderate income residents and disadvantaged communities.

OBJ IMP 3.5: RESIDENT INPUT FOR RECREATION AND OPEN SPACE; Orange County will continue to engage residents and seek their input in the planning, acquisition, and development of passive and active recreational facilities for the community.

IMP 3.5.1: Orange County will conduct citizen surveys in coordination with the seven-year updates of the Parks and Recreation and Trails Master Plans. Data collected from these surveys will be used to determine what types of facilities Orange County residents desire to have in their public parks in an attempt to satisfy the diverse needs of Orange County residents. (Added 12/00, Ord. 00-25; Amended 11/13, Ord. 2013-22) (R1.6.1)

IMP 3.5.2: Orange County will continue to seek long-term revenue sources and partnerships for open-space acquisition and maintenance that will serve to balance habitat-related goals, improved passive recreation areas, and resident education programs about Florida's natural resources.

IMP 3.5.3: The County shall continue to work with residents regarding the location, timing, maintenance, and design of new park facilities. (N3.2.1)

IMP 3.5.4: The County shall investigate opportunities to include more recreational and social activities for youth and families in park facilities and programs. (N3.2.5)

OBJ IMP 3.6: RESIDENT INPUT FOR TRANSPORTATION; The County shall provide the opportunity for the public to participate in the transportation planning process through public meetings, public workshops, small group meetings, websites and press releases, and other public forums. Public input shall be solicited at the Roadway Conceptual Analysis or other initial stage of planning through public meetings held in the affected geographic area of the project. These public meetings shall be scheduled and conducted in accordance with County guidelines, including public notification, Title VI compliance, and accessibility. (Objective 3.3-r; Policies 3.3.1-r, 3.3.2-r) (T3.4.10)

IMP 3.6.1: Orange County will continue to hold community meetings to inform residents of new County transportation improvements projects at the conceptual design stage to ensure community input at the beginning of the process. (N4.2.4)

IMP 3.6.2: Orange County will be sensitive to adjoining residential areas when planning, designing, and constructing road widening and extension projects. The County will seek public involvement to determine context-sensitive and multimodal improvements to mitigate adverse impacts to established neighborhoods and improve overall connectivity, accessibility, and safety. (Policy 3.6.3-r) (FLU2.3.5)

IMP 3.6.3: Orange County will be transparent in its transportation infrastructure improvement process and make information about planned updates easily accessible to the public.

IMP 3.6.4: Orange County will collaborate with the public on best practices to improve the safety and livability of their communities, empowering residents to take ownership of their communities. As such, Orange County will encourage residents to request safety and traffic calming improvements and ADA improvements to their neighborhood street systems by promoting simple and accessible application processes and keeping the public informed of the status of those requests.

OBJ IMP 3.7: PUBLIC NOTIFICATION AND PUBLIC INPUT FOR PLANNING; Orange County will provide for and encourage public participation in the comprehensive planning process, including in the consideration of proposed amendments to the Vision 2050 Comprehensive Plan. (added 6/98, Ord. 98-13, Goal 7-r; Amended 06/17, Ord. 2017-12) (OBJ FLU8.4)

IMP 3.7.1: Orange County will use community meetings, forums, visioning techniques, small area studies, neighborhood plans, and investigate other methods and community planning processes to involve residents in comprehensive planning and inform residents of proposed new developments. (FLU8.4.3 and N4.1.5)

IMP 3.7.2: Orange County will conduct outreach to the County's diverse communities about public hearings and other planning concerns. Examples of this outreach can include using multilingual website content, multilingual statements on public notices and public hearing signage, advertisements in multicultural media, and Orange TV notices and programming consistent with policies to serve residents with Limited English Proficiency as adopted in the County's Title VI/Nondiscrimination Policy and Plan. (FLU8.4.4)

IMP 3.7.3: Orange County will ensure that residents will receive adequate and timely notification of public hearings to facilitate participation in comprehensive planning in Orange County. This includes using technology and the internet to facilitate public information and information exchange. Timely notice shall generally be interpreted to be two weeks. Staff reports should be available seven days prior to a public hearing. (Objective 7.1-r) (FLU8.4.1)

IMP 3.7.4: Orange County's Public Notification requirements, as well as the public participation in the comprehensive planning process as provided in Section 163.3181, F.S. will provide for the following:

A. During consideration of proposed comprehensive plans or amendments to the plan, the procedures will provide for broad dissemination of the proposals through pre-application and community meetings, opportunity for written comments, public hearings as provided herein, provisions for open discussion, and consideration of and response to public comments.

B. The County will publish a public notice of its intent to decide the issue at a public hearing according to the notice procedures described by Section 125.66(4)(b)2, F.S. for counties.

IMP 3.7.5: Community meetings may be required for comprehensive planning processes that involve land use changes, including comprehensive plan amendments proposed by the private sector, to ensure public awareness of these processes and proposals. This policy shall not apply to staff-initiated amendments for countywide updates to the Future Land Use Map, such as for Institutional uses or amendments that address scriveners' errors or annexations on the Future Land Use Map. Community meetings may be held virtually, in person or as a combination of both. (FLU8.4.2)

IMP 3.7.6: The Planning Division shall prepare a response to the State Land Planning Agency, Recommendations and Comments Report before the Local Planning Agency adoption hearing. Such response, which shall be deemed preliminary in nature, shall be available for public inspection and review at least seven (7) days prior to the Local Planning Agency adoption hearing. This requirement, however, does not preclude the Planning Division from revising such response, provided that such revised response shall be available for public inspection and review at least seven (7) days prior to the Board of County Commissioners adoption hearing. Furthermore, this requirement does not preclude the Planning Division from finalizing the response after the BCC adoption hearing in a manner that is consistent with the Board of County Commissioners' action. (Added 6/98, Ord. 98-13, Policy 7.1.2) (FLU8.4.5)

IMP 3.7.7: Newspaper advertisement for proposed Comprehensive Plan amendments shall be consistent with the requirements of Section 163.3184, F.S. Moreover, Orange County shall request that such advertisements be placed only in the regular daily sections of the newspaper (e.g., Sports, Local and State, Living) or the main section of the Orange Extra. This request will state that such advertisement not be placed in special supplements to the newspaper (e.g., Transportation, Food, Rave, Real Estate, Travel, etc.). If for any reason the newspaper fails to comply with this request, but such notice otherwise complies with statutory requirements, the notice shall be deemed valid. (Added 6/95, Ord. 95-13, Policy 3.2.23.4) (FLU8.4.7)

IMP 3.7.8: In addition to any statutory requirements for changes to the Future Land Use Map, the published notice for the Local Planning Agency (LPA) transmittal and adoptions hearing(s) shall be of sufficient size to identify the location of land subject to consideration for any Future Land Use Designation change by no less than street address of developed property, a designated map location on a map in readable form to reasonably identify the subject location, and the current and proposed Future Land Use Designation. Additionally, notice for Local Planning Agency and the Board of County Commissioners hearings on proposed land use changes to the Future Land Use Map, excluding annexations and those institutional uses that have already been constructed, shall be provided to all adjacent property owners and to all property owners located within approximately 300 feet of the property subject to the change. Such notice shall contain no less than the street address of the subject property (if available), current and proposed Future Land Use Designations, hearing date, time and place. Substantial compliance with the provision of the article pertaining to the various methods of providing notice shall be sufficient to constitute notice to all parties affected. (Added 6/94, Ord. 94-13, Policy 3.2.23.2) (FLU8.4.6)

IMP 3.7.9: When a party proposing an amendment conducts or prepares special studies, text amendments or evaluations to support a requested change to the Comprehensive Plan, including collecting site-specific data or analysis of site-specific conditions, such studies, text amendments or evaluations, even if preliminary, shall be available for public inspection and review at least seven (7) days prior to the Local Planning Agency adoption hearing. This requirement, however, does not preclude the party from revising such studies or evaluations or gathering supplemental information, provided that such revised studies or evaluations or supplementary information shall be available for public inspection and review at least seven (7) days prior to the Board of County Commissioners' adoption hearing. (Added 6/98, Ord. 98-13, Policy 7.1.1-r) (FLU8.4.8)

IMP 3.7.10: During consideration of proposed comprehensive plans or amendments to the plan, any affected person will be given the opportunity to participate in the public hearing as provided below:

A. Any affected person as defined in Section 163.3184(1)(a), F.S. may participate in and be a party to a hearing on a decision this policy governs in order to meet the qualifying criteria under the statute.

   An affected person is any person or local government that will suffer substantial impacts to an interest protected or furthered by this comprehensive plan, as outlined in Section 163.3161(4), F.S. The alleged adverse interest may be shared in common with other members of the community at large. An owner, developer, or applicant for a development order is an affected person. An association representing the interest of one or more members when the interest is within the association's general scope of interest and activity is an affected person.

   Each affected person, other than an adjoining local government, in order to qualify under this definition, must submit oral or written comments, recommendations, or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.

B. Orange County recognizes an affected person's right to be heard, and that planning and development decisions should be made in response to true and accurate information. In all decisions this policy governs, the County will provide every affected person an equal opportunity to be heard, to present and rebut evidence, and to be informed of all information on which the County bases its decision.

GOAL IMP 4: CAPITAL IMPROVEMENTS, CONCURRENCY, AND LEVEL OF SERVICE

Orange County shall plan for and manage the provision of public facilities and services in a fiscally prudent and responsible manner to adequately serve existing and new residents and continue to provide a quality environment. (CIE1)

OBJ IMP 4.1: CAPITAL IMPROVEMENTS PROGRAM; Orange County shall schedule and provide capital improvements to meet existing deficiencies, to accommodate desired future growth, and to replace obsolete or worn-out facilities. (Amended 12/00, Ord. 00-25) (CIE1.1)

IMP 4.1.1: Orange County shall annually prepare a 5-year schedule of capital improvements, also referred to as a Capital Improvements Program (CIP), for County departments and those authorities and special districts that depend on funds allocated by the Board of County Commissioners in order to guide the timing and location of capital expenditures. The CIP shall be consistent with and prepared pursuant to Section 163.3177(3)(a)4, F.S. and Section 163.3177(3)(a)5, F.S. (Amended 11/17, Ord. 2017-19) (CIE1.1.1)

IMP 4.1.2: Public physical improvements, including land acquisition, buildings, structures, facilities, equipment, and infrastructure with a unit cost exceeding $25,000 and a useful life of at least ten years shall be considered capital improvements. For purposes of Objective IMP 4.1, public facilities are defined as those facilities that maintain or improve adopted levels of service for traffic circulation, potable water, wastewater and reclaimed water, solid waste, parks, stormwater management, and Orange County Public Schools (schools). (Amended 12/00, Ord. 00-25) (CIE1.1.2)

IMP 4.1.3: The Capital Improvements Program shall be consistent with and act as a means of implementing the County's Comprehensive Plan. (CIE1.1.3)

IMP 4.1.4: Projects submitted for inclusion in the Capital Improvements Program will be evaluated annually and prioritized by a committee composed of staff from the appropriate County departments. The evaluation of projects shall include consistency with the Comprehensive Plan and consideration of the following criteria:

- Public safety;
- Elimination of a public hazard;
- Elimination of an existing deficiency;
- Required by legislative mandate;
- Needed to maintain level of service standard;
- Financial feasibility;
- Local budget impact;
- Locational needs based on projected growth patterns;
- Accommodation of new development and redevelopment facility demands;
- Plans of state agencies and water management districts that provide public facilities within the local government's jurisdiction; and
- Local priorities.

(CIE1.1.4)

IMP 4.1.5: All County capital improvements shall be made in accordance with this adopted Capital Improvements Program, including amendments, and as outlined in the comprehensive plan. (Amended 11/17, Ord. 2017-19) (CIE1.1.5)

IMP 4.1.6: The County shall annually review and update the Implementation and Property Rights Chapter in order to maintain a 5-year schedule of capital improvements, or Capital Improvements Program. The Capital Improvements Budget will be based on the multi-year Capital Improvements Program. Future capital improvements expenditures necessitated by changes in population, changes in real estate development, or changes in economic base will be calculated and included in capital improvements budget projections. (Amended 06/17, Ord. 2017-12, Amended 11/17, Ord. 2017-19) (CIE1.1.6)

IMP 4.1.7: The County shall coordinate development of the Capital Improvements Budget with development of the operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts. (CIE1.1.7)

IMP 4.1.8: The County shall use intergovernmental assistance to finance only those capital improvements that are consistent with the Capital Improvements Program and County priorities, and whose operating and maintenance costs have been included in operating budget forecasts. (CIE1.1.8)

IMP 4.1.9: The County shall maintain all its assets at a level adequate to protect the County's capital investment, and to minimize future maintenance and replacement costs. The maintenance of existing assets is the County's primary capital expenditure consideration. (CIE1.1.9)

IMP 4.1.10: The County shall project its equipment replacement and maintenance needs for the next several years and will update this projection each year. From this projection, a maintenance and replacement schedule will be developed and followed. (CIE1.1.10)

IMP 4.1.11: The County shall identify the estimated costs and potential funding sources for each capital project proposal before it is submitted for approval. (CIE1.1.11)

IMP 4.1.12: The County shall identify and pursue the least costly financing method for all new projects. (CIE1.1.12)

IMP 4.1.13: The Capital Improvements Budget will be adopted and incorporated into the annual Orange County Budget. (Amended 04/10, Ord. 10-03; Amended 04/11, Ord. 11-03; Amended 02/13, Ord. 13-03; Amended 6/16, Ord. 2016-15; Amended 11/17, Ord. 2017-19) (CIE1.1.13)

IMP 4.1.14: The Capital Improvements Program for each 5-year period shall be adopted by the Board of County Commissioners concurrently with approval of the annual budget. Modifications and deviations from the adopted Capital Improvements Budget or Capital Improvements Program will require approval by the Board of County Commissioners. Copies of the Capital Improvements Program as adopted by the Board concurrently with the budget, and as modified from time to time, shall be made available to the public on Orange County's website. (Amended 11/17, Ord. 2017-19) (CIE1.1.14)

IMP 4.1.15: Consistent with Section 163.3177(3)(b), FS, the following modifications may be adopted by ordinance, provided they are consistent with the Comprehensive Plan, and such modifications may not be deemed to be amendments to the Comprehensive Plan:

- Corrections and modifications of the cost of a project already included in the Capital Improvements Program,
- Corrections and modifications to revenue sources identified in the Capital Improvements Program, and/or
- The acceptance of facilities pursuant to dedications

(Amended 06/17, Ord. 2017-12; Amended 11/17, Ord. 2017-19) (CIE1.1.16)

IMP 4.1.16: Public facility and service commitments established in development agreements shall be annually incorporated into the Capital Improvements Program. (CIE1.1.17)

IMP 4.1.17: Orange County shall identify, include, and maintain in its annual 5-year Capital Improvement Program budget update a listing, description, and budget cost for water-related projects and improvements outlined in the first 5 years of the Orange County Water Supply Facilities Work Plan (Work Plan) to ensure consistency between the Community Facilities and Services Chapter and the Capital Improvements Chapter. (CIE1.1.18)

IMP 4.1.18: The Work Plan and Policies WAT 3.1.6, WAT 3.1.7, WAT 3.1.8 in the Community Facilities and Services Chapter contain the water-related projects and improvements that shall be included as part of the County's 5-year schedule of capital improvements. (Added 5/09, Ord. 09-14) (CIE1.1.19)

OBJ IMP 4.2: DEBT MANAGEMENT STRATEGY; Orange County will maintain a comprehensive and viable debt management strategy which recognizes the capital improvements needs of the County as well as the taxpayer's or rate payer's ability to pay, accounting for existing legal, economic, financial, and debt market considerations. (Amended 12/00, Ord. 00-25) (OBJ CIE1.2)

IMP 4.2.1: Capital improvements related to enterprise funds operations (e.g., water systems, wastewater systems, refuse disposal systems, etc.) shall be financed solely by debt to be repaid from user fees and charges generated from the respective enterprise funds operation, when practicable. (CIE1.2.1)

IMP 4.2.2: Capital improvements not related to enterprise funds operations (e.g., roads, parks, public buildings, etc.) may be financed by debt to be repaid from available revenue sources (including ad valorem taxes) pledgeable for same, when practical. (CIE1.2.2)

IMP 4.2.3: Cash surpluses, to the extent available and appropriate, shall be considered to finance scheduled capital improvements. (CIE1.2.3)

IMP 4.2.4: The County shall issue debt only for the purposes of constructing or acquiring capital improvements (more specifically, the approved schedule of capital improvements) and for making major renovations to existing capital improvements. The only exception to the above would involve entering into long-term leases for the acquisition of major equipment when it is cost justifiable to do so. (CIE1.2.4)

IMP 4.2.5: All capital improvements financed through the issuance of debt shall be financed for a period not to exceed the useful life of the improvements, but in no event to exceed thirty years. (CIE1.2.5)

IMP 4.2.6: The County shall not construct or acquire a public facility if it is unable to adequately provide for the subsequent annual operation and maintenance costs of the facility. (CIE1.2.6)

IMP 4.2.7: The County shall at all times manage its debt and sustain its financial position in order to seek and maintain the highest credit rating possible. (CIE1.2.7)

IMP 4.2.8: The County shall ensure that an adequate system of internal control exists to provide reasonable assurance as to compliance with appropriate laws, rules, regulations, and covenants associated with outstanding debt. (CIE1.2.8)

IMP 4.2.9: Revenue sources shall only be pledged for debt when legally available and, in those situations where they have previously been used for operation and maintenance expenses/general operating expenditures, they will only be pledged for debt when other sufficient revenue sources are available to replace same to meet operation and maintenance expenses/general operating expenditures. (CIE1.2.9)

IMP 4.2.10: The County shall market its debt through the use of competitive bid whenever deemed feasible, cost effective, and advantageous to do so. However, it is recognized that, in some situations, certain complexities and intricacies of a particular debt issue are such that it may be advantageous to market the debt via negotiated sale. (CIE1.2.10)

IMP 4.2.11: The County shall continually monitor its outstanding debt in relation to existing conditions in the debt market and will refund any outstanding debt when sufficient cost savings can be realized. (CIE1.2.11)

IMP 4.2.12: Credit enhancements (insurance, letters of credit, etc.) shall be used only in those instances where the anticipated present value savings in terms of reduced interest expense equals or exceeds the cost of the credit enhancement. (CIE1.2.12)

IMP 4.2.13: The County should consider coordinating with other local government entities to the fullest extent possible, so as to minimize the overlapping debt burden to residents. (Added 12/00, Ord. 00-25) (CIE1.2.13)

IMP 4.2.14: In order to maintain a stable debt service burden, the County will attempt to issue debt that carries a fixed interest rate. However, it is recognized that certain circumstances may warrant the issuances of variable rate debt. In those instances, the County should attempt to stabilize debt service payments through the use of an appropriate stabilization arrangement. (Added 12/00, Ord. 00-25) (CIE1.2.14)

OBJ IMP 4.3: LEVEL OF SERVICE; Orange County shall regulate growth by requiring the adopted Level of Service (LOS) standards for traffic circulation, recreation, potable water, sanitary sewer, solid waste, stormwater management, and schools to be maintained through public or private investment. (Amended 6/08, Ord. 08-11) (OBJ CIE1.3)

IMP 4.3.1: Public facilities and services consistent with the adopted Level of Service standards must be available concurrent with the impacts of new development or expansion of service areas. (Amended 09/13, Ord. 2013-19) (CIE1.3.1)

IMP 4.3.2: The County will continue to ensure minimum Level of Service standards, or adopted Quality of Service standards, if applicable, are maintained on County roads and State roads within unincorporated Orange County. (Amended 12/00, Ord. 00-25; Amended 6/14, Ord. 2014-12; Amended 12/14, Ord. 2014-30) (CIE1.3.2)

IMP 4.3.3: Orange County shall annually review compliance and appropriateness of the adopted Level of Service (LOS) standard. (Added 06/08, Ord. 08-11) (CIE1.3.19)

IMP 4.3.4: Orange County shall consider the planned availability of concurrency-related facilities and the impact on the adopted Levels of Service when making land use decisions. (CIE1.3.20)

IMP 4.3.5: When central water service from Orange County Utilities is required for development, the Level of Service standard shall be ~~275~~ 225 gallons per day (average daily flow) per equivalent residential connection. Flow demands for commercial, industrial, or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data. These Levels of Service shall also be applied for planning purposes. (Amended 12/00, Ord. 00-25; Amended 5/13, Ord. 2013-11, Policy PW1.2.5-r) (CIE1.3.4)

A. **TIMING OF FUTURE TREATMENT FACILITY EXPANSION;** Orange County Utilities shall ensure that sufficient Water Supply Facility (WSF) capacity is maintained, consistent with the requirements of the Florida Department of Environmental Protection (FDEP). When the WSF maximum daily demand exceeds 75% of maximum day water treatment capacity, a capacity analysis report shall be submitted to the FDEP. The capacity analysis report shall identify recommended improvements, improvement costs and the timing of such improvements. Facilities scheduled for design and construction, as identified by the capacity analysis report, shall be considered for inclusion into Orange County's Five Year and Ten Year Capital Improvements Programs. Facilities approaching build out shall be exempt from this requirement.

IMP 4.3.6: When central wastewater service from Orange County Utilities is required for development, the Level of Service standard shall be ~~225~~ 200 gallons per day (average daily flow) per equivalent residential unit. Interim wastewater systems (permanent package treatment plants are no longer allowed in Orange County) shall have the same Level of Service standard. Wastewater flow demands for commercial, industrial, or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data. These Levels of Service shall also be applied for planning purposes. (Added 8/92, Ord. 92-24; Amended 12/00, Ord. 00-25; Amended 5/13, Ord. 2013-11, Policy WW1.2.5-r) (CIE1.3.5)

A. **TIMING OF FUTURE TREATMENT FACILITY EXPANSION;** Orange County Utilities shall ensure that sufficient Water Reclamation Facility (WRF) capacity is maintained, consistent with the requirements of the FDEP. When the WRF maximum 3 month average daily flow exceeds 50% of the permitted wastewater treatment capacity, a capacity analysis report shall be submitted to the FDEP. The capacity analysis report shall identify recommended improvements, improvement costs and the timing of such improvements. Facilities scheduled for design and construction, as identified by the capacity analysis report, shall be considered for inclusion into Orange County's Five Year and Ten Year Capital Improvement Program. Facilities approaching build out shall be exempt from this requirement.

~~IMP 4.3.7: Prior to June 1st of each year, OCPS shall coordinate with the County to develop a financially feasible ten (10) year District Capital Outlay Plan (DCOP) for review and approval by the OCPS Board and adoption into the Implementation and Property Rights Chapter of the County Comprehensive Plan. (Added 06/08, Ord. 08-11) (OBJ PS6.5) (CIE1.3.9)~~

IMP 4.3.8: The County shall review the updated ten (10) year DCOP to determine if the projected capacity, projected enrollment, and LOS for each school and Concurrency Service Area (CSA) within the County's jurisdiction is consistent with its growth projections. (Added 06/08, Ord. 08-11) (PS6.6.4) (CIE1.3.10)

IMP 4.3.9: Orange County, in conjunction with Orange County Public Schools (OCPS), shall review OCPS' adopted Level of Service (LOS) standards, adopted Concurrency Service Areas (CSA) Boundaries, and enrollment projections for public schools facilities annually to ensure that Capital Improvements continue to be financially feasible and that the LOS will be achieved. Any changes to those standards shall be processed as amendments to the County's Public Schools Chapter and Implementation and Property Rights Chapter of Vision 2050. The projected LOS and CSAs shall be included and depicted in the most recent School Concurrency Data Supplement, which serves as supporting data and analysis for the annual update to the Implementation and Property Rights Chapter. (Added 06/08, Ord. 08-11; amended 04/11, Ord. 11-03) (PS6.1.11) (CIE1.3.11)

IMP 4.3.10: The ten (10) year District Capital Outlay Plan (DCOP) shall include all planned capital projects which increase the capacity of public schools within the County be achieved. (Added 6/08, Ord. 08-11) (CIE1.3.12)

IMP 4.3.11: The County shall include the ten (10) year District Capital Outlay Plan (DCOP) in the annual update of the Implementation and Property Rights Chapter. (Added 6/08, Ord. 08-11) (CIE1.3.13)

IMP 4.3.12: The County hereby incorporates by reference the Orange County Public School (OCPS) 10-Year Capital Outlay Plan for 2022-2023 adopted by the Orange County School Board on September 13, 2022 (the "10-Year Plan"), which includes school capacity sufficient to meet anticipated student demands projected by OCPS. (Added 6/08, Ord. 08-11; Amended 4/11, Ord. 11-03; Amended 02/13, Ord. 2013-03; Amended 6/16, Ord. 2016-15) (CIE1.3.14)

Notwithstanding the foregoing, to the extent that any proposed educational facility in the 10-Year Plan does not currently have the requisite future land use (place type) designation, zoning (transect), or any other legally required development permit (collectively, "Development Approvals"), the County's incorporation by reference of the 10-Year Plan shall not be construed to mean that such facility is approved by the County or that the facility's proposed location will receive approval of any requested Development Approvals in the future. Orange County reserves its right to make a decision on any such requested Development Approvals at a duly advertised and noticed public hearing. Furthermore, by virtue of Orange County's incorporation of the 10-Year Plan, Orange County is not taking a position, and legally cannot bind its staff or elected officials to take any position in the future, on the potential success of any Development Approvals requested in the future. (Added 6/08, Ord. 08-11; Amended 4/11, Ord. 11-03; Amended 02/13, Ord. 2013-03; Amended 6/16, Ord. 2016-15) (CIE1.3.14)

IMP 4.3.13: The County may cooperate with the School Board to ensure that future needs are addressed consistent with the adopted Level of Service (LOS) standards for public schools. (Added 06/08, Ord. 08-11) (CIE1.3.15)

~~IMP 4.3.14: The Level of Service (LOS) standards, to implement school concurrency shall be calculated as a percentage of the Adjusted Florida Inventory of School Houses (FISH) Capacity as follows: (Added 6/08, Ord. 08-11)~~

A. ~~Elementary: 110% of Adjusted FISH using Modified Middle School Attendance Zones as Concurrency Service Areas (CSAs)~~
B. ~~Middle: 100% of Adjusted FISH using Middle School Attendance Zones as CSAs~~
C. ~~High, including ninth grade centers: 100% of Adjusted FISH using High School Attendance Zones as CSAs.~~

~~The LOS for OCPS' K-8 schools shall be incorporated in the adopted LOS for elementary and middle school CSAs in the following manner: Grades K-5 of Arbor Ridge K-8 and Windy Ridge K-8 shall be incorporated in the adopted LOS for elementary schools. For all other K-8 (and any PS-8 schools), grades kindergarten through five shall be included in the adopted LOS for elementary schools and grades six through eight shall be included in the adopted LOS for middle schools. (Added 04/10, Ord. 10-03) (PS6.1.3) (CIE1.3.16)~~

IMP 4.3.~~15~~14: Consistent with Section 15 of the First Amended and Restated Interlocal Agreement, the Level of Service (LOS) standards shall be applied consistently within Orange County and by the School Board to all schools of the same type. All Concurrency Service Areas (CSAs) must achieve the adopted LOS standards identified in IMP 4.3.15 by the end of the 5th year of the Capital Improvements Schedule, with the exception of the backlogged CSAs which have been placed in a long term concurrency management system. Each backlogged CSA must meet the adopted LOS within the 10-year period identified within the respective adopted Long Term Concurrency Management System for Schools (LTCMSS). (Amended 4/11, Ord. 11-03) (CIE1.3.18)

OBJ IMP 4.4: REVENUE SOURCES; Orange County shall continue to investigate and identify sources of revenue and promote the adoption of non-ad valorem based revenue sources. (Amended 12/00, Ord. 00-25) (OBJ CIE1.4)

IMP 4.4.1: Orange County shall continue to impose impact fees as a means of establishing and paying for future development's proportional cost of capital improvements. (CIE1.4.1)

IMP 4.4.2: To the maximum extent feasible, the "user pays" philosophy shall be incorporated into the revenue structure of all major public improvements and infrastructure systems which do not provide substantially equal benefit to all County residents on a Countywide basis. (CIE1.4.2)

IMP 4.4.3: The fee structure of all County enterprise funded infrastructure systems shall be set equal to the financial requirements for the operation, maintenance, capital improvements programs, and debt service of the respective system. (CIE1.4.3)

IMP 4.4.4: Orange County shall aggressively seek Federal and State funding for appropriate improvements and activities to reduce reliance on the County's ad valorem tax base. (CIE1.4.4)

IMP 4.4.5: Orange County will strongly lobby for the inclusion of appropriate projects on the MetroPlan Orlando Transportation Improvement Program (TIP) and the Florida Department of Transportation Work Program to ensure that the appropriate and equitable amount of money is expended on State and County-eligible transportation projects within the County. The County also shall pursue additional funding sources for transportation improvements, consistent Policy T 1.2.3 (Amended 12/00, Ord. 00-25; Amended 09/13, Ord. 2013-19) (CIE1.4.5)

IMP 4.4.6: When and if new revenue sources are needed, Orange County shall investigate the feasibility of adopting new sources of revenue including, but not limited to, franchise fees, special taxing and benefit units, user fees, and other taxes and fees, as appropriate, to ensure the financial feasibility of the Comprehensive Plan and the maintenance of adopted levels of service over the twenty-year planning horizon. (Amended 12/00, Ord. 00-25) (CIE1.4.6)

IMP 4.4.7: Orange County periodically shall examine existing fee structures to determine the adequacy of the fees to offset capital and administrative impacts associated with the various land development activities. (Amended 12/00, Ord. 00-25) (CIE1.4.7)

IMP 4.4.8: Orange County shall continue to monitor the relationship of revenues and expenditures in an effort to identify and rectify possible fiscal problems. A status report shall be provided to the Board of County Commissioners periodically. (CIE1.4.8)

IMP 4.4.9: On a project by project basis, Orange County may consider the feasibility and suitability of Community Development Districts, Educational Facilities Benefit Districts, special districts, special assessments, tax increment financing or other such financing mechanisms as deemed appropriate by the County, to serve as an alternative financing technique for the provision of infrastructure and public services. The County may also adopt appropriate application fees (including reimbursement of County expenses) for processing and reviewing requests for such financing mechanisms. Such mechanisms may be considered for, but not limited to, public recreation facilities, public schools, transit, and transportation networks, including, but not limited to, roadway capacity projects, intersections and other operations improvements, and multimodal infrastructure projects. However, such financing mechanisms shall not be considered for approval if they provide for the funding of infrastructure that would otherwise be funded through traditional land development regulations (i.e. subdivision regulations, etc.), unless the Board of County Commissioners expressly permits such an exception. (Amended 3/99, Ord. 99-04; Amended 06/06, Ord. 06-08) (CIE1.4.9)

OBJ IMP 4.5: CONCURRENCY; Orange County shall coordinate the approval of new development with the Capital Improvements Program. The schedule shall include the maintenance of adopted level of service standards and shall include the existing and future facility needs of Orange County. (OBJ CIE1.5)

IMP 4.5.1: Capital improvements proposed in the Capital Improvements Program shall be consistent with those required due to concurrency in each individual element of the Comprehensive Plan. Capital improvements not required due to concurrency shall be included in the Capital Improvements Program at the discretion of the County. (CIE1.5.1)

IMP 4.5.2: The Capital Improvements Program shall be consistent with public facility needs demanded by new development resulting from amendments to the Comprehensive Plan. The County shall evaluate the Capital Improvements Program simultaneously with the adoption of a plan amendment. (CIE1.5.2)

IMP 4.5.3: Proposed land use amendments and development in Orange County shall be subject to the provisions of the Concurrency Management System (CMS), as set forth in the Orange County Code.

The Concurrency Management System shall ensure that the necessary facilities and services are in place at the time a development permit is issued; that a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or that the necessary facilities are guaranteed through an enforceable agreement.

As part of the Destination 2030 Comprehensive Plan update, the concurrency requirement for potable water supplies and facilities shall also require consultation with all applicable water suppliers, including internal coordination within Orange County, prior to approval of a building permit, to determine if adequate water supplies and facilities will be available to serve the development by the anticipated issuance date of the certificate of occupancy or functional equivalent. In addition, the County will maintain data regarding the permitted capacity, available (pumping) capacity, water level depth, and condition of all wells, wellfields, or other sources of potable water, including the design capacity of potable water treatment and distribution facilities, consistent with the Concurrency Management System and the Water Supply Facilities Work Plan. (Policy 3.5.3-r, Policy 3.5.11-r, WSFWP) (FLU8.6.1)

IMP 4.5.4: Within the Urban Service Area, sewage disposal from residential development must be accommodated by a central wastewater system. The use of septic tanks for development shall be allowed only in areas of suitable soils and when central wastewater services are not available. Where there are moderate soils, as determined by the County, the County may allow the use of septic tanks based on detailed soil and site analysis that demonstrates that ground or surface waters will not be polluted. Specific septic tank criteria shall be governed by the applicable criteria of the Orange County Land Development Code and rules of the State of Florida. (Policy 3.5.4-r) (FLU8.6.2)

IMP 4.5.5: All development shall be required to participate in the County solid waste disposal program. (Policy 3.5.5) (FLU8.6.3)

IMP 4.5.6: Development within the Urban Service Area shall be connected to central water. (Policy 3.5.6) (FLU8.6.4)

IMP 4.5.7: Within the Urban Service Area, in addition to the normal County construction of public facilities, the County shall provide programs to make possible the provision of infrastructure by joint effort and investment between the public and private sectors. (Policy 3.5.7) (FLU8.6.5)

IMP 4.5.8: As required by Section 163.3202(2)(g), F.S, on and after December 1, 1991, or the effective date of an ordinance adopting a Concurrency Management System, the County shall not issue any development order or permit that results in a reduction in the levels of service for the affected public facilities below the minimum levels of service required by the Comprehensive Plan. (Policy 3.5.8-r) (FLU8.6.6)

IMP 4.5.9: The ordinance adopting a Concurrency Management System shall set forth the circumstances under which a person is to be deemed to have a vested right. (FLU8.6.7)

IMP 4.5.10: The County's Land Development Code will specifically list the application requirements for development permits that reflect the informational needs for the determination of concurrency, and application forms shall be developed accordingly. (Policy 3.5.10) (FLU8.6.8)

IMP 4.5.11: Prior to the issuance of a development order for a proposed new development, the following shall be identified:

A. The impacts created by the proposed development;

B. Whether the public facilities covered under the Concurrency Management System will be available as defined by Chapter 163, F.S.;

C. The facility improvements or additions that are required to ensure the finding of concurrency; and,

D. The entity responsible for the design and installation of all required facility improvements or additions.

(Policy 3.5.13-r) (FLU8.6.9)

IMP 4.5.12: All development approvals shall have a time period specified in the development order or permit in which development must commence. The time period may involve two or more phases, but the timing of each phase shall be specified in the development order or permit. If necessary, the development order or permit may prescribe a time schedule for the initiation of the various components of the development process such as, but not limited to, land clearing, filling, and foundation pouring. (Policy 3.5.14) (FLU8.6.10)

IMP 4.5.13: The County shall ensure that the Level of Service for active and passive parkland shall be met on a countywide basis prior to any change in the Future Land Use Map for land designated as Parks/Recreation on the Future Land Use Map. (Added 6/94, Ord. 94-13, Policy 3.5.15) (FLU8.6.11)

IMP 4.5.14: All development within the North Four Corners area, excluding the Four Corners Community Village Center (CVC), which is generally bounded by the Florida Turnpike to the north and east, Conroy Windermere Road to the south, and Apopka Vineland Road to the west including westerly properties along Apopka Vineland Road and when included in the Urban Service Area shall be required to connect to the Orange County central water and sewer system. (Added 6/95, Ord. 95-13, Policy 3.5.16) (FLU8.6.12)

IMP 4.5.15: When necessary and appropriate, new developments shall be assessed a pro rata share of the costs necessary to finance public facility improvements necessitated by development in order to maintain adopted level of service standards. (CIE1.6.6) (FLU8.6.14)

IMP 4.5.16: If a proposed development is consistent with the Land Development Code and the Comprehensive Plan, but one or more concurrency-related facilities is deficient, the applicant may, at his/her expense, improve the level of service of the facility if and when such improvement is consistent with County plans and the County agrees to the improvement. (CIE1.6.4) (FLU8.6.15)

OBJ IMP 4.6: DEVELOPER-FUNDED CAPITAL IMPROVEMENTS; New development shall bear the incremental capital costs for all facilities and services, as defined by documentation for existing and future impact fees and other funding mechanisms, necessary to accommodate the new development's impacts and to maintain the adopted Level of Service. The Board of County Commissioners shall have the ability to determine and implement the appropriate capital costs and rates (e.g., impact fees) at their discretion. (Amended 09/13, Ord. 2013-19) (OBJ CIE1.6)

IMP 4.6.1: Orange County shall assess impact fees on new development to cover the incremental capital costs for all facilities and services to provide those services to new growth. (Amended 09/13, Ord. 2013-19) (CIE1.6.1)

IMP 4.6.2: Impact fees shall continue to be used to fund capital facility needs resulting from new development and shall not be used to fund existing deficiencies. (CIE1.6.2)

IMP 4.6.3: Impact fees shall be maintained for as many public facilities as feasible, but with consideration to the economic impact on affordable housing and the local construction industry. (CIE1.6.3)

IMP 4.6.4: If a proposed development is consistent with the Land Development Code and the Comprehensive Plan, but one or more concurrency-related facilities is deficient, the applicant may, at his/her expense, improve the Level of Service of the facility if and when such improvement is consistent with County plans and the County agrees to the improvement. (CIE1.6.4)

IMP 4.6.5: Notwithstanding impact fee assessment, when necessary and appropriate, new developments may contribute a pro rata share of the costs necessary to finance public facility improvements required to maintain adopted Level of Service standards through development agreements, such as roadway network agreements, school mitigation agreements, or master utility agreements. (Amended 09/13, Ord. 2013-19) (CIE1.6.5)

IMP 4.6.6: For any phased, large-scale, future land use amendment, the County shall require the applicant to demonstrate the capacity to provide the necessary infrastructure over the entire build-out period. (CIE1.6.6)

OBJ IMP 4.7: FUTURE CAPITAL NEEDS; Orange County will maintain its Concurrency Management System and Land Development Regulations to manage its fiscal resources and land development process in such a manner as to provide or require the provision of needed capital improvements for future development and for needs created by previously issued development orders. (Amended 12/00, Ord. 00-25) (OBJ CIE1.7)

IMP 4.7.1: The Concurrency Management System shall maintain a monitoring program to enable the County to determine whether it is adhering to the adopted Level of Service standards and its schedule of capital improvements. (Amended 12/00, Ord. 00-25) (CIE1.7.1)

IMP 4.7.2: During the interim period when the provisions of the most recently adopted Comprehensive Plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of the most recently adopted Comprehensive Plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order. Those capital improvements which are needed to improve deficient facilities due to vested project development will receive priority funding in the next annual update of the Capital Improvements Program if the needed improvement was not required as a part of the vested project's development order. (CIE1.7.2)

IMP 4.7.3: Pursuant to Chapter 163.3167(5) FS, developments defined in Section 30-363, Orange County Code, are vested for consistency with the Comprehensive Plan, and developments defined in Section 30-372 Orange County Code, are vested for concurrency. (Amended 12/00, Ord. 00-25; Amended 09/13, Ord. 2013-19) (CIE1.7.3)

IMP 4.7.4: Orange County shall use the Long Range Transportation Plan, adopted as part of the Transportation Chapter, as a long-term schedule of cost-feasible roadway improvements to address current and future roadway deficiencies and will update it annually. (Added 5/96, Ord. 96-11; Amended 12/00, Ord. 00-25; Amended 09/13, Ord. 2013-19) (CIE1.7.4)

~~OBJ IMP 4.8: TRANSPORTATION CONCURRENCY MANAGEMENT SYSTEM; The County establishes a Long-term Transportation Concurrency Management System to correct identify deficiencies in transportation facilities on designated roadways that are included in the Orange County Ten-Year Capital Improvements Schedule and to implement operational improvements that may be needed. (Amended 05/04, Ord. 04-06; 1.4.7-r, Amended 09/13, Ord. 2013-19) (OBJ CIE1.8)~~

IMP 4.~~8.1~~7.5: The County may establish a Long-term Transportation Concurrency Management System ~~Projects in the long-term transportation concurrency management system shall be addressed in the Orange County Ten-Year Capital Improvements Schedule or~~ with operational and capacity improvements included in an annually-updated long-term capital improvements schedule reflected in the Implementation and Property Rights Chapter. ~~improvements that may be implemented as needed.~~ (Added 09/13, Ord. 2013-19) (CIE1.8.1)

~~IMP 4.8.2: A long-term (10-year) schedule of capital improvements for transportation facilities is updated annually for the long-term concurrency management system. (Amended 04/10, Ord. 10-03; Amended 09/13, Ord. 2013-19, Policy CIE1.8.1-r, Amended 12/14, Ord. 2014-30; Amended 06/17, Ord. 2017-11) (CIE1.8.2)~~

~~** Roadway segments located partially or entirely within a municipal jurisdiction. The County will coordinate with the respective agencies regarding projects to improve levels of service on these facilities. (Original Policy CIE1.8.2 deleted 09/13, Ord. 2013-19; Amended 06/17, Ord. 2017-11)*~~

IMP 4.~~8.3~~7.6: New development and redevelopment applications impacting backlogged and constrained facilities shall be subject to concurrency and, if needed, a proportionate share agreement will be required. A comprehensive transportation study shall be required if the adopted level of service cannot be met under current conditions, or if the improvement is not funded for construction in the Five-Year Capital Improvements Program. The applicant and County must agree upon mitigating improvements. Private developers shall contribute to the County's multimodal transportation system through the County's Transportation Concurrency and Proportionate Share regulations. As parcels are developed or redeveloped, the site design shall conform to applicable standards and requirements in the County's Land Development Code, transportation impact analysis requirements, and concurrency requirements. (CIE1.8.3)

IMP 4.~~8.4~~7.7: Constrained and backlogged facilities which do not meet minimum level of service shall be addressed in updates to the Implementation and Property Rights Chapter and the Concurrency Management System, based on available funding. (Amended 04/10, Ord. 10-03; Amended 09/13, Ord. 2013-19; Amended 12/14, Ord. 2014-30; Amended 6/16, Ord. 2016-15; Amended 06/17, Ord. 2017-11) (CIE1.8.4)

GOAL IMP 5: REGIONAL COOPERATION AND GOVERNMENTAL COORDINATION

Orange County shall coordinate effectively with adjacent local governments, the school district, regulatory agencies, and service and facility providers, to ensure a comprehensive approach to planning is achieved. (GOAL ICE1)

OBJ IMP 5.1: COORDINATION OF LOCAL PLANS; Orange County will coordinate its comprehensive plan with the comprehensive plans of affected local governments, such as municipalities and adjacent counties, as well as with other government agencies. (OBJ ICE1.19)

IMP 5.1.1: The County will negotiate agreements with adjacent jurisdictions providing for notification of proposed developments or regulatory changes by those adjacent jurisdictions that may impact the County or County residents. (ICE1.19.1)

IMP 5.1.2: Orange County will continue to review the comprehensive plans and plan amendments of adjacent local governments to monitor consistency with the goals, objectives, policies, and implementation strategies of Orange County's Comprehensive Plan. (Policy 1.2.8) (ICE1.19.2)

IMP 5.1.3: Orange County will continue using joint planning area agreements as a mechanism for establishing future annexation boundaries, joint land uses, and notification requirements for future comprehensive plan amendments, rezoning, and other development applications within the areas of the agreements. (ICE1.19.3)

IMP 5.1.4: Orange County will consider existing and proposed land uses within adjacent local governments and the East Central Florida regional vision when reviewing proposed development in the County. (ICE1.18.4)

IMP 5.1.5: As opportunities arise, the County will use mutually beneficial planning practices to coordinate development plans and the location of recreational facilities, as well as infrastructure improvements and capital facilities with local agencies, jurisdictions, and adjacent local governments. (OBJ FLU7.1)

IMP 5.1.6: Orange County will initiate meetings with cities, agencies, and other units of local government to jointly discuss write and implement small area studies and land use plans for areas of mutual interest. These areas shall be referred to as Cooperative Planning Areas (CPA). (FLU7.1.1)

IMP 5.1.7: Orange County will use, if applicable, results of visioning facilitated by such organizations as myregion.org. (FLU7.1.3)

IMP 5.1.8: The County shall negotiate agreements with adjacent jurisdictions providing for notification of proposed developments or regulatory changes by those adjacent jurisdictions which may impact the County or County residents. (FLU7.1.4)

IMP 5.1.9: Orange County shall coordinate with local jurisdictions to establish a corridor land use plan for the commuter rail stations. (FLU7.1.5)

IMP 5.1.10: Orange County will review and analyze the impacts of proposed development, infrastructure improvements, and comprehensive plan amendments occurring in local governments and adjacent jurisdictions (OBJ FLU7.2)

IMP 5.1.11: The County shall establish a Capital Improvements (CIP) working group to share and discuss planned infrastructure improvements with adjacent jurisdictions. This coordination shall consist of GIS data sharing and notification of planned improvements and development applications. (FLU7.2.3)

IMP 5.1.12: Orange County shall review and evaluate proposed development, infrastructure improvements, and comprehensive plan amendments occurring in local governments and adjacent jurisdictions to ensure their comparability with existing and proposed land uses in the County, as well as their overall impact on the region. (OBJ ICE1.18)

IMP 5.1.13: Orange County shall continue to exchange information with area local governments concerning development approvals in order to effectively monitor road conditions. (Added 12/00, Ord. 00-25, Policy 1.2.5) (ICE1.18.3)

IMP 5.1.14: These following advance notification, shared information and development review coordination procedures are intended to assist Seminole County and Orange County in their respective planning efforts in proximity to the Seminole/Orange County line:

A. Orange County shall notify Seminole County within thirty (30) days of receipt of an application, and no less than 10 days before a hearing of the Board of County Commissioners (BCC) or the Planning and Zoning Commission (PZC) or a meeting of the Development Review Committee (DRC) for consideration of proposed Future Land Use amendments, rezonings, subdivisions, final engineering plans for a subdivision, sector plans or sector plan amendments, or site plans that are located within one-half mile of the Seminole/Orange County Line;

B. The Seminole County staff and/or Boards of County Commissioners may provide comments to Orange County on all proposals requiring such notification relating to appropriate buffering, transitional uses and/or other mitigating measures;

C. Such comments received by Orange County shall be included in all review materials for the proposal and shall be given consideration during the development review process. Orange County may request additional information from Seminole County regarding the proposals, if needed; and

D. Notices shall be provided to the attention of the Seminole County Planning and Development Division Manager.

Orange County shall use its best efforts to comply with the above-referenced procedures. However, Orange County's failure to follow or abide by any of the procedures set forth above in any particular case, including those procedures relating to advance notice to Seminole County, shall not deprive Orange County of jurisdiction to consider and hear the proposal and to make a decision on the proposal. Accordingly, Orange County's failure to follow or abide by any of the procedures set forth above shall not be used as a basis or reason to attempt to invalidate or overturn a decision of the proposal. (ICE1.18.5)

OBJ IMP 5.2: CONSOLIDATION OF SERVICES WITH ORLANDO; Orange County will work cooperatively with the City of Orlando to consolidate services where appropriate. (OBJ ICE1.21)

IMP 5.2.1: Orange County and the City of Orlando will work cooperatively to maintain a fire service boundary agreement and joint planning process for emergency service provision that rounds off jurisdictional boundary to clearly establish service delivery areas, and address the potential of joint purchasing of fire and emergency vehicles and equipment and coordinating emergency response resources and command procedures. (ICE1.21.1 and ICE1.21.2)

IMP 5.2.2: Orange County and the City of Orlando will explore opportunities to achieve coordinated planning for the provision of parks and recreation facilities and services, and multimodal transportation access to parks particularly for large, community-based parks. (ICE1.21.3)

IMP 5.2.3: Orange County and its municipalities will continue coordination in planning for roadways, multimodal facilities, and provision, operation, and expansion of emergency power of traffic signalization systems, and other aspects of transportation systems management and operations. (Amended 11/12, Ord. 2012-20) (ICE1.21.4 and ICE 1.21.5)

IMP 5.2.4: Orange County and its municipalities will jointly plan for parks, fire, schools, transportation, and other critical infrastructure needs. (Amended 11/12, Ord. 2012-20) (ICE1.21.7)

OBJ IMP 5.3: JOINT PLANNING AREA AGREEMENTS; Orange County will establish joint planning area agreements to implement the goals, objectives, and policies of the Comprehensive Plan. (OBJ ICE1.1)

IMP 5.3.1: Orange County will continue discussions and identify issues with:

A. All local governments that have established joint planning area agreements with Orange County. (Amended 12/00, Ord. 00-25)

B. With local governments that have yet to establish joint planning area agreements with Orange County.

C. With its adjoining counties and adjacent cities in adjoining counties with regards to executing joint planning area agreements. (Added 12/00, Ord. 00-25) (ICE1.1.1)

IMP 5.3.2: To resolve conflicts resulting from multi-jurisdictional land development and transportation regulations, Orange County will use joint planning area agreements to coordinate with adjacent municipalities and counties to ensure compact and contiguous growth and development, and will address issues related to stormwater, drainage, and the appropriate jurisdictional transfer of roadways and associated drainage facilities in annexed areas. (ICE 1.1.3 and ICE1.1.17)

IMP 5.3.3: Joint planning area agreements will:

A. Establish maps depicting the joint planning area boundaries, land use designations, and densities/intensities for development for areas and establish annexation procedures (if applicable) for land within the joint planning area. (ICE1.1.6, ICE1.1.16, ICE1.1.10)

B. Include mechanisms for formal exchange of information and data, such as comprehensive plan amendment review, rezoning requests, demographic projections, and regulatory changes. (ICE1.1.7)

C. Identify service and facility providers for development within the joint planning area. (ICE1.1.8)

D. Address consistent roadway design standards, extensions, widening, operational, and other improvements, coordinate level of service standards, transportation concurrency exception areas and concurrency management, where applicable. (ICE1.1.9, ICE1.1.12)

E. Establish Countywide regulations for wetlands and rare upland vegetative communities and provide for the uniform protection of high recharge areas, where applicable. (ICE1.1.13, ICE1.1.15)

F. Coordinate efforts with other local governments to avoid duplication of recreation services and facilities, and to promote efficient use of land and funding. (ICE1.1.14)

G. Address mechanisms to collect County impact fees or County share of City impact fees from development in annexed areas. (ICE1.1.18)

IMP 5.3.4: Orange County will strongly discourage the creation of enclaves in accordance with the joint planning agreement and through attendance at public hearings, written and verbal transmittals, negotiated settlements, and if necessary, through dispute resolution process (Chapter 164, F.S., Sections 164.101-164.1061, F.S.) or litigation. Unless requested by the disputing parties, the dispute resolution process will not be used to address environmental permitting or other regulatory issues. (Added 12/00, Ord. 00-25; Amended 06/17, Ord. 2017-12) (ICE1.1.4 and 1.1.11)

IMP 5.3.5: The County will maintain the existing interlocal agreements, unless discontinued, with Edgewood, Oakland, and Belle Isle, which specify that the County will perform building inspections, issue building permits and certificates of occupancy, and handle code enforcement duties. (Added 12/00, Ord. 00-25) (ICE1.1.19)

OBJ IMP 5.4: SERVICES THROUGH INTERLOCAL AGREEMENTS; Orange County will ensure efficient provision of services and facilities through the establishment of territorial/interlocal agreements. (Added 12/00, Ord. 00-25) (OBJ ICE1.3)

IMP 5.4.1: Orange County will continue to enter into territorial/joint planning area agreements with adjacent municipalities, counties, and other utilities regulated by the Public Service Commission in order to encourage cost-effective service to avoid unnecessary duplication in the provision of water and wastewater services, to describe the location of each utility's service area, and to coordinate and confirm the associated service provision commitments. Priorities for the extension of services by these other providers are referenced in the territorial/joint planning area agreements. (Added 12/00, Ord. 00-25) (ICE1.3.7)

IMP 5.4.2: Orange County will maintain Interlocal Agreements listed in the Fire Rescue Element to prevent duplication of fire protection and emergency medical service efforts. The Interlocal Agreements will outline the provision of mutual aid and first response and should provide for the following:

A. Reduction of overlapping service areas;

B. A fire response agreement; and,

C. A compatible communications system.

(Added 12/00, Ord. 00-25) (ICE1.9.5)

IMP 5.4.3: Orange County will continue to encourage the Orange County Sheriff's Department, to enter into agreements with other law enforcement agencies operating in the County to ensure the health, safety, and general welfare of the people who live, work, and visit Orange County. (ICE1.9.3)

IMP 5.4.4: Orange County will encourage the Orange County Sheriff's Department to co-locate substations proximate to other public safety facilities by participating in joint planning activities. (Added 12/00, Ord. 00-25) (ICE1.9.4)

IMP 5.4.5: The County will cooperate with the Local Health Council of East Central Florida, by providing information and technical assistance, in order to:

A. Provide proper planning for the siting of all new health care facilities, and

B. Ensure the delivery of health services that are consistent with the spatial distribution of the County's population and financial resources.

(ICE1.9.6 and ICE1.9.7)

IMP 5.4.6: Orange County shall attempt to expand its interlocal agreement with the Reedy Creek Improvement District to facilitate the extension of Reedy Creek Improvement District services and infrastructure into unincorporated Orange County in order to provide for affordable housing. (ICE1.3.8)

OBJ IMP 5.5: FACILITIES AND LEVEL OF SERVICE STANDARDS; Orange County will coordinate its infrastructure improvements and capital facilities, as well as establishment of level of service for public facilities, with state, regional, and local governments and agencies. (OBJ ICE1.17)

IMP 5.5.1: Orange County will coordinate establishment of level of service for public facilities, such as schools and roads, with applicable agencies at the local, state, and regional levels. (ICE1.17.2)

IMP 5.5.2: Once established, levels of service can be reviewed and updated, if needed. Appropriate mechanisms for level of service updates will be established as a part of initial discussions with the agencies, and might include technical committee meetings, interlocal agreements and other means of intergovernmental coordination. (ICE1.17.3)

IMP 5.5.3: The County will coordinate future capital improvement projects with the cities in the County, local governments adjacent to the County, and the state to ensure effectiveness, efficiency and logical phasing of projects that may be impacted by another governmental entity. A more formal coordination framework may also be established via an interlocal agreement. (ICE1.17.1)

IMP 5.5.4: Orange County will initiate meetings with cities, agencies, and other units of local government to jointly discuss, write and implement small area studies and land use plans for areas of mutual interest. These areas will be referred to as Cooperative Planning Areas (CPA). (ICE1.17.4)

IMP 5.5.5: Orange County will establish plans, regulations and programs, in conjunction with Orange County Public Schools (OCPS) to facilitate the future availability of public school facilities to serve residents, consistent with the adopted level of service for public schools and with state of Florida concurrency statutes and regulations. (Also Public Schools Facilities Element, Goal PS6) (ICE1.17.5)

OBJ IMP 5.6: DATA SHARING; Orange County will participate in data sharing with local governments and other agencies for the purpose of improving communication, creating efficient provision of services, and encouraging cooperative planning efforts. (OBJ ICE1.13)

IMP 5.6.1: Orange County will actively seek to establish interlocal agreements, with local governments and other agencies for the purpose of establishing:

A. A common data source to improve Countywide addressing.

B. The use and application of geographic digital data. (Added 12/00, Ord. 00-25) (ICE1.13.1 and ICE1.13.2)

IMP 5.6.2: Orange County will coordinate and actively participate in technical committees related to geographic data used with a Geographic Information System (GIS), and provide assistance to local governments in the development and use of data and technology. (Added 12/00, Ord. 00-25) (ICE1.13.3)

IMP 5.6.3: Orange County will initiate meetings with cities, agencies, and other units of local government to jointly discuss, write, and implement small area studies and land use plans for areas of mutual interest. These areas will be referred to as Cooperative Planning Areas (CPAs). (ICE1.13.4)

OBJ IMP 5.7: WATER SUPPLY; Orange County will coordinate with local governments and regional entities to ensure adequate water supplies and further potable water, wastewater, reclaimed water, and aquifer recharge goals, objectives, and policies of Orange County's comprehensive plan. (OBJ ICE1.5)

IMP 5.7.1: Orange County will continue to pursue sources of funding and participate with other localities in order to plan and construct potable water and wastewater systems, through written and verbal communications, joint meetings, participation in planning activities, and by providing technical assistance. (ICE1.5.1)

IMP 5.7.2: Orange County will continue to participate in the regional water supply efforts of the St. Johns River Water Management District and the South Florida Water Management District to establish and implement efficient and cost-effective public water supply plans for the region without creating significant adverse impacts to natural systems. (ICE1.5.2)

IMP 5.7.3: Orange County will coordinate with the Water Management Districts to monitor the amount of groundwater pumped from the aquifer underlying Orange County; and, if necessary, assist in the emergency conservation of groundwater. (ICE1.5.3)

IMP 5.7.4: Orange County will continue to support and assist the Department of Health, the St. Johns Water Management District, the Department of Environmental Protection, the Wekiva River Basin Commission, and the local governments in implementing the Wekiva Parkway and Protection Act of 2004. (ICE1.5.5)

IMP 5.7.5: Orange County will promote the establishment of regional wastewater planning and development within the Wekiva Study Area in order to minimize the number of septic systems, minimize groundwater and surface water contamination, maximize the reuse of reclaimed water, and reduce future ground water demand through beneficial reuse. (ICE1.5.6)

IMP 5.7.6: Orange County will encourage municipalities, counties, and private entities that export water underlying Orange County to use other sources of potable water and/or use water conservation measures. Such encouragement will be by providing technical assistance and participating in studies conducted by the Water Management Districts. (ICE1.5.7)

IMP 5.7.7: Pursuant to Section 373.609, F.S., Orange County will, upon request, assist the Water Management Districts in the enforcement of Water Management district guidelines during declared potable water shortages. (ICE1.5.8)

IMP 5.7.8: Orange County will coordinate with the St. Johns River Water Management District, the South Florida Water Management District, and other entities to assist with implementation of goals and provisions of the applicable Regional Water Supply Plans, and other local/municipal water resource management and restoration programs, to evaluate the long-term needs of the natural and built environments; to restrict activities that may result in the degradation or overuse of potable water, treated wastewater, and reclaimed water resources; and to assure adequate water supply for the competing needs of native ecosystems, agriculture, and domestic and industrial users. (ICE1.5.9)

IMP 5.7.9: In coordination with the St. Johns River Water Management District, the South Florida Water Management District, and other local governments or private utilities, Orange County will seek the development of efficient, cost-effective, and technically feasible water sources that will satisfy and supplement existing and future demands, without causing significant adverse impacts to water quality, wetlands, aquatic systems or the environment. These sources may include, but are not limited to, fresh groundwater, treated wastewater, reclaimed water, stormwater, brackish groundwater, surface water and seawater. In addition, Orange County will proactively investigate the application of new water resource development technologies to meet existing and future water demand. (ICE1.6.11)

IMP 5.7.10: Orange County will coordinate, cooperate, and participate with utility providers in the region and the water management districts in the development and update of local and regional water supply plans and assessments. In addition, Orange County will continue to collaborate and jointly develop interconnected sources and facilities to consolidate water services and to improve efficiencies that will support and enable Orange County to perform and implement an effective water supply program. (ICE1.5.10)

IMP 5.7.11: The County will coordinate with the City of Orlando to evaluate improvements and expansion of the Water Conserv II system to support the Master Plan recommendations and other City of Orlando plans. (ICE1.5.11)

IMP 5.7.12: Orange County will adopt a Water Supply Facilities Work Plan (Work Plan), which will assess existing and projected water sources and needs for at least a 10-year planning period considering the Regional Water Supply Plans of the St. Johns River Water Management District and South Florida Water Management Districts. The Work Plan will identify traditional and alternative water supply sources that the County may use to meet existing and projected water demands. The alternative water supply projects in the Work Plan will be selected from the applicable Water Management Districts' Regional Water Supply Plans or otherwise proposed by the County. (Also WSFWP) (ICE 1.6.12)(ICE1.5.12) (C1.11.10)

IMP 5.7.13: Orange County will coordinate with the St. Johns River Water Management District and South Florida Water Management District during updates to their Regional Water Supply Plans, to identify potentially feasible alternative water supply projects in Orange County. The County will update its Work Plan every five-years, within 18-months of the adoption of the later of the two Water Management Districts' Regional Water Supply Plans. (ICE 1.6.13) (ICE1.5.13)

OBJ IMP 5.8: STORMWATER MANAGEMENT; Orange County will coordinate with agencies and governments to further the stormwater management goals, objectives and policies of Orange County's comprehensive plan. (OBJ ICE1.11)

IMP 5.8.1: Orange County will participate with other involved agencies to develop and implement lake management plans for those water bodies determined to be in greatest need. If stormwater is determined to be a major water quality problem for a lake, planning will be undertaken for corrective measures as part of the master stormwater planning process. The Florida Department of Environmental Protection Total Maximum Daily Load Best Management Practices (FDEP TMDL BMAPs) will set the pollution reduction allocations to be accomplished by local, regional, and state agencies. (ICE1.11.1, see also Stormwater Management Element, Policy SM1.2.8)

IMP 5.8.2: Orange County will, in conjunction with other appropriate agencies and governments, develop, seek funding, and implement lake management plans for those water bodies in greatest need of restoration. (Added 12/00, Ord. 00-25) (also see former Policies ICE1.8.3, and Conservation Element, Policy C1.2.12)

IMP 5.8.3: Orange County will coordinate with other entities such as the Water Management Districts and adjoining governments, through provision of information and technical assistance, in order to update the master stormwater plans identified in Stormwater Management Policy 1.4.1 on as needed basis.

Orange County will also implement the multi-jurisdictional Stormwater Master Plan that was developed subsequent to the passage of the Wekiva Parkway and Protection Act of 2004. the Plan includes specific information related to the jurisdictions involved, while also providing regional approaches for the stormwater issues of the Wekiva Study Area. (ICE1.11.2, see also Stormwater Management Element, Policy SM1.4.5)

IMP 5.8.4: Orange County will cooperate and consult with the City of Orlando, other municipalities, and adjoining governments for the completion of the identified master stormwater plans and the subsequent improvements to these systems. This cooperation will include provision of information and technical assistance, participation on joint technical committees, and attendance at appropriate meetings. (ICE1.11.3)

IMP 5.8.5: Orange County will seek from Federal and State sources, additional opportunities for funding and joint projects to facilitate Countywide surface water management programs. (ICE1.11.4)

IMP 5.8.6: Orange County will continue to establish and strengthen interlocal agreements with other government agencies that are involved in stormwater management practices that affect Orange County or where the parties are jointly involved in a Total Maximum Daily Load Best Management Practice (TMDL BMAP). Data sharing and exchange of drainage information will continue to be emphasized in the interlocal agreements. As part of this process, Orange County will encourage municipalities to enact surface water management criteria that are technically consistent and meet State, regional, and County requirements for new development. Actions by municipalities that affect the Orange County drainage system should likewise be communicated to the County. (ICE1.11.5)

OBJ IMP 5.9: SOLID WASTE; Orange County will coordinate with agencies and governments to address inconsistencies with and to further the solid waste goals, objectives, and policies of Orange County's Comprehensive Plan. (OBJ ICE1.12)

IMP 5.9.1: Orange County will enter into interlocal agreements for solid waste disposal with other municipalities.

A. The County will encourage specific commitments to be incorporated in to the interlocal agreements in order to maximize the long-term capacity and economic efficiency of the Orange County Landfill. Examples of commitments include but are not limited to tipping rights at the transfer station, guaranteed access to the County's recycling processing facilities and long-term predictable disposal capacity and pricing.

B. The County will develop a resource recovery program and will administer and coordinate the program by establishing interlocal agreements with public and private entities. (Added 12/00, Ord. 00-25) (ICE1.3.2.1) (ICE1.3.1)

IMP 5.9.2: Orange County will coordinate with local governments, through joint meetings and provision of technical assistance, to evaluate alternatives to landfilling solid waste as identified in the Community Facilities Chapter. (ICE1.12.1)

IMP 5.9.3: Orange County will cooperate, through joint meetings and provision of information, with all State and Federal authorities in the regulation and disposal of hazardous wastes by establishing or expanding programs at the local level. (ICE1.12.2)

IMP 5.9.4: Orange County will continue coordination with the Department of Environmental Protection regarding hazardous waste management and collection, to include distributing educational material on this subject to households. (ICE1.12.3)

IMP 5.9.5: Orange County will improve its intergovernmental coordination efforts for establishing fees, locating transfer station, and controlling the movement of waste within the County. (ICE1.12.4)

IMP 5.9.6: To prevent groundwater contamination, to the maximum extent possible, Orange County will cooperate with all State and Federal authorities in the regulation, collection, and disposal of hazardous wastes as defined in the Solid Waste Element by implementing programs which include, but are not limited to, the Small Quantity Generator Notification Program and the Local Hazardous Waste Program. (ICE1.12.5)

OBJ IMP 5.10: ENVIRONMENTAL PROTECTION; Orange County will coordinate with agencies and governments to further the environmental goals, objectives, and policies of Orange County's Vision 2050 Comprehensive Plan. (OBJ ICE1.8)

IMP 5.10.1: Orange County will continue to participate in conservation programs of the Water Management Districts, Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, the Florida Division of Forestry, and other appropriate agencies. (Added 12/00, Ord. 00-25) (ICE1.8.1)

IMP 5.10.2: Orange County will continue to identify important sources of surface water pollution in unincorporated Orange County and coordinate the development and implementation of methods and programs for the abatement of such pollution with local governments, and State and Federal agencies. This coordination will include participation in joint committees, exchange of technical information, written and verbal communications, and attendance at appropriate public meetings. (ICE1.8.2, see also Conservation Element, Objective C1.2)

IMP 5.10.3: Orange County will continue to identify and recommend to the State and the Water Management Districts environmentally sensitive lands, including but not limited to wetlands and floodplains that would warrant acquisition under the Conservation and Recreation Lands and the Save Our Rivers Programs. (Added 12/00, Ord. 00-25; also Conservation Element, Policy C1.3.2) (ICE1.8.4)

IMP 5.10.4: Orange County will, on an ongoing basis, in conjunction with other appropriate agencies, such as the Water Management Districts, identify and prioritize for corrective measures problem floodplain areas through basin studies. (ICE1.8.5)

IMP 5.10.5: Orange County will continue to coordinate with the Army Corps of Engineers, the Florida Department of Environmental Protection, and the St. Johns River and South Florida Water Management Districts to identify and regulate wetland and surface water areas under their jurisdiction. This coordination will include participation in joint committees, exchange of technical information, written and verbal communications, and attendance at appropriate public meetings. (Added 12/00, Ord. 00-25; see also Conservation Element, Policy C1.4.2) (ICE1.8.6)

IMP 5.10.6: Orange County will implement a program in conjunction with the Water Management Districts, Florida Department of Environmental Protection, and other applicable agencies to improve soil management along Orange County surface waters ~~bodies~~. This assistance may include, but not be limited to, the protection and planting of desirable native species of emergent and aquatic vegetation. Additional measures will be taken to protect the species in the Wekiwa Springs Study Area. (ICE1.8.7)

IMP 5.10.7: Orange County will continue to identify and recommend to the State and other appropriate agencies rare uplands that would warrant acquisition under appropriate land acquisition programs. Orange County will pursue long-term revenue sources for purchases of rare upland habitat that warrants acquisition. (Conservation Element, Policy C1.7.9) (ICE1.8.8)

IMP 5.10.8: Orange County will establish interlocal agreements with adjacent counties and municipalities that protect wetlands, surface waters, rare uplands, floodplains, habitat containing plants and wildlife listed as threatened, endangered, or species of special concern, and riverine corridors that are located in more than one jurisdiction. (Added 12/00, Ord. 00-25) (ICE1.8.9)

IMP 5.10.9: Orange County will coordinate, through provision of information and technical assistance, with the St. Johns River Water Management District and adjacent counties for the development of consistent regulations to protect the Wekiva River Basin, Econ River Basin, St. Johns River Basin, and Shingle Creek Basin. (Added 12/00, Ord. 00-25;) (ICE1.8.10)

IMP 5.10.10: Orange County will coordinate with the City of Apopka concerning implementation of the requirements of the Wekiva River Protection Act through meetings on an as needed basis. (ICE1.8.11)

IMP 5.10.11: Orange County will support, through the provision of information, technical assistance, planning, land acquisition, land use designations, and intergovernmental coordination the restoration of Lake Apopka through the Lake Apopka Surface Water Improvement and Management (SWIM) Program, the Lake Apopka Planning Initiative and the efforts of the Lake Apopka Restoration Council. Orange County will also support the South Florida Water Management District's Lake Butler SWIM Program. (ICE1.8.12)

IMP 5.10.12: Orange County will cooperate with the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission and the Florida Division of Forestry to improve the management of Wekiwa Springs Park, the Rock Springs Run State Reserve, the Tosohatchee State Reserve, and the Seminole Ranch Wildlife Management Area, Neighborhood Lakes, Joshua Creek Conservation Area, Hal Scott Preserve and Split Oak Forest Preserve. (ICE1.8.13)

IMP 5.10.13: Orange County will cooperate with the applicable Water Management Districts in the enforcement of the provisions of their emergency water shortage plans. (ICE1.8.14)

IMP 5.10.14: Orange County will continue to seek long-term revenue sources and partnerships for open-space acquisition and maintenance that will serve to balance habitat related goals with those for improved passive recreation areas and residents education programs. (ICE1.8.16)

IMP 5.10.15: Orange County will identify jurisdictions on a regional and even worldwide basis to partner in formal agreements to reduce greenhouse gases (GHG) emissions and encourage local municipalities to develop local climate action plans to work together on this issue. (ICE1.8.17)

IMP 5.10.16: The County will partner with various agencies that have the ability to support the Sustainable Orange County Plan and can assist in reducing greenhouse gas (GHG) emissions. (ICE1.8.18)

OBJ IMP 5.11: GROUNDWATER; Orange County will coordinate with agencies and governments to further the groundwater protection goals, objectives and policies of Orange County's comprehensive plan. (OBJ ICE1.6)

IMP 5.11.1: Orange County will continue to support and assist the Water Management Districts in implementing the development of a Countywide consumptive use study program utilizing water use projections and groundwater modeling to monitor the effects of withdrawals from the Floridan Aquifer. (Added 12/00, Ord. 00-25) (ICE1.6.1)

IMP 5.11.2: Orange County will coordinate with the Water Management Districts to monitor the drilling of new wells, enforce the capping of abandoned wells, and require the placement of valves on existing free flowing wells so water will be used only as required. It is not the intent of this policy to affect agricultural production or agricultural processing. (ICE1.6.2)

IMP 5.11.3: Orange County will coordinate with other governmental entities, regarding groundwater pollution, through the establishment or continuation of programs, provision of technical assistance and information, and attendance at appropriate hearings. (Also Aquifer Recharge Element, Objective AR1.2) (ICE1.6.3)

IMP 5.11.4: Orange County will coordinate with the Florida Department of Environmental Protection, and the St. Johns River and South Florida Water Management Districts to monitor and manage the quality of groundwater withdrawals, in order to prevent saltwater contamination due to a decline in potentiometric surface. (ICE1.8.15)

IMP 5.11.5: Orange County will coordinate with other local and State governmental entities, through written and verbal transmittals, and participation in meetings and joint committees, in order to implement the actions listed below.

A. Consistent with the Community Facilities and Services Chapter, the County septic tank ordinance will specify usage and remediation of septic tank contamination to surface and/or groundwater resources.

B. A program will be established to eliminate identified malfunctioning septic tanks. (Also Community Facilities and Services Chapter, Policy AR 1.2.2)

C. The County will continue to monitor County drainage wells for contamination and eliminate any adverse effects of contamination. The County will seek assistance from other governmental entities regarding the monitoring effort, primarily for wells located within a municipality. (Added 12/00, Ord. 00-25) (ICE1.6.4)

IMP 5.11.6: Orange County will continue to coordinate with all governmental entities to establish Countywide regulations for development within prime aquifer recharge areas. (Added 12/00, Ord. 00-25) (ICE1.6.5)

IMP 5.11.7: Orange County will continue its drainage well monitoring program and assist other governments with their monitoring programs. The program will identify those wells with the highest probability for contamination. Within two years of identification, an implementation program for pollution abatement will be developed. (Added 12/00, Ord. 00-25) (See also Community Facilities and Services Chapter, Policy AR 1.1.2) (ICE1.6.6)

IMP 5.11.8: Orange County will continue coordination with the Water Management Districts and other governmental entities regarding development impacts on recharge areas and land surrounding Outstanding Florida Waters. (Added 12/00, Ord. 00-25), (See also Community Facilities and Services Chapter, Policy AR 1.1.5) (ICE1.6.7)

IMP 5.11.9: If requested, Orange County will continue to provide technical assistance to the St. Johns River and South Florida Water Management Districts for the preparation and completion of a Needs and Sources Inventory. (Added 12/00, Ord. 00-25) (ICE1.6.8)

IMP 5.11.10: During the course of the planning period Orange County will attempt to enter into interlocal agreements with other governmental agencies that are involved in stormwater management practices that affect Orange County. Data sharing and exchange of drainage information will be emphasized in the interlocal agreement. As part of this process, Orange County will encourage municipalities to enact surface water management criteria that are technically consistent with and meet State, regional, and County requirements for new development. Actions by municipalities that affect the Orange County drainage system should likewise be communicated to the County. (Added 12/00, Ord. 00-25) (ICE1.6.9)

IMP 5.11.11: Orange County will provide technical assistance to the Water Management Districts and United States Geological Survey for the purposes of researching the impacts of impervious surface ratios and land development on the natural rate of aquifer recharge, and preparing Groundwater Basin Resource Availability Inventories. (ICE1.6.10)

OBJ IMP 5.12: RECREATION AND OPEN SPACE; Orange County will coordinate and plan with agencies and governments to address inconsistencies with and to further the recreation and open space goals, objectives, and policies of Orange County's comprehensive plan. (OBJ ICE1.7)

IMP 5.12.1: Orange County will coordinate the development of a countywide green infrastructure and natural lands and open space plan using the Parks and Recreation System Master Plan, the Trails Master Plan, and Basin Management Action Plans (BMAPs). (Added 12/00, Ord. 00-25) (see also Policy ROS 1.5.7) (ICE1.7.5)

IMP 5.12.2: Orange County will continue to expand land acquisitions through the Green PLACE program, and pursue public/private partnerships for funding land acquisitions of natural open spaces and environmentally sensitive lands. (Added 12/00, Ord. 00-25) (ICE1.7.4)

IMP 5.12.3: Orange County will use the Parks and Recreation System Master Plan and the Trails Master Plan to coordinate local transit to activity-based parks. (Added 12/00, Ord. 00-25) (see also Policy ROS 1.5.7) (ICE1.7.5)

IMP 5.12.4: Orange County will continue to enter into an agreement with the Orange County School Board for the use of school recreation areas for public parks. (Added 12/00, Ord. 00- 25) (see also Policy ROS 1.6.3) (ICE1.7.2)

IMP 5.12.5: Orange County will cooperate with the Florida Department of Environmental Protection, the Florida Fish and Wildlife Conservation Commission, the St. John River Water Management District, and the Florida Division of Forestry in their management programs for the Wekiwa Springs State Park/Rock Springs Run State Reserve, the Tosohatchee State Game Preserve, the Hal Scott Preserve, the Split Oak Preserve, and the Seminole Ranch Wildlife Management Area on their management of programs for those parks that extend into the Orange County service area. This cooperation will include the provision of information and technical assistance, and by attending appropriate staff and public meetings. (ICE1.7.3)

IMP 5.12.6: Orange County will continue to pursue joint agency funding for the purchase of public parks. (ICE1.7.6)

IMP 5.12.7: Orange County will continue to coordinate with municipalities and adjacent counties for provision of public parks and recreation facilities through the use of interlocal agreements. In cases where the park acreage of another jurisdiction, whose service area extends into unincorporated Orange County area, that acreage will be counted towards the level of service standard if an interlocal agreement exists. (ICE1.7.7)

IMP 5.12.8: In an effort to protect the Wekiva Springshed, for the portion of the Wekiva Study Area located within the Joint Planning Area of the City of Apopka, Orange County will require compliance with minimum open space and density requirements described by the Joint Planning Agreement (JPA) with the City of Apopka adopted on October 26, 2004. If a discrepancy exists between the City of Apopka and Orange County in terms of requirements, the most stringent will apply. (Added 6/10, Ord. 10-07) (see also Policy WEK 4.1.5) (ICE1.7.8)

OBJ IMP 5.13: TRANSPORTATION AND MOBILITY; Orange County will continue to coordinate with adjacent local governments, Metropolitan Planning Organizations ("MPO"s), regulatory agencies, and other transportation service and facility providers, and to further the land use, mobility, and transportation goals, objectives, and policies of Orange County's comprehensive plan. (Amended 11/12, Ord. 2012-20) (OBJ ICE1.2)

IMP 5.13.1: Orange County, in collaboration with MetroPlan Orlando, the Central Florida Commuter Rail Commission, the Florida Department of Transportation (FDOT), LYNX, Central Florida Expressway Authority, local governments, and the private sector, will plan the development and operation of viable and financially feasible transportation systems, including roadway and public transit facilities. (Also Transportation Policy T 3.2.1) (ICE1.4.1)

IMP 5.13.2: Orange County will continue to coordinate transportation concurrency management with all adjacent counties and local governments, to ensure the development impacts occurring within one jurisdiction to meet the adopted level of service on arterial and collector roads within Orange County or in the adjacent jurisdiction. (ICE1.2.2)

IMP 5.13.3: Orange County will continue to coordinate with the Florida Department of Transportation through participation in joint technical committees and meetings, transportation level of service standards associated improvements, and context-based planning for State roads. (ICE1.2.3)

IMP 5.13.4: Orange County will continue to coordinate with LYNX MetroPlan Orlando, Central Florida Expressway Authority, local governments, and private entities to identify needed transportation projects. These include projects named on the Orange County Five-Year Capital Improvements Program ~~and Ten-Year Capital Improvements Schedule~~, MetroPlan Orlando Transportation Improvement Program, State Transportation Improvement Program, LYNX Transit Development Plan, and MetroPlan Orlando Metropolitan Transportation Plan. ~~Long Range Transportation Plan, and MetroPlan Orlando Long Range Transportation Plan Financially Constrained Network.~~ (Also Transportation Policy ~~T3.4.2~~T 1.3.1 Added 12/00, Ord. 00-25) (ICE 1.4.15 and ICE1.4.2)

IMP 5.13.5: Orange County will continue to coordinate with LYNX, MetroPlan Orlando, and Florida Department of Transportation (FDOT) and others, as appropriate, to accommodate special needs of the transportation disadvantaged, in accordance with Federal, State, and local regulations and definitions. This includes the provision of safe, accessible, and convenient public transportation service and facilities, through financial and technical assistance and through inter-agency agreements. (Also Transportation Element, Policy T1.5.5) (ICE1.4.6)

IMP 5.13.6: Orange County will continue to work with the Orange County School Board and LYNX to facilitate transportation of students to and from school, to promote Safe Routes to School and the use of non-motorized transportation, and to identify and address hazardous walking conditions consistent with statutory requirements. (Also Transportation Element, Policy T1.45.6) (ICE1.4.8)

IMP 5.13.7: Orange County will continue to coordinate with the State, City of Orlando, and the Greater Orlando Aviation Authority (OIA) to:

A. Ensure aviation improvements and operations are coordinated with area transportation agencies and projects;

B. Ensure mitigation of roadway deficiencies in airport access areas and determine appropriate mitigation measures for deficient transportation facilities that provide access to OIA, through cooperative communications with staff, provision of information and technical assistance, and participation in appropriate meetings; and

C. Are supported by appropriate land use and airport noise regulations, are reviewed for potential transportation and environmental impacts and required mitigation, and area consistent with the Comprehensive Plan. (Added 12/00, Ord. 00-25; also Transportation Element, Policy T~~3.4.2~~1.6.3; Amended 11/12, Ord. 2012-20) (ICE 1.4.9)(ICE1.4.11)

IMP 5.13.8: Orange County will continue to coordinate land development proposals with the Orlando-Orange County Airports Zoning Board of Adjustment to review the placement of tall structures within the County and enforce the adopted ordinance, through participation in planning activities, exchange of information, and attendance at staff and public meetings. This coordination will ensure that clear zones affiliated with existing publicly-owned, for-public-use airports and Federal Aviation Administration regulations are not violated. (Also Transportation Element, Policy T~~3.4.2.2~~1.6.2) (ICE1.4.10)

IMP 5.13.9: Orange County will support the transportation planning efforts of LYNX and MetroPlan Orlando, through the provision of comprehensive plan and development review information, current land use data, socioeconomic projections, data on recent transportation improvements, and technical assistance through participation in meetings and committees, and dissemination of pertinent information to the public. (ICE1.2.1) (ICE1.4.13)

IMP 5.13.10: In order to implement financially feasible multi-modal transportation systems, the County will continue to participate in Interlocal Agreements and Joint Participation Agreements (JPA) with other local jurisdictions and public/private partnerships with private developers as a means of funding necessary transportation improvements. (Also Transportation Element, Policy T1.3.2) (ICE1.4.14)

IMP 5.13.11: Orange County will continue to coordinate with LYNX, Florida Department of Transportation (FDOT), MetroPlan Orlando, and other local governments to identify and designate strategic locations for regional park-and-ride lots. (ICE1.4.16)

IMP 5.13.12: The County shall coordinate with MetroPlan Orlando and local governments to implement the regional connectivity of the Trails Master Plan, state and regional trail networks and projects, to promote the development of recreational trails and other forms of active transportation. (Also Transportation Element, Policy T1.4.3) (Policies 1.6.8.3-r, 1.6.8.4-r; Amended 11/13, Ord. 2013-22; Amended 11/15, Ord. 2015-20) ~~(T3.4.8 - k.n.a. - T3.4.5 V2050)~~

OBJ IMP 5.14: PUBLIC SCHOOLS; Cooperate with the Orange County School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues and other issues of mutual concern, such as issues of school capacity and siting, concurrency, and population projections. (ICE 1.15 AND PS 5.1.3)

IMP 5.14.1: Cooperate with the School Board and other local jurisdictions and agencies to address and resolve multi-jurisdictional public school issues. (PS5.1.2)

IMP 5.14.2: The Orange County Board of County Commissioners and the Orange County School Board will endeavor to meet annually, but shall meet at least once every two years, to review and discuss any issues of mutual concern. (Amended 11/17, Ord. 17-19) (PS5.1.3)

~~IMP 5.14.3: Orange County shall assign a County representative to serve as an ex-officio member of the School Board Advance Planning Committee. (PS5.1.4)~~

~~IMP 5.14.4: Pursuant to Section 163.3174(1), F.S., Orange County's Local Planning Agency (LPA) shall include a representative of Orange County Public Schools (OCPS) appointed by the School Board as a nonvoting member of the LPA to attend those meetings at which the LPA considers Comprehensive Plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. (Amended 11/17, Ord. 17-19) (PS5.1.5)~~

IMP 5.14.~~5.~~3: The County shall maintain the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency (the "Interlocal Agreement"), adopted in 2011, , consistent with Section 163-31777 F.S. and is intended to satisfy the applicable requirements of Section 163.3177(6)(h)2, F.S. Amended 11/17, Ord. 2017-19) (ICE1.14.4)

IMP 5.14.~~6.~~4: Pursuant to the Interlocal Agreement, the School Board will annually provide to Orange County a general education-alfacilities report, containing the following information:

A. School Board facilities and leases;

B. Sites owned by the School Board, sites under option, lease or reservation, and sites for which preliminary negotiations have-been undertaken;

C. The School Board's approved program for capital improvements;

D. Summary of all five-year joint use programs conducted on school campuses or jointly on schools and adjacent property controlled by other governmental agencies;

E. An identification of educational facility needs and areas in the County which the School Board has identified as potentially suitable for site acquisition to meet those needs;

F. A listing of school properties declared surplus and of school facilities scheduled for replacement or demolition. (Added 6/08, Ord. 08-11) (PS 5.1.8) (ICE1.15.9)

~~IMP 5.14.8: Pursuant to the Interlocal Agreement listed in POL IMP 5.14.5 above, a Technical Advisory Committee comprised of representatives from Orange County, the Municipalities, Orange County Public Schools (OCPS) and the East Central Florida Regional Planning Council has been established to discuss issues of mutual concern. The Technical Advisory Committee shall meet quarterly, or as needed, to discuss issues and formulate recommendations regarding coordination of land use and school facilities. OCPS shall be responsible for arranging meetings, providing notification, and maintaining a written summary of meeting actions. Specific areas addressed by the committee shall include:~~

A. ~~Short and long-range plans and models, population and student projections, and future development trends;~~

B. ~~Co-location and joint-use opportunities, and ancillary infrastructure improvements needed to support the school facilities and ensure safe student access to schools;~~

C. ~~Planning for needed utilities and other supporting infrastructure for schools, such as utilities, roads, and sidewalks to support future public education facilities; (PS5.1.10). (Amended7, Ord. 2017-19) (ICE1.15.2)~~

D. ~~The need for new schools to meet the adopted level of service (LOS) within the adopted Concurrency Service Areas (CSAs) and the coordination of annual revisions to the ten (10) year District Capital Outlay Plan (DCOP); and~~

E. ~~Update of the DCOP for inclusion in Orange County's Comprehensive Plan. (Added 6/08, Ord. 08/11) (PS 5.1.10 AND PS 5.1.11 AND ICE 1.16.3) (OBJ ICE 1.14)~~

IMP 5.14.~~9~~.5: The County will designate a representative to serve on the Interlocal Planners Committee ~~Technical Advisory Committee~~ to discuss development issues and formulate recommendations regarding the coordination of land use and schools and review Orange County Public Schools (OCPS) model projections for consistency with the County's projections and, if necessary, shall recommend additions or modifications to the model results. (Added 06/08, Ord. 2008-11 (Added 06/08, Ord. 2008-11)) (ICE 1.14.1 and ICE 1.14.3)

~~IMP 5.14.10: Before disposing of its surplus property, Orange County will offer the School Board right of first refusal. (PS 5.4.6)~~

IMP 5.14.~~11~~ .6: Where feasible, OCPS and the County shall work jointly to co-locate such public facilities as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall maintain an ongoing management relationship via written agreement that permits the school's use of the public facilities and the public's use of school facilities for such activities as community meetings and sports programs. (ICE 1.9.10 AND ICE 1.9.11)

IMP 5.14.~~12~~ .7: The County shall continue to coordinate joint population projections, public school siting and the timing of infrastructure with the School Board, per the requirements of the Interlocal Agreement referenced in Policy IMP 5.14.8. (Amended 11/17, Ord. 2017-19) (ICE1.15.3)

OBJ IMP 5.15: SCHOOL CAPACITY; The County shall, throughout the planning period, coordinate with Orange County Public Schools (OCPS) on establishment and implementation of concurrency requirements for public school facilities to ensure that sufficient school capacity is available to support proposed development and that necessary infrastructure to accommodate new schools. (Added 06/08, Ord. 2008-11) (OBJ ICE1.14) (OBJ ICE1.16)

Please refer to the Public School Chapter for policies regarding school capacity

~~IMP 5.15.1: When reviewing a developer-initiated Comprehensive Plan amendment or rezoning that would increase residential density, Orange County shall seek input from OCPS as to whether sufficient school capacity will exist concurrent with the development. If OCPS indicates there is insufficient capacity in the affected schools, Orange County may take into consideration the severity of the overcrowding and the timing of the availability of the needed capacity to accommodate the proposed development when deciding whether to approve or deny the requested Comprehensive Plan amendment or rezoning. (Added 6/08, Ord. 08-11, Amended 11/13/20 Ord. 2020-25) (PS6.3.1)~~

~~IMP 5.15.2: Orange County and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the Interlocal Agreement referenced in Policy IMP 5.14.8. (Amended 11/17, Ord. 2017-19) (ICE1.16.7)~~

~~IMP 5.15.3: Orange County shall coordinate with OCPS to implement a Concurrency Management System that ensures adequate classroom capacity to accommodate the impacts of new residential development throughout the planning period. (ICE 1.16.5)~~

~~IMP 5.15.4: The County and OCPS, consistent with the Interlocal Agreement referenced in Policy IMP 5.14.8, shall establish, and annually review, school CSAs, which will be used to evaluate capacity of schools available to accommodate students generated by proposed development. (Amended 11/17, Ord. 2017-19) (ICE 1.16.6)~~

OBJ IMP 5.16: HOUSING; Orange County will coordinate with agencies and governments to address inconsistencies with and to further the housing goals, objectives, and policies of Orange County's comprehensive plan. (OBJ ICE1.10)

IMP 5.16.1: The County will continue to meet annually and coordinate all County housing assistance programs with other municipal, regional, State, and Federal programs that are designed to provide housing opportunities for low and moderate income groups. (ICE1.10.1)

IMP 5.16.2: Orange County will continue to negotiate agreements between the County, nonprofit groups, and/or other units of local government to implement affordable housing programs. (ICE1.10.2)

IMP 5.16.3: The County will use available local, State, and Federal assistance programs to provide or rehabilitate housing for low and moderate income households. (ICE1.10.3)

IMP 5.16.4: The County will continue to cooperate with and provide technical assistance to all housing assistance providers that are designed to increase housing opportunities for low income households in rural areas, homeless people, and the population with special needs. (ICE1.10.4)

IMP 5.16.5: The County will continue to seek funds from all available sources for affordable housing and rent subsidies for low income eligible senior citizens and persons with disabilities, as well as for construction, modification, or special design improvements of housing for the physically disabled. (ICE1.10.5)

IMP 5.16.6: The County will continue to encourage the formation of public/private partnerships to aid in providing assistance to farmworker housing. (ICE1.10.6 and H1.7.4)

IMP 5.16.7: The County will encourage and coordinate the delivery of housing programs to low wage employees in partnership with major employers. (ICE1.10.7)

IMP 5.16.8: The County will continue to provide technical assistance to and coordinate with the Central Florida Community Reinvestment Corporation (CFCRC), a not-for-profit lending consortium of local banks and thrifts, in order to help finance affordable housing projects. (ICE1.10.8)

IMP 5.16.9: The County will continue to use Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME), and State Housing Initiative Partnership Program (SHIP) funds and also seek legislative authorization of other designated funding sources in the provision of very low, low, and moderate income housing. (ICE1.10.9)

OBJ IMP 5.17: UNIVERSITY OF CENTRAL FLORIDA; Orange County will work cooperatively with the University of Central Florida to eliminate or minimize land use compatibility problems and constraints between the University and Orange County. (OBJ ICE1.20)

IMP 5.17.1: Orange County will review the campus master plan, development proposals, development plans, and signage guidelines of the University to ensure compatibility with off campus surrounding uses and to determine the impacts of the development on Orange County residents. (ICE1.20.1 and ICE1.20.2)

IMP 5.17.2: Where the acquisition of additional lands is necessary for the continued growth and expansion of university facilities, the County will work cooperatively with UCF on any required amendments to the Comprehensive Plan. (ICE1.20.3)

IMP 5.17.3: Orange County shall work with the University of Central Florida (UCF) to establish additional opportunities for increased coordination, including annual meetings to discuss campus development plans, infrastructure improvements, and support facilities as identified in the Campus Master Plan. (ICE1.20.4 and ICE1.20.5)

IMP 5.17.4: The County will establish a Capital Improvements Program (CIP) working group to share and discuss planned infrastructure improvements with adjacent jurisdictions and the University of Central Florida (UCF). This coordination will consist of GIS data sharing and notification of planned improvements. (ICE1.18.2)

IMP 5.17.5: Per University of Central Florida's (UCF) Campus Master Plan, Orange County will work cooperatively with the University to seek additional opportunities for joint use facilities in accordance with its Master Plan. (ICE1.17.6 and FLU7.1.2)

IMP 5.17.6: Orange County will review and coordinate land use planning and development of Campus Master Plans prepared or amended pursuant to Section 1013.30, F.S. Subsequent development agreements will be established and periodically amended in conjunction with or based on campus development, which singularly or cumulatively result in:

A. A 10 percent increase in campus land use intensities or densities;

B. A 10 percent decrease in campus natural areas, open space or buffers;

C. A 10 percent increase of development impacts on roads or another public facility or service provided or maintained by the state, County or any affected local government.

(Added 12/00, Ord. 00-25; Amended 06/17, Ord. 2017-12) (ICE1.9.8)

PART III:
MARKET AREAS

Orange County is a large and diverse County that is defined by unique demographic groups, economic drivers, varying types of neighborhoods, and expansive rural and environmentally-sensitive natural lands and water bodies. With an expected increase to its population and the development pressure from supporting such growth, the County will need to carefully consider how to enhance our communities and increase economic opportunity for all, while still protecting our invaluable natural resources and existing rural lands.

A common recommendation from both the Mayor's Streamlining Task Force and Sustainability Plan was the adoption of a new Land Development Code to accommodate growth in a more sustainable way, moving away from a "one size fits all" and towards a context-based understanding of the County's diversity.

The Market Area framework helps us to understand and plan for this diversity by subdividing the County into distinct geographic regions that are defined by commonalities in history, environmental features, transportation systems, land use patterns, and economic drivers. The Market Area Map is used as a planning tool and is not intended to be regulatory.

The **SOUTHWEST MARKET AREA** has its origins in citrus agriculture and contains the area's early settlements of Gotha and Windermere. The decision of the Martin Company to locate a plant in Orlando led to a spike in land development during the 1960s, which was boosted by Disney's theme parks, the Orange County Convention Center, Sea World, and Universal Orlando. The Southwest makes up 174 square miles, or 17% of Orange County.

The **NORTHWEST MARKET AREA** is defined by natural features such as Lake Apopka, Wekiwa Springs, and Rock Springs, as well as historic towns based on agriculture and railroads that were founded in the late 19th and early 20th centuries. The Northwest makes up 197 square miles, or 20% of Orange County.

The **RURAL EAST MARKET AREA** bound by the St. Johns River on the east and the Econlockhatchee River on the west - is the largest of the County's planning areas, consisting mostly of preserved natural lands, large agricultural land holdings, and rural residential in the form of rural settlements and large lot residential communities along the SR 50/528 corridor, such as Wedgefield. The area also includes a portion of the Deseret Ranch, which is owned by The Church of Jesus Christ of Latter-day Saints.

The **SOUTH MARKET AREA** once sparsely developed and only suitable for cattle and military operations of the McCoy Air Force Base - now includes the Orlando International Airport, extensive warehousing and distribution operations and large scale planned communities such as Lake Nona, Eagle Creek, Hunter's Creek, and Innovation Way. The South comprises 155 square miles, or 15% of Orange County.

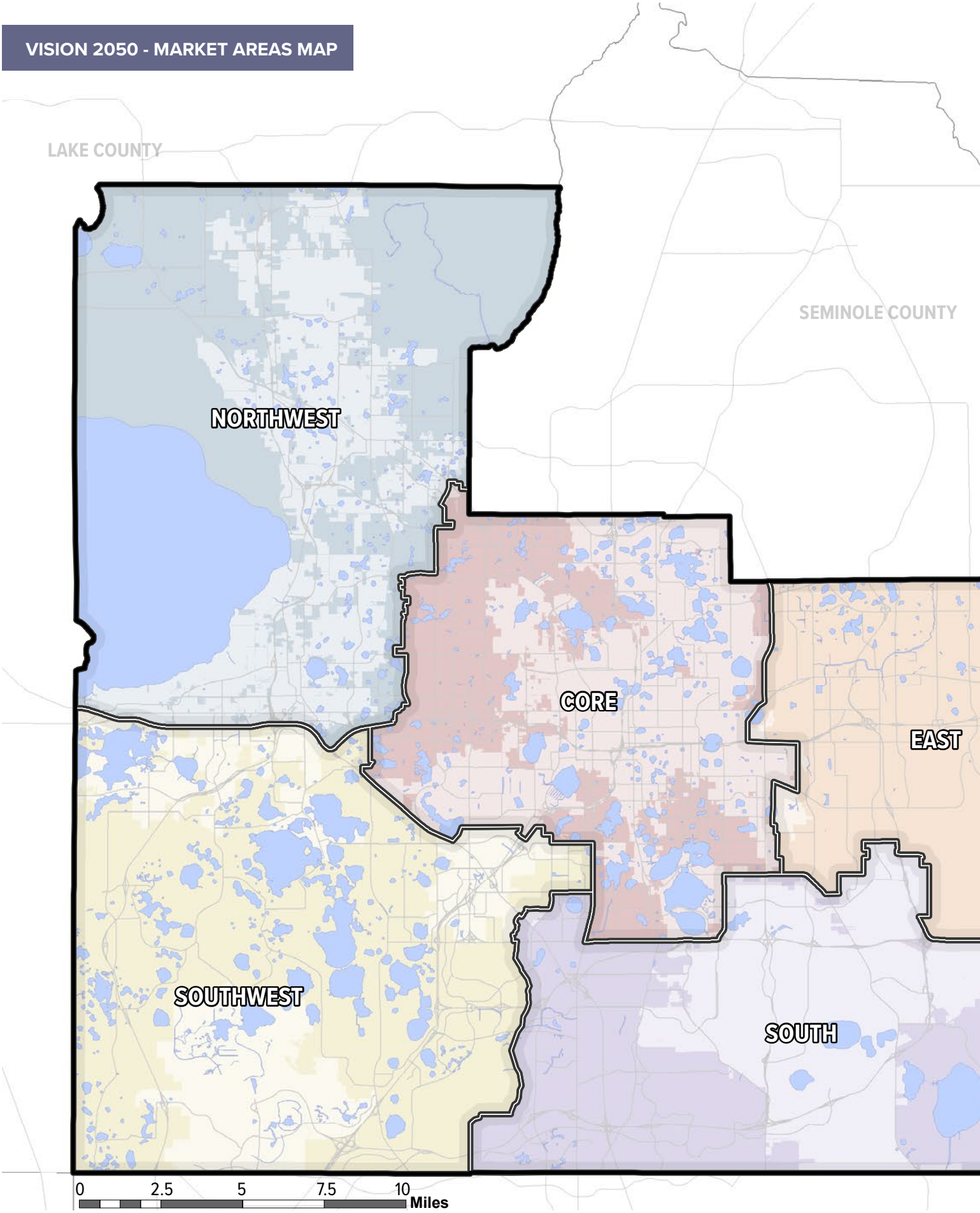
With 86 square miles, or 9% of the County, the **EAST MARKET AREA** is characterized by the County's incremental suburban development eastward, beyond the boundaries of incorporated areas. The establishment of the University of Central Florida and Valencia College during the 1960s spurred a surge of residential development that was consolidated by the extension of local roadways and services. Together, these factors still underpin the predominantly suburban residential pattern of this Area.

The **CORE MARKET AREA** is the County's central market area, totaling 130 square miles, or 13% of Orange County. This area consists mostly of established neighborhoods, the historic downtowns of Winter Park and Orlando, the I-4 corridor, industrial areas of Lockhart/John Young, the early settlements of Goldenrod, Lockhart, and Pine Castle, along with suburban neighborhoods such as Pine Hills, Azalea Park, Orlo Vista, South Orange and Conway.

AREA SPECIFIC GUIDANCE

Part III of Vision 2050 compiles policies from various area plans, studies, and Master Planned Developments adopted prior to the 20235 adoption of the Vision 2050 Comprehensive Plan. The purpose of this section is to consolidate into one place all the area-specific policies and actions that inform land use and zoning decisions. The policies are organized by Market Area, according to their geographic location.

VISION 2050 - MARKET AREAS MAP



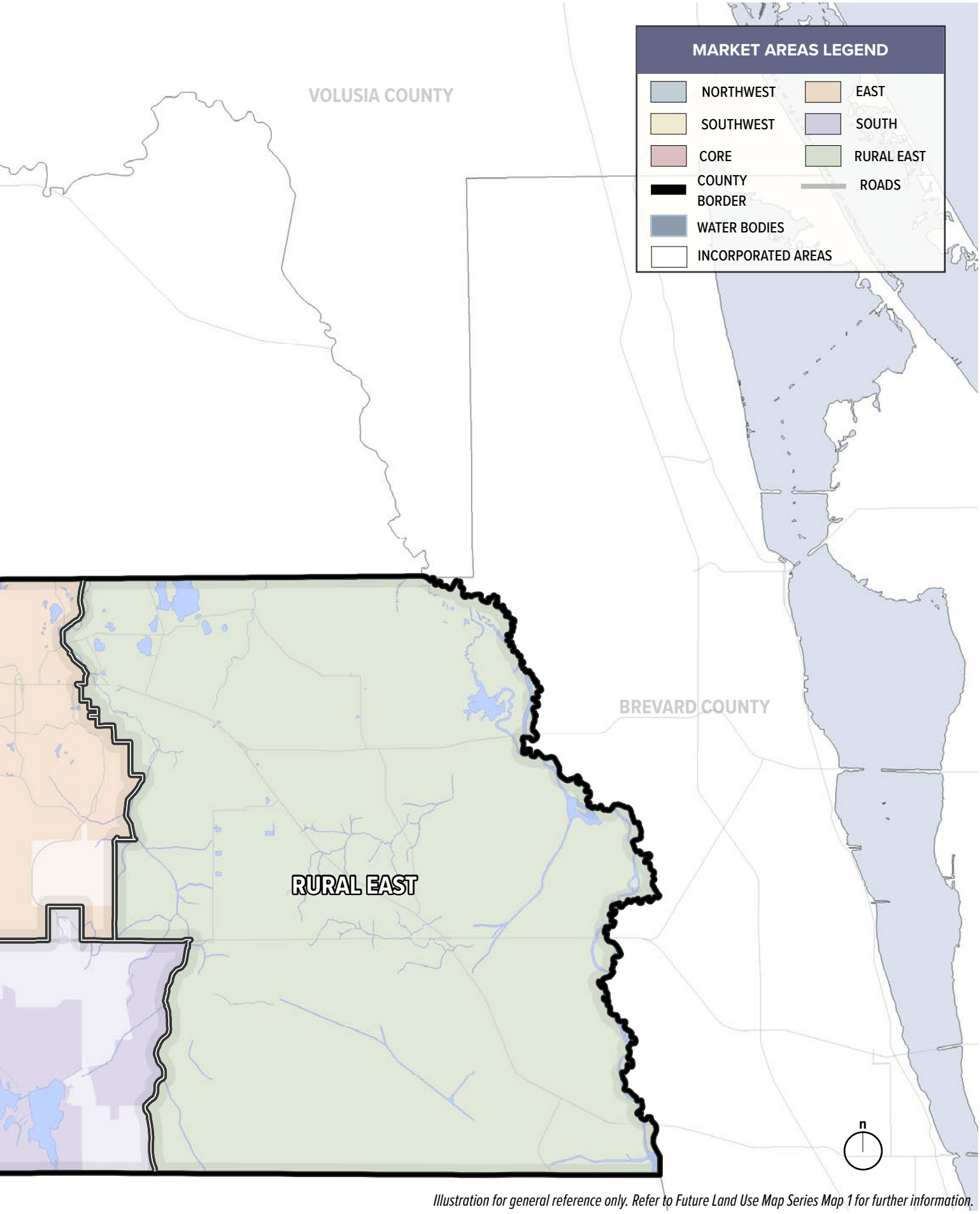
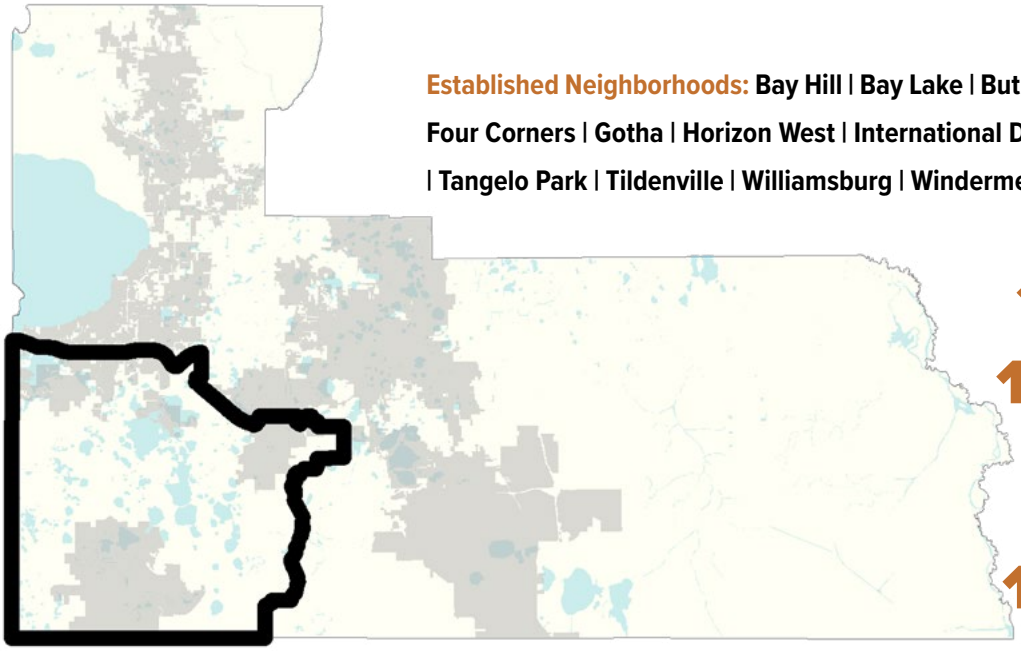


Illustration for general reference only. Refer to Future Land Use Map Series Map 1 for further information.

SOUTHWEST ~~PLANNING~~ MARKET AREA



Established Neighborhoods: **Bay Hill | Bay Lake | Butler Chain of Lakes | Doctor Phillips | Four Corners | Gotha | Horizon West | International Drive | Lake Buena Vista | Oak Ridge | Tangelo Park | Tildenville | Williamsburg | Windermere**

174 SQUARE MILES

17% OF ORANGE COUNTY

50 SQUARE MILES OF INCORPORATED AREA

124 SQUARE MILES OF UNINCORPORATED AREA

The Southwest Market Area has its origins in citrus agriculture and contains the area's early settlements of Historic Gotha and Windermere. The decision of the Martin Company to locate a plant in Orlando led to a spike in development in the 1960s, only to be topped by Walt Disney World and a shift to tourism, further bolstered with Sea World, the Orange County Convention Center and Universal Orlando. Along with rise in tourism came significant residential development beginning in the 1980s among the area's chain of lakes. Devastating freezes led to Orange County's fastest-growing area, Horizon West, while the transformative vision for International Drive sets the stage for a world-class destination district of distinction.

NATURE

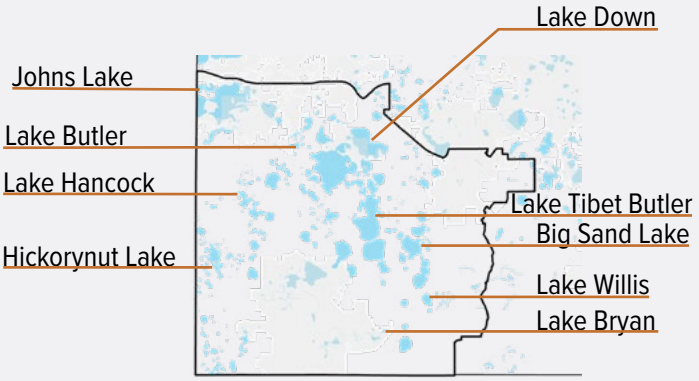
PARKS & OPEN SPACE

12 ORANGE COUNTY PARKS

1,358 ACRES WITHIN ORANGE COUNTY PARKS

9% OF ORANGE COUNTY PARK ACREAGE

WATER FEATURES

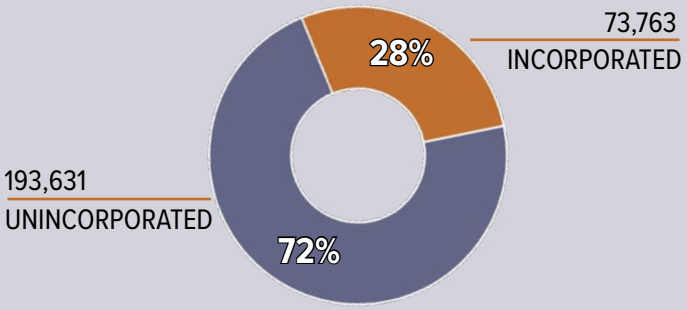


WATER AREA: **19** SQUARE MILES

POPULATION

267,394 RESIDENTS (INCLUDES BOTH INCORPORATED AND UNINCORPORATED POPULATION)

19% OF THE SOUTHWEST PLANNING AREA POPULATION ACCOUNTS FOR THE TOTAL ORANGE COUNTY POPULATION



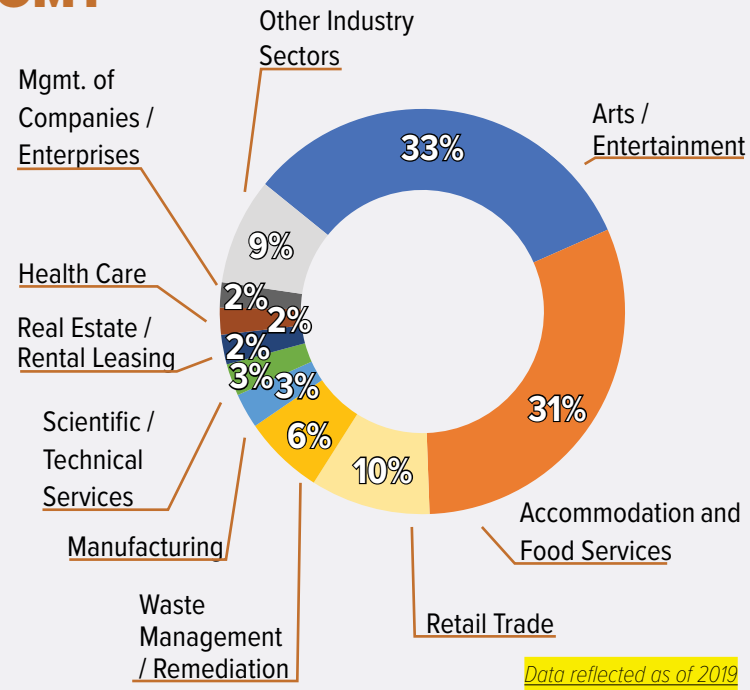
ECONOMY

278,061 JOBS

30% of Orange County

MAJOR EMPLOYERS

NAME	TYPE OF BUSINESS
Walt Disney World Resort (5.1%)	Vacation Resort
Seaworld Orlando (1.7%)	Theme Parks
Lowes Royal Pacific Resort (1.3%)	Vacation Resort
OC Public Schools (1.3%)	Education
WDW Dolphin Hotel (1.1%)	Hospitality
Marriot-Orlando (1.1%)	Hospitality



Data reflected as of 2019

SOUTHWEST ~~PLANNING~~ MARKET AREA

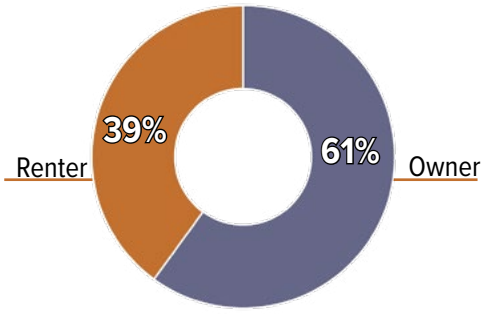
HOUSING

TOTAL DWELLING UNITS

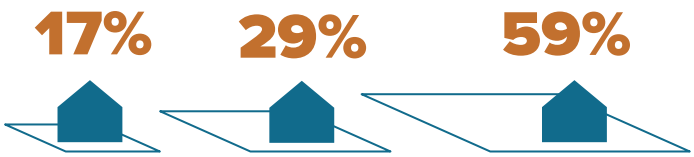
85,330 DWELLING UNITS

27% OF DWELLING UNITS WITHIN UNINCORPORATED ORANGE COUNTY

OCCUPANCY OF UNITS



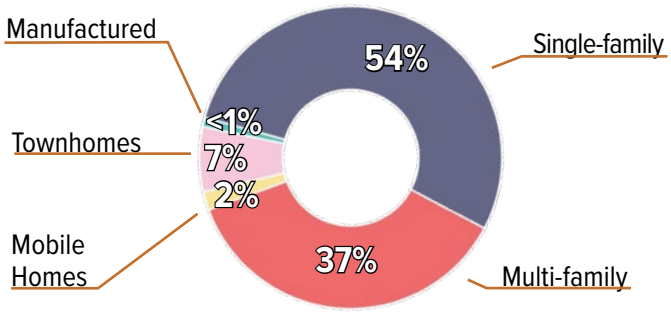
SINGLE-FAMILY LOT SIZE



14,487 SQ. FT. AVERAGE LOT SIZE

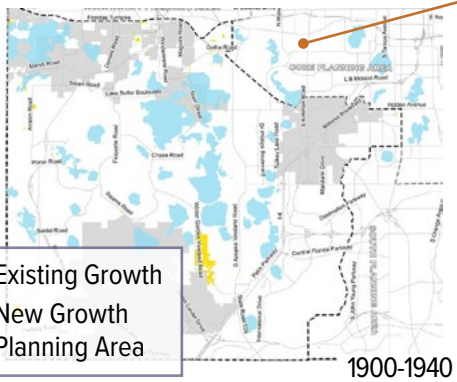
1,352 SQ. FT. AVERAGE SINGLE-FAMILY HOME

HOUSING UNIT MIX

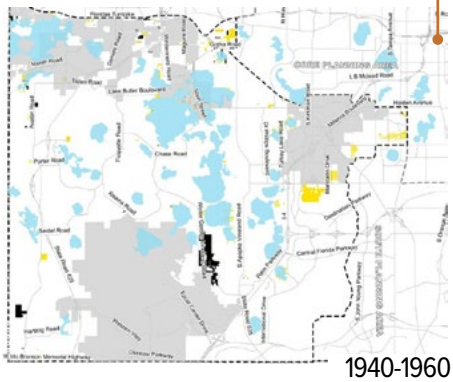


GROWTH & DEVELOPMENT (1900 - PRESENT)

Gotha (est. 1885)
Windermere (est. 1889)
Florida Hospital Orange General Hospital
Windermere (inc. 1925)
Martin Company
Tangelo Park
Interstate-4
Dr. Phillips Community
Sea World
Magic Kingdom
1920
1940
1960
1980

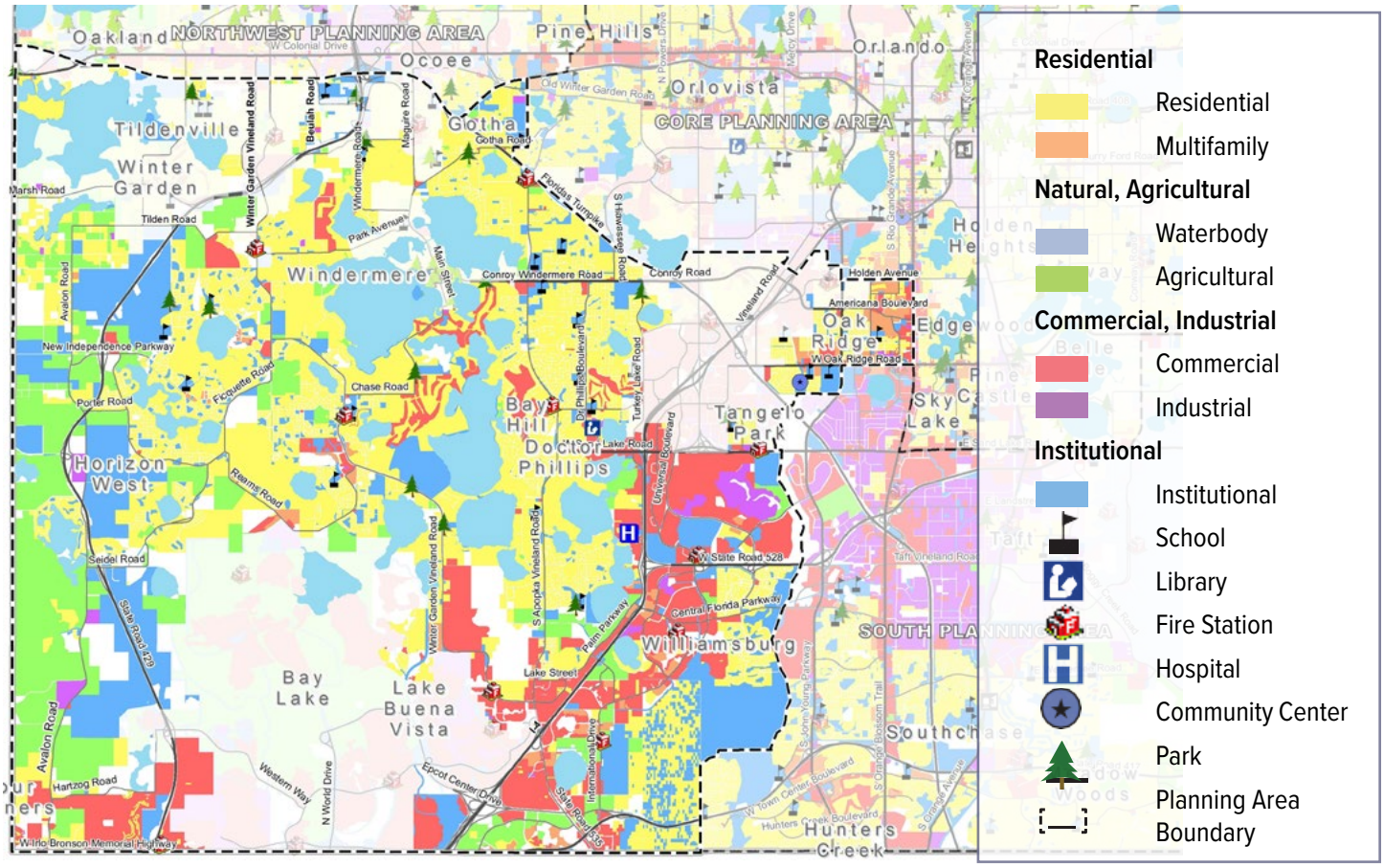


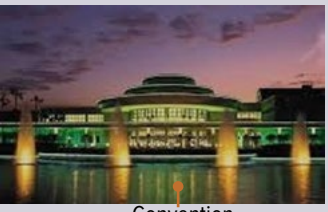
1900-1940



1940-1960

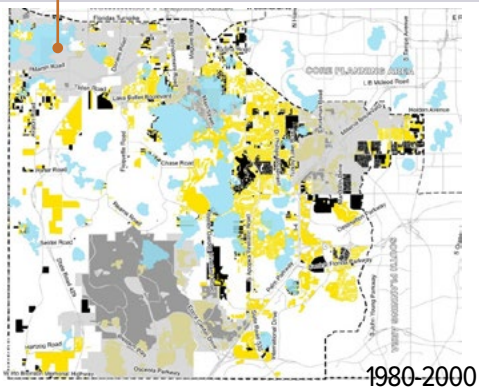
EXISTING LAND USE



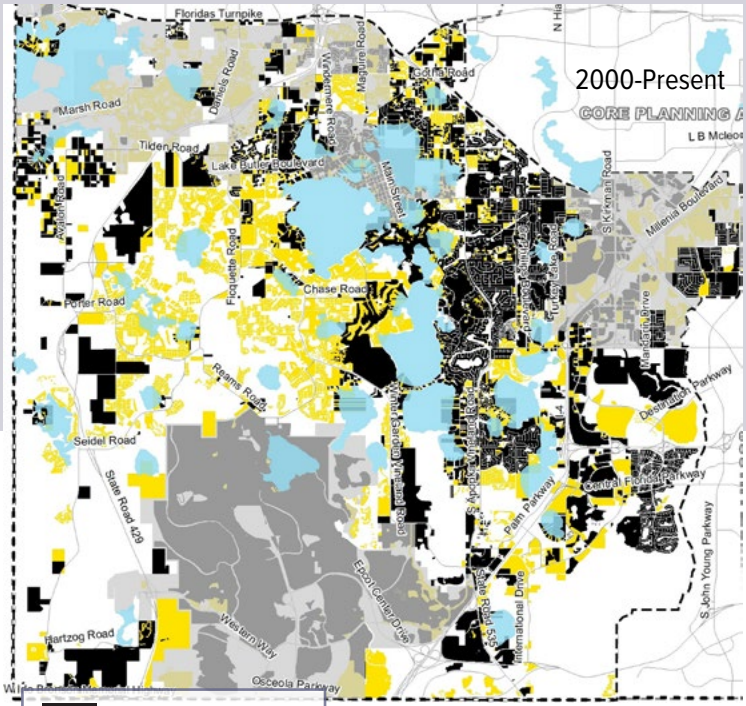


Citrus Freezes (1980s)
EPOT
Convention Center
MGM Studios
I-Drive Master Transit & Improvement District
2000
Mall at Millenia
2010
I-Drive 2040 Vision
OIA Connector (proj. 2031)

1960-1980



1980-2000



Data reflected as of 2019

MARKET AREAS

GOAL MA 1: SOUTHWEST MARKET AREA

It is Orange County's goal to ensure sustainable, quality development in Southwest Orange County to allow a transition from rural to urban uses while protecting environmental quality. (Added 5/97, Ord. 97-07) (FLU4)

OBJ MA 1.1: HORIZON WEST; Horizon West has been designed to create a community that provides housing in close proximity to employment in the tourism industry and its supporting land uses, walkable neighborhoods that will reduce reliance on automobiles, and create cohesive planning for the community with a long-range vision that addresses regional, environmental, transportation, and housing issues. (OBJ FLU4.1)

MA 1.1.1: GENERAL VILLAGE PRINCIPLES; Each Village Special Planning Area (SPA) shall be designed based on an urban development pattern, which encourages the formation of a suburban village while ensuring the provision of adequate public facilities and services concurrent with development and protection of environmental quality. (FLU4.1.1)

A. Planning for the Village shall be in the form of complete and integrated neighborhoods containing housing, shops, workplaces, schools, parks and civic facilities essential to the daily life of the Village residents.

B. Village size shall be designed so that housing is generally within a 1.2 mile radius of the Village Center (shops, services and other activities). This radius may be relaxed where natural or community facilities and services interrupt the design.

C. A Village shall contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

D. The Village and each neighborhood shall have a center focus that combines commercial, civic, cultural and recreational uses. Higher density residential development should be encouraged in proximity to these centers, with the highest density/attached housing encouraged in proximity to the Village Center District. These residential and adjacent uses shall be sufficiently integrated to support convenient and comfortable pedestrian and bicycle movement and enhance the viability of future transit connections. (Amended 11/16, Ord. 2016-26)

E. The Village shall contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design.

F. Each Village shall have a well-defined edge, such as greenbelts or wildlife corridors permanently protected from development.

G. Local and collector streets, pedestrian paths, and bike paths shall contribute to a system of fully connected and interesting routes from individual neighborhoods to the Village Center District and to other villages. Their design should encourage pedestrian and bicycle use by being spatially defined by buildings, trees, and lighting; and by discouraging high-speed traffic.

H. Wherever possible, the natural terrain, drainage and vegetation of the area shall be preserved with superior examples contained within parks or greenbelts.

I. The Village Center District shall be designed to encourage and accommodate future linkage with the regional transit system. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 05/01, Ord. 01-11, Policy 6.1.1; Amended 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)

MA 1.1.2: VILLAGE SIZE; Except as noted in MA 1.1.3, each Village shall be designed so that it includes no less than one thousand (1,000) and no greater than three thousand five hundred (3,500) acres of developable land area. Developable land area within the Village Land Use Classification is based on the total land area, excluding the area of natural water bodies as measured to the Normal High Water Elevation, and designated conservation (wetland) areas. The net density refers to the total number of units divided by the net developable area. The net developable land area is defined as developable land area less the following: upland greenbelts and land for Adequate Public Facilities (APFs) identified in MA 1.2.2 and/or APF Agreement; then less public open space as required by MA 1.6.8 and estimated stormwater areas.

Table MA 1.1.2 (a) Example of Density Calculation

120-acre parcel designated as Village Home District with 15 acres of wetland/conservation and 5-acre APF park.
Developable Area (less wetlands/conservation):105.0 acres
Less 5-acre APF Park: 100.0 acres
Less 7.5% public open space: 92.5 acres
(required public open space is 7.5% of developable area for all villages, except Town Center which is 7.0%)
Less estimated stormwater 12.5 acres (assumed to be 12.5% - varies per site)
Net Developable Acres 80.0 acres
Village Home District Density x 6.0 Dwelling Units/acre
Total Unit Count: 480 Dwelling Units

(Policy 6.1.3; Amended 11/13, Ord. 2013-22, Policy FLU4.1.4-r)

(Original Policy FLU4.1.2 renumbered as Policy FLU4.7.1; original Policy FLU4.1.3 deleted 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.1.2)

MA 1.1.3: Each Village shall be composed of up to four (4) but no less than two (2) neighborhoods, with an average neighborhood size as noted below. The minimum overall net density within the Village shall be five (5) units per net developable acre, unless an alternative density was approved at the time of adoption of a Village. The total gross land area incorporated into the Village of Bridgewater shall not exceed 4,515 acres. The size of the village exceeds the requirements of MA 1.1.2 because of the physical features such as lakes, natural areas, major ecological systems, and major road rights-of-way that will create a well-defined village boundary. This special provision of the Village of Bridgewater is required in order to maintain the design principles of FLU4.1.4 and to preserve environmentally sensitive areas, consistent with MA 4.5.

Table MA 1.1.3 (a) Developable Land Area Within the Village

Village	Number of Neighborhoods	Average Net Developable Area of Each Neighborhood
Lakeside	4	510 acres
Bridgewater	4	430 acres
Village H	2	640 acres
Village F	2	500 acres
Village I	2	400 acres

(Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.1.3)

MA 1.1.4: Each Village shall demonstrate consistency with Policies MA 1.1.1, MA 1.1.2, and MA 1.1.3 by providing a compact, integrated development pattern with Neighborhood Centers generally located within a 1/2-mile walking distance of the residences, and by establishing a population density for each neighborhood that can support the neighborhood school. Modifications to these minimum densities may be approved subject to a Comprehensive Plan Amendment. Such amendments, however, shall not reduce the minimum density of any Village below four (4) dwelling units per net developable acre. Amendments may be based on, but not limited to, the following:

- To provide more diversity in lot sizes and the land use mix;
- To recognize existing geographic features or environmentally sensitive areas;
- To provide additional buffering to preexisting development;
- To make use of updated student generation rates; and
- To provide for enhanced environmental corridors.

The use of TDRs (transfers of development rights) shall be evaluated for impacts to the neighborhood schools as a part of the development review process. Notwithstanding any density reduction, development shall continue to adhere to the General Village Principles outlined in MA 1.1.1.

The minimum densities approved for each Village (Lakeside, Bridgewater, Village H, Village F, Village I and the Town Center) are as noted in the following table:

Table MA 1.1.4 (a) Village Minimum Densities

Village	Minimum Overall Density Per Net Developable Area	Notes
Lakeside	5.0 DU / AC	
Bridgewater	5.0 DU / AC	In order to maintain the design principles of Policy MA 1.1.1 and to preserve environmentally sensitive areas, consistent with MA 1.5.6 and as recommended in the Village of Bridgewater Ecological Summary Report, the net density for the Village of Bridgewater may be reduced to 4.3 dwelling units per acre for the Fourth Neighborhood.
Village H	4.0 DU / AC	The maximum number of residential units allowed for each parcel will be determined with the (Preliminary Subdivision Plan (PSP) or Development Plan approval for each parcel using the surveyed upland acres within the parcel, including stormwater management areas and parks/upland open space multiplied by the density for each parcel designated within the Village H. The residential density for any district shall not fluctuate from the required density range as specified in MA 1.6.3, unless modified in accordance with the Transfer of Development Rights (TDR) Ordinance adopted by the County or through internal density transfers as described in this policy or as provided in Policy MA 1.2.6. More specifically, the ability to transfer residential density from certain Townhome, Condominium or Apartment Districts within Village H to other districts within the Village shall not undermine the intent of providing a mixture of residential densities within any Village H neighborhood, and shall promote the Horizon West planning principle of having higher density/intensity land uses within or in close proximity to the Village Center District and Neighborhood Centers. Should internal density transfers be authorized as part of a PD Land Use Plan approval or amendment, the affected districts shall be developed consistent with the applicable development standards of the resulting land use district, and the range of applicable residential densities in accordance with the TDR Ordinance. All wetlands and upland greenbelts within Village H are designated as TDR Sending Areas, and all development parcels are designated as Sending and Receiving Areas. As a matter of right and without use of TDRs, the actual density for any district or parcel within Village H may decrease by 20% from the maximum density allocated to that district or parcel. Residential units from one development parcel that are not needed to maintain the required minimum density in that parcel may be transferred to a different parcel, regardless of whether the parcels are owned by different entities or are in different Planned Developments. The parcels in the northern part of Village H will be outside the 1/2-mile radius, but will be proximate to the Town Center.

Table MA 1.1.4 (a) Village Minimum Densities		
Village F	4.95 DU/Ac	The identified net density is needed to maintain the Village design principles outlined in MA 1.1.1, and aids in the preservation of environmentally sensitive areas.
Village I	5.0 DU/Ac	The identified net density is needed to maintain the Village design principles outlined in MA 1.1.1 and aids in the preservation of environmentally sensitive areas.
Town Center	4.0 DU/Ac	To ensure compatibility with existing rural development, the density for property adjacent to the Lake Avalon Rural Settlement and depicted on the Horizon West Special Planning Area Land Use Map shall be 2.0 DU/ac.

(Added 05/03, Ord. 03-03, Policy 6.1.3.1; Amended 11/13, Ord. 2013-22, Policy FLU4.1.5-r; Amended 11/16, Ord. 2016-26; Amended 07/19 Ordinance 2019-04) (FLU4.1.4)

MA 1.1.5: NEIGHBORHOOD DEVELOPMENT; Residential neighborhoods shall offer neighborhood facilities and services including passive and active recreation facilities, school sites, sidewalks and bikeways. Each neighborhood shall contain a Neighborhood Center as a central public focal point consisting of an elementary school site, a minimum five (5) acre park in conjunction with the elementary school, and may include other public facilities such as churches or community centers or neighborhood commercial uses as described in MA 1.1.6. The development of a variety of lot sizes and housing types is encouraged, with generally higher densities located in proximity to the village center and neighborhood center (focal point). Public open space shall be provided within each neighborhood. Where physically possible, each neighborhood shall be designed so that most housing units are within a 1/2-mile radius of the Neighborhood Center. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.4; Amended 11/13, Ord. 2013-22, Policy FLU4.1.5.1-r) (FLU4.1.5)

MA 1.1.6: NEIGHBORHOOD CENTER; The location of Neighborhood Centers is flexible and shall be identified on the PD Land Use Plan and boundaries fixed no later than the time of the final development plan approval. Commercial development shall be permitted in Neighborhood Centers in association with the following standards:

- Total land area of the commercial development may not exceed two (2) acres.
- Floor area ratio (FAR) may not exceed 0.4 FAR with maximum gross floor area as follows:

Table MA 1.1.6 (a) Maximum Gross Floor Area	
Village	**Maximum Gross Floor Area**
Lakeside	20,000 square feet
Bridgewater	20,000 square feet
Village H	20,000 square feet
Village F	20,000 square feet
Village I	10,000square feet.

- Located within walking distance (generally no greater than ½ mile) of most neighborhood residents.
- Must be generally located central to the neighborhood, separated from major collector or arterial roads, and adjacent to the Neighborhood Park or Green but separated from neighborhood school/civic uses by no more than 2,000 feet.
- Access shall be limited to local and collector roadways.

- Site design that places parking behind or beside buildings and incorporates the use of landscaping and pedestrian amenities such as benches, bike parking and coordinated architectural scheme must be linked to the adjoining neighborhood by sidewalks and bike paths.
- Residential dwellings shall be permitted only above ground floor commercial uses (not to exceed five (5) dwelling units per net developable acre unless increased through the use of TDRs).
- Uses shall be limited to convenience retail service operations and offices, which are designed to serve the immediate neighborhood population.

When a neighborhood elementary school is located adjacent to the Village Center, the Neighborhood Center commercial uses District should be located adjacent to or within the Village Center. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.5-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.6.A-r)(FLU4.1.6)

MA 1.1.7: VILLAGE CENTER; The Village Center District should function as a community of compatible uses in a compact setting serving the adjoining neighborhoods. The Village Center District should provide for a mix of land uses including residential, commercial and office uses, personal and household service establishments, institutional uses, public facilities, parks, playgrounds, and other similar services designed to meet the needs of the adjoining neighborhoods. The Village Center District shall be generally located central to the Village that it serves. In order to account for student population, the Village Center District shall be incorporated into the boundaries of a neighborhood. The design of the Village Center District shall not be oriented primarily to serve "pass-by" trips, but the focus shall be on serving the immediate neighborhood needs. The size and location of the Village Center District shall be determined at the time of adoption of each Village and, for reference purposes, shall be shown on the Horizon West Special Planning Area Land Use Map. The final location of the Village Center District is flexible and shall be identified on the PD Land Use Plan and boundaries fixed no later than the time of the final development plan approval. The following standards should be used in designing the Village Center District:

Table MA 1.1.7 (a) Village Center District Density / FAR

Minimum Density	5.0 units/net developable acre as applied to residential land area only
Maximum FAR	4.0
Density Incentives	Up to 16 units/net acre with Transfer of Development Rights (TDRs)

Table MA 1.1.7 (b) Village Center District Land Use Mix Min / Max

Land Use Mix	Minimum Land Area Required	Maximum Land Area Permitted
Residential*	25%	40%
Commercial Retail and Services*	20%	60%
Office	10%	25%
Overall Commercial and Office Combined	30%	60%
Public and Civic	10%	No Maximum
Public Parks and Open Space	5%	No Maximum

*Residential dwellings are permitted above the ground floor commercial and office uses at a density of 5.0 units/net developable acre, unless increased through the use of TDRs.

Table MA 1.1.7 (c) Village Center District Max Land Area

Village	Maximum Village Center Size	Maximum Commercial Square Footage	Notes
Lakeside	60 acres	400,000 square feet	Office and Retail
Bridgewater	60 acres	400,000 square feet	Offices and Retail
Village H	60 acres	400,000 square feet	Maximum square footage is for first floor retail and services only. Office uses shall be in addition to this square footage limitation.
Village F	35 acres	250,000 square feet	Offices and Retail
Village I	60 acres	350,000 square feet	Office and Retail An Office District designation allowing consideration of up to 56,000 square feet of professional office activity shall be established with Village I. This designation is intended for parcels with existing office development or small isolated tracts along the east side of C.R. 545 across from the Village Center District. Development within the Office District shall be consistent with the Village Center District development standards in the Village PD Code.

The Village Center District should be located on a collector road serving the village or at the junction of two (2) collector roads. The Village Center District may be located on an arterial road, provided that it is not a principal arterial road and that the center is not designed to be located on both sides of the arterial road. The Village Center District shall be designed to accommodate future linkage with the regional transit system. The transit stops should be located so that they are easily accessible to commercial uses. The Village Center District may not be consolidated into a larger commercial complex serving more than one Village. The Village Center District should maintain a minimum separation of approximately 10,000 feet from another Village Center District and 2,640 feet from a Neighborhood Center. Prior to approving a development plan or subdivision for a Village Center District, a middle school site within the Village shall have been conveyed, or a developer's agreement for such conveyance shall have been approved by Orange County. School sites shall not be included in the computation for maximum size of the Village Center District.

Rezoning in any Village Center District shall not be approved until the following conditions have been met:

- Lakeside Village: Land for the middle school site has been conveyed to Orange County.
- Bridgewater: An elementary school site has been conveyed to the County and development in the first neighborhood has begun.
- Village H: Land for the middle school site has been conveyed to Orange County.
- Village F: The elementary school sites have been conveyed to the County and residential development in at least one of the two neighborhoods has been approved.

(Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.5-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.6.B-r; Amended 11/16, Ord. 2016-26) (FLU4.1.7)

MA 1.1.7.1: MINIMUM RESIDENTIAL DENSITY; The minimum 5.0 residential units/net developable acre density and land area percentage requirements addressed in the preceding Policy section may be implemented through the following procedures:

A. The minimum residential density and land area percentage requirements may be applied on a cumulative Village Center District basis when the net developable land area of the entire Village Center District is known at the time of any Planned Development Land Use Plan (PD-LUP) submittal, and provided that the entire Village Center District is either under common ownership or when all affected Village Center District property owners agree. The total number of required or approved dwelling units may be assigned in any combination throughout the designated Village Center District as depicted on the PD-LUP(s).

B. If the net developable land area of the overall Village Center District is unknown or undetermined at the time of any PD-LUP submittal, the number of required dwelling units shall be based on the "estimated net developable land area" within the designated Village Center District parcels/tracts for the affected PD-LUP only. Should the amount of required Village Center District dwelling units fluctuate at the time of Preliminary Subdivision Plan (PSP) or Development Plan (DP) review, and based on more accurate net developable acreage data or due to reassignment as addressed in section "A" above, a non-substantial change to the PD-LUP shall be required for tracking purposes only.

C. Parcels/lots within designated Village Center Districts shall be configured and sized to yield the minimum number of required dwelling units per the estimated net developable land area. In the case of parcels/lots within designated Village Center Districts that predate the adoption of these requirements, and where their estimated net developable residential acreage yields less than 30 units, the following options shall be considered:

   a. The units may be transferred to other designated Village Center District parcels and/or Planned Developments within the same Village, provided that written consent of such property owners is provided; or

   b. The requirement to develop such units may be waived by the County, provided that the applicant adequately demonstrates that the minimum residential density and land area percentage requirements for the overall Village Center District within a specific Village have been satisfied.

(Added 11/13, Ord. 2013-22; Amended 11/16; Ord. 2016-26) (FLU4.1.7.1)

MA 1.1.7.2: CIVIC, INSTITUTIONAL AND MEDICAL OFFICE DISTRICT; The Civic, Institutional and Medical Office (CIM) District is intended to complement Village and Neighborhood Centers by accommodating community-serving functions that meet the needs of a Village and its associated neighborhoods and are essential to the daily life of the Village residents. It should be a specialized district that can be justified as a building block to the public, civic, and wellness needs of the community. Furthermore, those specialized public, civic, and wellness uses may be of a size and scale that may not be able to be accommodated in a Neighborhood Center or Village Center. The CIM District shall be subject to the following standards:

GENERAL: A maximum of one District may be allowed for each Village. The District shall be accessible to the applicable Village and its neighborhoods but generally shall not be located internal to a neighborhood. Automobiles, bicycles, and pedestrian paths shall be viable modes of transportation to access the District. No residential or free-standing commercial development shall be permitted in the District.

DISTRICT SIZE: Total land area of the District shall be ten (10) acres (with a permitted 15% deviation, plus or minus). The non-residential Floor Area Ratio (FAR) shall not exceed 0.25 with maximum gross floor area of 25,000 square feet per building unless otherwise approved by the Board of County Commissioners as part of a Development Plan.

PERMITTED USES: The primary services offered by facilities in the District shall be limited to the following principal uses: health/medical services, offices and clinics; government offices; and community centers. Supporting commercial or personal services uses such as restaurants with no drive-thru or walk-up windows, coffee or gift shops, or newsstands shall also be permitted subject to the limitations set forth herein. All supporting commercial or personal service uses shall be located internal to a building in which the principal use is health/medical services, offices and clinics, government offices or community centers; limited to a maximum of ten (10) percent of the gross floor area of the principal building in which the supporting use is located; limited to a maximum of ten (10) percent of the total gross floor area permitted in any given district; and supportive of the principal permitted uses. A specific set of principal and supporting uses, consistent with this policy, shall be included in the Planned Development-Land Use Plan along with appropriate development standards. Supporting commercial or personal services uses shall not be permitted as a principal use in a freestanding building. (Commercial uses on outparcels are prohibited.) Religious uses may be permitted by special exception.

DESIGN STANDARDS: In order to diminish the perceived horizontal scale and massing of buildings within the District, facades and rooflines which face and/or are visible from an adjacent street and/or are located adjacent to a residential development shall incorporate rhythmic and prominent horizontal and vertical projections and recesses across their full width. Multi-story structures should express the individual floors with projected or recessed banding or finished material patterns. Structure roofs can be flat, incorporating horizontal (banding and parapet walls) elements, and/or gabled to add vertical elements to diminish scale and massing or to enhance the residential appearance of a structure when located in view of adjacent residential uses. Individual building entryways should be inviting and express human scale by incorporating arcades and protruding visually-prominent overhead components like trellises and canopies with pedestrian-scaled trim and surrounds. Building heights shall be limited to thirty-five (35) feet. To support compatibility of the District with surrounding residential neighborhoods, appropriate visual and noise buffers, hours of operation and night time lighting standards shall be addressed in the Planned Development-Land Use Plan.

OPEN SPACE: Open space shall be provided as per the requirements of a specific Village in which the District is located and in accordance with Policy MA 1.6.8.

Detailed performance standards for any development within the District, including specific uses allowed and prohibited, shall be established in the Planned Development-Land Use Plan but shall generally be consistent with the Village Planned Development Code included in Chapter 38 of the Orange County Code. (Added 6/14, Ord. 2014-13)

(Added 6/95, Ord. 95-13; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11; Amended 10/10, Ord. 2010-13, Policy 6.1.6-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.7-r; Amended 11/16, Ord. 2016-26) (FLU4.1.7.2)

MA 1.1.8: Beyond the approved boundaries of the six Villages, properties with the Village Land Use Classification shall maintain the future land use designation existing prior to the Village Land Use Classification Amendment (e.g. Rural: 1 dwelling unit per 10 acres, Conservation, Rural Settlement), except for those projects that are vested, or properties within designated Rural Residential Enclaves LMN 2.3.7, where a property's existing zoning district standards may be applied. All applications for development approval (i.e. lot splits, special exceptions, variances, etc.) on any property within the Village Land Use Classification shall be reviewed on a case-by-case basis to determine the effects of such development approval on adopted Villages. (Amended 8-31-18, Ord. 2018-17; Amended 07/19, Ord. 2019-04)

The property in the Village Land Use Classification that is adjacent to the boundaries of an approved Village may apply to amend the Village boundary to include said property through a Comprehensive Plan Amendment. Addition or deletion of properties to/from an existing Village shall not result in creation of remnant areas or fragmented Villages.

Within the approved Village boundaries, all applications for development approval (i.e. lot splits, special exceptions, variances) under the existing zoning shall be evaluated for compatibility with all applicable policies of the Comprehensive Plan.

Changes and adjustments to the land use designations for each Village shall be processed as a Planned Development (PD) rezoning (if property does not yet have a PD zoning designation), or PD Land Use Plan Amendment, or Change Determination Request (CDR) to the existing PD. Such changes and adjustments shall be evaluated for consistency with the following, and shown on the Horizon West Special Planning Area Land Use Map when approved:

- General Village principles outlined in FLU4.1.1;
- Minimum densities for each Village summarized in FLU4.1.4;
- Consistency with Adequate Public Facilities (APF) and open space requirements for each Village identified in FLU4.2.2, FLU4.6.8 and/or APF Ordinance; and
- Consistency with Village Greenbelt requirements of FLU4.5.1 and Transfer of Development Rights (TDR) provisions for each Village identified in FLU4.5.3, FLU4.5.4 and/or TDR Ordinance.

(Added 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11; Amended 10/10, Ord. 2010-13, Policy 6.1.6.1-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.8-r; Amended 11/16, Ord. 2016-26) (FLU4.1.9)

MA 1.1.9: Each property within an approved Village shall retain its current zoning designation until such time as the property owner, its successors or assigns enters into an agreement with the County to provide the Adequate Public Facilities (APF) lands as required by MA 1.2.1 and MA 1.2.2 or to purchase APF credits from other property owners that have APF credits prior to commencing development of its property. The valuation for APF credits shall be based on the provisions of the Adequate Public Facilities Ordinance, OCC Chapter 30, Article XIV, Division 2, Sec. 30-714(d), unless an updated appraisal is approved by the County or the property owners of the affected Village notify the County that they have agreed on the per acre valuation for APF credits. In addition, the properties within Village I and Village F shall not be rezoned consistent with the adopted SAPs until such time that the County has approved a financially feasible plan for the provision of central water and wastewater for the Village.

Notwithstanding anything contained herein to the contrary, Orange County shall not be obligated to extend utility services at Orange County's expense, except as provided by Orange County's adopted utility policies. Prior to Orange County constructing a new sewer treatment plant to serve a Village, Orange County may, at its discretion, require developers that will be served by the plant to prepay connection fees necessary to fund their proportionate share of the required improvements. (Added 11/13; Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.1.10)

MA 1.1.10: Planned Developments within the Lakeside Village boundary approved prior to June 6, 1995 and developments that have received a Vested Rights Certificate (VRC) for consistency with the Comprehensive Plan in accordance with IMP 2.2.3 are not subject to the provisions of the Horizon West Future Land Use Map Designation and implementing regulations to the extent the overall densities/intensities do not exceed those specified on the Future Land Use Map prior to June 6, 1995, or as specified in the VRC. Subject to compliance with other provisions of the Orange County Code, excluding those provisions related to the Lakeside Village, any amendments to such previously approved Planned Developments shall be considered consistent as long as the densities do not exceed those depicted on the Future Land Use Map as of June 6, 1995, or as specified in the VRC. Any such previously approved Planned Development that proposes to exceed the densities depicted on the Future Land Use Map as of June 6, 1995, or as specified in a VRC, shall be required to be consistent with the Comprehensive Plan. All dwelling units within approved and vested developments located within the boundaries of Lakeside Village shall be included in the calculations for the Lakeside Village. (Added 5/97, Ord. 97-07; Amended 5/01, Ord. 01-11, Policy 6.2.1.1; Amended 11/13, Ord. 2013-22, Policy FLU4.2.2-r; Amended 11/16, Ord. 2016-26) (FLU4.1.11)

MA 1.1.11: TOWN CENTER CONCEPTUAL REGULATING PLAN AND FINAL REGULATING PLAN; Owner(s) of property within the Horizon West Town Center shall have the right, as an alternative to processing a Planned Development/Unified Neighborhood Plan (PD/UNP) under the Town Center Code, to process a Conceptual Regulating Plan (CRP) and a Planned Development / Regulating Plan (PD/RP). A Regulating Plan is an illustrative representation of a proposed development and the location of form-based transect zones/districts. (FLU4.1.12)

MA 1.1.11.1: TOWN CENTER CONCEPTUAL REGULATING PLAN; A Conceptual Regulating Plan (CRP) is a general illustrative representation of a proposed development and the location of form-based transect zones/districts. A CRP shall be submitted for review to the Planning Division prior to formal submittal of a Planned Development/Regulating Plan (PD/RP).

A. A CRP shall be submitted prior to the submission of a Planned Development/ Regulating Plan (PD/RP). The purpose of the CRP is to allow Orange County Planning Division staff the opportunity to review the proposal. The applicant and Planning staff shall work together to collectively refine the CRP in order to meet the intent of this section.

B. The CRP shall not be adopted as part of the Future Land Use Map or Map Series or included as an attachment, but rather the CRP will be used as a general guide for a final PD/RP.

C. Should a Comprehensive Plan Text Amendment be required by the applicant, the CRP shall be transmitted along with the requested text amendment to the State for review.

D. The following components shall be depicted on, or attached to, a CRP at the time of the Comprehensive Plan Amendment Application submittal:

   a. General location of form-based transect zones/districts,

   b. Gross and net developable land area,

   c. Initially proposed development program,

   d. General description of proposed transect zones/districts (character, mix of land uses, product types, block/street patterns, etc.),

   e. General location any types of open space or preservation areas,

   f. General location of neighborhoods based on a quarter-mile radius,

g. General location of existing planned road system, trails, and other transportation modes, and

h. General location of existing and planned public facilities, including, but not limited to, schools (as coordinated with Orange County Public Schools), parks, fire stations, etc.

E. In addition to the specific components listed above, review of a CRP should ensure that the following elements are addressed or followed:

a. **Consistency with the Comprehensive Plan:** A project justification statement should be provided that identifies any relevant and supporting Comprehensive Plan policies and explains how the project is consistent with the identified policies.

b. **Coordinated Development:** Planning for development will occur in a coordinated, comprehensive, and integrated manner. The CRP will establish a general guide for connectivity and coordinated development.

c. Community Meetings/Public Participation: A community meeting/public workshop shall be held for any proposed CRP prior to the submittal of the final PD/RP. The purpose of the community meeting is to provide surrounding property owners a proposed project overview consistent with the CRP. (FLU4.1.12.1)

MA 1.1.11.2: TRANSPORTATION ROAD NETWORK AGREEMENT; Prior to submittal of a PD/RP, an applicant shall meet with Transportation Planning Division staff regarding a required Transportation Road Network Agreement to address all road right-of-way, design, and construction obligations, including any related terms or conditions with respect of right-of-way contributions and/or transportation impact fee credits. The agreement shall be processed through the Road Agreement Committee (RAC) for concurrent approval consideration by the Board of County Commissioners with the final PD/RP. (FLU4.1.12.2)

MA 1.1.11.3: ADEQUATE PUBLIC FACILITIES AGREEMENT; A Town Center PD/RP shall be subject to the Adequate Public Facilities (APF) provisions outlined in MA 1.2.2 including concurrent approval consideration by the Board of County Commissioners with the final PD/RP. (FLU4.1.12.3)

MA 1.1.11.4: TOWN CENTER FINAL PD REGULATING PLAN (PD/RP); Upon Orange County Planning Division staff review and acceptance of a CRP, in accordance with MA 1.11.1.1, and in lieu of a Planned Development/Unified Neighborhood Plan (PD/UNP), applicants shall submit a PD/RP rezoning application for the subject property.

A. Development within a PD/RP may be subject to the provisions of the Town Center Planned Development Code, but only to the extent that those certain regulations, standards, and procedures are not addressed within the PD/RP. The Village Planned Development Code shall not apply to the PD/RP unless specifically stated in the PD/RP. In the event of a conflict or ambiguity between the provisions set forth in Orange County Code and those within the PD/RP, the PD/RP shall control. In the event Orange County Code and an approved PD/RP is silent as to a performance or development standard, the Development Review Committee (DRC) shall establish the standards or make the determination, which in turn can be appealed by an applicant to the Board of County Commissioners. Notwithstanding the foregoing, the Village Planned Development Code shall not apply to the Town Center unless specifically stated in the Town Center Planned Development Code, applicable PD/UNP, or applicable PD/RP.

B. At a minimum, the following components must be identified or addressed by a PD/RP:

a. Final transect zone/district boundaries,

b. Final gross and net developable acreage,

c. Final land uses and development program,

d. Final location and types of open space or preservation areas,

e. Transferable Development Rights (TDR) calculations,

f. Street types, and

g. Intersection density analysis/diagram.

C. In addition to the required components listed above, review of a P/RP should ensure that the following elements are addressed or provided:

a. **Transect Zones/Districts and Development Program:** A PD/RP shall reflect a development program that is consistent with the CRP. The final configuration of the PD/RP transect zones/districts may vary from the CRP provided they are generally consistent with the intent of the CRP and with the written descriptions of the transect zones/districts on the CRP. Upon adoption by the Board of County Commissioners, the final PD/RP transect zones/districts shall be depicted and referenced on the staff-maintained Horizon West Special Planning Area Land Use Map.

b. **Connectivity:** All development within a PD/RP shall provide for an interconnected transportation network (including pedestrian trails, multimodal systems, trail systems, etc.) and achieve an overall intersection density between 100 and 140 intersections per square mile. Eligible intersection types shall include those along roads, streets, trails, and designated pedestrian passageways

c. **Green Infrastructure:** A PD/RP shall include a plan for a connected network of natural resources, open spaces, recreational areas, and constructed nature-based systems, including but not limited to, Low Impact Development (LID) features and stormwater management areas. (FLU4.1.12.4)

MA 1.1.11.5: PD/RP AMENDMENTS AND EXPEDITED DEVELOPMENT REVIEW PROCESS;

- Amendments to an approved PD/RP shall be subject to the Land Use Plan and Development Plan alterations process and criteria addressed in the Orange County Code.
- Following approval of a PD/RP, any subsequent Preliminary Subdivision Plan (PSP), Master Development Plan (MDP), or Development Plan (DP) may be submitted for concurrent review with related construction permits; however, final permits shall not be issued until an approved PSP, MDP, or DP has become effective.
- Any waiver approved by the BCC at the time of PSP approval shall deemed an approved waiver under the PD/UNP or PD/RP, as applicable, without additional application or review required of the PD/UNP or PD/RP. (FLU4.1.12.5)

OBJ MA 1.2: HORIZON WEST ADEQUATE PUBLIC FACILITIES AND SERVICES; Each Village shall include regulatory measures which require the provision of Adequate Public Facilities and services concurrent with development. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)(OBJ FLU4.2)

MA 1.2.1: ADEQUATE PUBLIC FACILITIES AND SERVICE; Orange County shall use an Adequate Public Facilities Ordinance (APFO) as a growth management tool for directing the timing and location of future development within the Horizon West Village Classification. Prior to commencing development within any Village, the following adequate public facilities shall be determined to meet the standards, as established by the APFO:

- Distance to workplace
- Regional roadway network

- Road rights of way
- Stormwater management
- Water supply
- Wastewater treatment
- Solid waste collection and disposal
- Regional, community and local parks
- School sites
- Distance to transit
- Environmental preservation/constraints
- Police and fire protection
- Relationship to existing urban development
- Distance to community shopping centers
- Employment generation
- Incentives for infrastructure completion

Prior to or in conjunction with approval of the land use plan for any Village Planned Development within any particular neighborhood or the Village Center District, a developer's agreement addressing the conveyance of adequate public facility lands in accordance with the APFO, where applicable shall be approved by Orange County to include, but not be limited to the following:

- Land for the neighborhood elementary school
- Land for the minimum five (5)-acre park in association with the elementary school
- Land for APF Park Sites
- Right-of-way for all roads necessary to serve the particular development
- Land for bicycle/pedestrian facilities
- Land for the water and wastewater treatment sites
- Right-of-way for all utilities necessary to serve the particular development
- Land for the middle school as required for the Village Center District.

Subsequent to approval of the land use plan and prior to approval of the development plan or subdivision for any Village Planned Development, the APF lands identified above that fall within the boundaries of that development plan, for the following adequate public facilities shall be conveyed to Orange County in accordance with the APFO and the approved developer's agreement.

Prior to, or in conjunction with approval of the land use plan for any Village Center District**,** a developer's agreement addressing the conveyance of the following adequate public facility lands in accordance with the APFO shall be approved by Orange County:

- Middle school site
- Village Center District park and community space, including any land provided for transit facilities.

The valuation for such adequate public facilities shall not exceed $22,500 per acre. These criteria shall be in addition to and shall not replace or supersede any provisions of the Orange County Concurrency Management System. The following additional adequate public facilities shall be provided, as needed to support development:

- Town Center: High School Site.

Each Village shall be evaluated to determine that adequate facilities and services are or will be available. Where facilities or services are determined to be inadequate, the developer(s) shall have the option of entering into a Development Agreement with Orange County to correct any deficiency and allow development to proceed. All development in the Village will be served by central sewer and water service operated by Orange County or other utility providers as approved by Orange County Public Utilities. Septic tank use shall be discouraged. However, on site utilities, temporary septic tanks and potable water wells, where approved by Orange County Utilities, may be used in initial stages of development until adequate demand is available to support a central water and wastewater system. On site utilities may be used only where soil and water table conditions will permit their use, and where the developer will install the necessary water and sewer lines (dry lines) to ultimately connect the development to the central utility system; and the area is included in a capital improvement program or enforceable development agreement, pursuant to the APFO referenced in this policy and the Village Code referenced in MA 1.6.2, that provides for central utility services to be in place in the next five (5) years.

Where it is determined that services and facilities are adequate to permit development, the project shall be deemed in compliance with the Urban Service Area requirements in the Orange County Comprehensive Plan.

In order to ensure that new development adequately pays for growth-related impacts, the Board of County Commissioners shall have the authority to determine the valuation or date of valuation of property for the purpose of impact fee credits for property deemed as a required adequate public facility. The terms of this valuation shall be incorporated into the developer's agreement for a specific development.

Trails that are not part of the County trail system identified in the Trails Master Plan or are in excess of the width required by the County subdivision standards will be required to be in a tract owned and maintained by a Homeowner's Association (HOA) or Property Owners' Association (POA) and the maintenance responsibility will be solely that of the related HOA or POA. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.7; Amended 6/08, Ord. 08-09, Policy 6.1.7.1-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.10-r; Amended 11/16, Ord. 2016-26) (FLU4.2.1)

MA 1.2.2: ADEQUATE PUBLIC FACILITIES; The Adequate Public Facilities (APF) Ordinance shall require each property owner to make provisions to set aside a portion of their land for public facility use in exchange for APF credits, based upon the total public land area needs for each adopted Village. The APF Ordinance shall be amended to include the following APF ratio requirements:

Table MA 1.2.2 (a) Adequate Public Facilities Ratio Requirements

Village	Adequate Public Facilities Ratio Net Developable Acreage/ Required Public Facilities
Lakeside	6.5/1
Bridgewater	5.5/1
Village F	8.0/1
Village I	7.25/1
Village H	7.6/1
Town Center	5.1/1

For properties that do not include public facilities lands or for which public facilities lands have been provided, a fee in lieu of donation shall be required. Such APF revenues shall be allocated first to re-payment to properties with excess approved APF credits, then for public facilities land acquisition, support, and maintenance within the subject Village or Town Center. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.2.2)

MA 1.2.3: Prior to obtaining approval of a Preliminary Subdivision Plan and/or a Development Plan for any portion of its property within Village H, the property owner shall deliver evidence satisfactory to the County that the owner or its predecessor in title has entered into an agreement with the County to convey APF lands or purchase APF credits available for sale and has also entered into an agreement with the County or with other property owners in the Village that is satisfactory to the County to:

A. Pay the owner's proportionate share of costs associated with mitigating the projected impacts that development within Village H will have on the off-site road system, including C.R. 545;

B. Pay the costs associated with providing any necessary school capacity that is not funded through the collection of school impact fees;

C. Pay the principal and interest that may be due if another landowner in Village H was required to pay a disproportionate share of the costs associated with mitigating off-site road impacts, or the costs associated with providing necessary school capacity that were not paid earlier by the owner of the land on which the development is proposed or by the owner's predecessor in title; and

D. Pay the costs associated with services provided by an escrow agent, if any, retained by property owners in Village H to track various payment obligations, APF credit sales, TDR sales, and to issue receipts for payments made. Interest charged for advancing another property owner's proportionate share of off-site road costs or other costs specified herein shall not exceed the applicable prime rate as reported in the Wall Street Journal. (Added 6/06, Ord. 06-08, Policy 6.18.2; Amended 11/12, Ord. 2012-20; Amended 11/13, Ord. 2013-22, Policy FLU4.15.2-r) (FLU4.2.3)

MA 1.2.4: PLAN IMPLEMENTATION; Orange County will continue to examine and recommend a variety of funding mechanisms that will be considered by the Orange County Board of County Commissioners to accomplish the extension of public facilities and services as well as allow for the acquisition of environmentally sensitive areas within the Village District Center. Alternate financing methods should consider the funding for both capital and operation and maintenance of facilities. The County shall also consider the establishment of Special Taxing Districts for each adopted Village for the construction and maintenance of common open space and civic uses and Adequate Public Facilities required to support development in the village. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-04; Amended 5/01, Ord. 01-11, Policy 6.1.12; Amended 11/13, Ord. 2013-22, Policy FLU4.1.15-r) (FLU4.2.4)

MA 1.2.5: WATER, WASTEWATER, AND RECLAIMED WATER; With the exception of the Estate Rural District in Village F, all development within each adopted Village shall receive service from the central water, wastewater and reclaimed water facilities operated by Orange County or other utility providers as approved by Orange County. Interim facilities may be provided in accordance with County requirements. All development shall also be required to install reclaimed water lines to service the entire property of the development and such systems shall be designed to facilitate future extensions. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)

For water, wastewater, and reclaimed water utilities, the following conditions are required for all development within all Villages:

The property owners shall be responsible for building master utilities transmission and collection infrastructure adequate to serve the Planned Development and to accommodate the ultimate flows for the entire Village. Utilities infrastructure shall be built connecting to the build-out points of connection approved in the Village Master Utility Plan.

Prior to construction plan approval, all property owners within the Village, excluding public entities, shall be required to sign an agreement between the parties addressing their proportionate share of funds for the costs of the offsite and onsite master utilities sized to Village requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement provided master utilities sized for Village requirements are constructed.

Property owners shall coordinate with the Orange County Utilities Director, or their designee, with respect to any utility easements necessary to accommodate appropriately-sized wastewater sewer mains or lines, potable water mains or lines, and/or reclaimed water mains or lines. (FLU4.2.5)

MA 1.2.6: VILLAGE H; The method for allocating all shared costs within Village H, including costs associated with the mitigation of transportation impacts, shall be based on Total Two-way PM Peak Hour Trips (Trips) determined for each property owner's development program. The Institute of Traffic Engineers Trip Generation Report, 8th Edition, shall be used to determine the Trips for development within Village H through full build-out of the Village, and later editions of this Report shall not be used. In addition, the following provisions shall apply for Village H:

A. Within 120 days following the effective date of the Specific Area Plan, each property owner, for itself, its successors and assigns, informed the County's Planning Manager in writing of the specific type of land uses and the maximum number of residential units that will be developed on that owner's property within the range of land uses and densities approved in the Village as applied to the property owner's actual acreage. The maximum density allocated to each parcel can only be exceeded through the purchase of TDRs, or through internal density transfers as provided in MA 1.1.5, or as provided in this policy. The owners of land approved for non-residential uses have informed the County's Planning Manager in writing of the maximum square footage for each type of non-residential use that will be developed on that owner's land.

B. With the exception of those property owners within the Rural Enclave, each property owner within Village H, its successors or assigns, shall pay a proportionate share of the cost of mitigating the Village H transportation impacts on CR 545. Each property owner's proportionate share of the costs of the Road Mitigation Costs shall be determined in the following manner:

   a. The maximum land use/density information provided by each property owner, in accordance with MA 1.6.3, shall be used to determine the projected Trips that will be generated by each owner's property (the Property Owner's Trips);

   b. The trip generation projections for each owner's land shall be added to determine the cumulative projected total Trips for Village H (the Cumulative Trips);

   c. The Property Owner's Trips shall be divided by the Cumulative Trips to determine that owner's proportionate share of the Cumulative Trips, expressed as a percentage figure (the Property Owner's Percentage); and

C. No building permit shall be issued within any Neighborhood or the Village Center unless the APF lands necessary to support a specific development proposal (including an elementary school and a middle school) have been conveyed to the Orange County Board of County Commissioners or have been provided for in a developer's agreement that also requires the purchase from other landowners within Village H of any APF credits that may be required in addition to the APF land conveyance. A Preliminary Subdivision Plan or Development Plan for lands within any specific Neighborhood may be obtained only when a development agreement between the property owner and Orange County has been executed addressing the conveyance of public land necessary to support the provision of adequate facilities and services to the Neighborhood.

(Added 6/06, Ord. 06-08, Policy 6.18.3; Amended 11/12, Ord., 2012-20; Amended 11/13, Ord. 2013-22, Policy FLU4.15.3-r, Amended 11/16, Ord. 2016-26) (FLU4.2.6)

MA 1.2.7: TOWN CENTER; The Town Center Code will require all property owners within each of the identified Town Center Neighborhoods to address, at a minimum, the planning and funding of public utilities and major transportation facilities consistent Town Center Neighborhood planning requirements and applicable Comprehensive Plan policies. All applicable property owners will be required to participate in Neighborhood-based Adequate Public Facilities/Developer Agreements to address the provision and funding of public infrastructure. Approval by the Board of County Commissioners of such agreements shall be required prior to, or in conjunction with, approval of a Planned Development (PD) application. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.2.7)

OBJ MA 1.3: HORIZON WEST TRANSPORTATION SYSTEM; Within each Village, there shall be a balanced transportation system that offers, with equal priority, multiple transportation options. This will include local and regional transit options, bicycle and pedestrian ways, and both higher speed thoroughfares and lower speed local roads for automobiles. (Added 12/04, Ord. 04-21, Obj. 6.11; Amended 11/13, Ord. 2013-22, OBJ FLU4.11-r; Amended 11/15, Ord. 2015-21; Amended 11/16, Ord. 2016-26) (FLU4.3)

MA 1.3.1: TRANSPORTATION SYSTEM; Each Village shall be designed with a transportation system designed to encourage connectivity between internal land uses and allow connection of major streets to existing or planned streets outside the Village. The street network shall adhere to the following principles:

- Create a hierarchy of interconnected streets to allow access between neighborhoods and to promote alternate routes.
- The distance between intersections and the roadway cross sections shall be designed to promote walkability.

- The Village Development Code shall establish street cross sections and maximum block lengths in order to provide safe travel conditions for pedestrians, bicyclists and motorists, as well as providing an integrated, interconnected sense of community.
- Street networks within a Village Center shall be generally designed on a grid system. Street networks outside of the Village Center may be more curvilinear in design, depending on environmental constraints.

(Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.3.1)

MA 1.3.2: LIMITED ACCESS EXPRESSWAYS AND PRINCIPAL ARTERIAL ROADWAYS; To protect the Village form of complete and integrated neighborhoods, and to maintain a center focus that combines commercial, civic, cultural, and recreational uses accessible within a system of fully connected routes from neighborhoods to the village center at distances that encourage pedestrian and bicycle use, limited access expressways or principal arterials shall not be located within Villages.

Except as planned in adopted Villages, limited access expressways or principal arterials shall not be located so as to sever any Village and, where practicable (as determined by the applicable governmental authority), shall be located within the greenbelt area in a manner that provides a separation from the Town Center or Village perimeter to the edge right of way of not less than 150 feet. The area of separation shall be maintained as a permanent greenbelt and buffer.

Area sufficient to accommodate long range plans for mass transit shall be considered when acquiring rights of way for limited access expressways and principal arterial roadways serving the area included in the Village Land Use Classification.

Any owner or developer of property located within the Village Land Use Classification and within the right of way of the limited access expressways or principal arterial roadways may donate the right of way in exchange for on-site density. Prior to approval of any new or revised Horizon West Special Planning Area Land Use Map adjacent to or including right-of-way or an interchange for a limited access expressway, or directly connecting feeder road, a developers agreement must be approved that includes, but not limited to, valuation of property for impact fee credits, if applicable, donation of rights-of-way, and transfer of density.

To encourage provision of rights of way for limited access expressways or principal arterial roadways necessary to support the Villages, Orange County will allow Transfer of Development Rights from the rights of way to developable receiving areas. Transfer will be limited to the property on which the right-of-way is located or within 1/4 mile of the rights of way sending area, whichever is greater.

The County shall also consider other incentives to promote higher densities. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04; Amended 11/12, Ord. 2012-20, Policy 6.1.9; Amended 11/13, Ord. 2013-22, Policy FLU4.1.12-r and Policy FLU4.1.13-r; Amended 11/16, Ord. 2016-26) (FLU4.3.2)

MA 1.3.3: ROADWAY DESIGN; In order to enhance the effectiveness of proposed environmental corridors, the design of proposed major roadways shall take into account maintenance of natural hydrology and movement of wildlife. (Added 3/99, Ord. 99-04, Policy 6.7.4; Amended 11/13, Ord. 2013-22, Policy FLU4.7.4-r) (FLU4.3.3)

MA 1.3.4: MASS TRANSIT; Each Village and the Town Center shall be designed to accommodate access to a hierarchical system of mass transit opportunities, including regional, sub-regional and local routes when and if implemented. The regional system would provide service between the Horizon West Town Center and employment/activity centers outside of Horizon West. The sub-regional system would provide service between each of the Village Centers and the Horizon West Town Center. The local system should be internalized within each neighborhood and the Village Center. (Added 11/13, Ord. 2013-22) (FLU4.3.4)

MA 1.3.5: BIKE AND PEDESTRIAN PATHS; Bike trails and pedestrian paths shall be an integral part of each Village and the Town Center. These facilities, where practicable (as determined by the County), shall be incorporated within street design and may also be located within public open space and utility corridors or other corridors, as approved by the County. Upon completion, this bike and pedestrian system shall form a hierarchical system of connections to promote walkability and connectivity within Village or Town Center. Parcels that are isolated from the primary development area of a Village shall also be required to provide bicycle and pedestrian paths that connect to the other APF paths, neighborhood schools and the Village Center. Where applicable, the Bike Trail System shall provide future connections to the Town Center and other Villages within Horizon West and surrounding areas. (Added 11/13, Ord. 2013-22) (FLU4.3.5)

MA 1.3.6: CONCURRENCY; All development within an adopted Village shall be subject to the provisions of the Concurrency Management System, unless a separate agreement has been entered into with the County to establish an alternative method for offsetting road impacts, such as proportionate fair share agreement or other form of mitigation agreement. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.3.6)

MA 1.3.7: The arterial and collector roadway systems that serve each of the adopted Villages and Town Center shall be designed to accommodate transportation impacts through a 20-year planning horizon. Upon completion of any segment of the collector or arterial network, that road segment shall become part of the overall Orange County transportation network and shall be periodically evaluated in conjunction with future updates to the Orange County Comprehensive Plan. (Added 11/13, Ord. 2013-22) (FLU4.3.7)

MA 1.3.8: TOWN CENTER STREET NETWORK; The street network in the Town Center shall be designed for a high degree of connectivity between uses, districts and neighborhoods within the Town Center and connection of major streets to existing or planned streets outside the Town Center. The distance between intersections and the roadway cross sections shall be designed to create walkable streets. Street networks in the Traditional Town Center Core should be designed on a grid system. Pedestrian, bike and recreational paths shall be an integral part of the Town Center. They shall be incorporated within street cross-sections, and shall be encouraged within public open space, along storm water management areas (when used as an amenity), and within utility corridors. Equestrian trails should be considered as part of the recreational trail system, as demand warrants. (Added 11/13, Ord. 2013-22)

MA 1.3.9: ROAD NETWORK AGREEMENTS; Prior to County approval of the first Preliminary Subdivision Plan or Development Plan in Village F, H or the Town Center, a Road Network Agreement that substantially conforms with the Horizon West Global Road Term Sheet, originally approved on September 20, 2011, by the BCC and as amended, must be signed by the owners of a majority of the undeveloped acreage in the particular Village or the Neighborhoods it addresses. No building permit shall be issued until the applicant has submitted to the County evidence satisfactory to the County that the property owner, a predecessor in title or the applicant has paid that portion of the property owner's proportionate share contribution for the Road Mitigation Costs that is applicable to the development program reflected in the Preliminary Subdivision Plan and/or Development Plan. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.3.9)

MA 1.3.10: VILLAGE I; Prior to commencing development beyond Phase I per Table 7.5 of the document entitled Village I Specific Area Plan (the "SAP"), Village I developers/owners will assess the projected cumulative transportation impacts of Village I and demonstrate that any significant and adverse impacts, including impacts outside Orange County's jurisdiction, will be mitigated. The SAP will be amended to reflect any improvements needed to serve the approved Future Land Uses. Development beyond County approval of zoning, rezoning or Change Determination Request (CDR) shall be subject to, and may not proceed without, a Board of County Commissioners-approved global road network agreement (the "Road Network Agreement") in place that is determined to be financially feasible by the County and that substantially complies with a term sheet for Village I and unless adequate public facilities are demonstrated to be available or planned to be available in a financially feasible manner in the Implementation Chapter, consistent with Chapter 163, F.S.

The Road Network Agreement, which must substantially conform with the Horizon West Village I Term Sheet reviewed and accepted by the BCC on November 13, 2018, must be signed by the owners of a majority of the undeveloped acreage in Village I and approved by the BCC prior to approval of the first preliminary subdivision plan ("PSP") and/or development plan ("DP") in Village I. The foregoing notwithstanding, any project that has been issued a capacity encumbrance letter ("CEL") prior to November 13, 2018, may proceed with the applicable development in Phase I, pursuant to and in compliance with the terms of such CEL, prior to entering into such a Road Network Agreement pursuant to a Global Road Network Term Sheet for Village I; provided, however, that such development shall be required to enter into and join the Road Network Agreement prior to approval of any subsequent PSP and/or DP request beyond that applicable to the aforementioned CEL. In the event any such project does not timely obtain a capacity reservation certificate in connection with the CEL, such project shall be subject to the County's concurrency management system, as if the CEL had not been issued. If a development project is proposed after the Road Network Agreement has been finalized, then such proposed development shall be subject to the County's concurrency management system (and, potentially, entering into a proportionate share agreement), unless all of the signatories of the Road Network Agreement agree to amend such Road Network Agreement in order to add such development to the Agreement. (Added 02/10, Ord. 10-01; Amended 11/13, Ord. 2013-22, Policy FLU4.21.7.1-r; Amended 11/15, Ord. 2015-21; Amended 11/16, Ord. 2016-26; Amended 07/19, Ord. 2019-04) (FLU4.3.10)

MA 1.3.11: In order to account for extra-jurisdictional transportation impacts, for development that otherwise would be subject to the provisions of Section 380.06, F.S., the County may require, in all villages except Village H, in addition to any other transportation requirments found in the Land Use, Mobility and Neighborhoods chapter, monitoring and modeling for transportation facilities impacted by a Village Recommended Land Use Plan (RLUP). In addition, future RLUPs shall include a list of candidate roadways for such monitoring and modeling. The County may require mitigation based on the RLUP or subsequent monitoring and modeling. Any required monitoring and modeling will be in addition to concurrency requirements otherwise required by the Orange County Code. (Added 11/99, Ord. 99-19, Policy 6.1.14.3-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.20-r; Amended 11/15, Ord. 2015-21; Amended 11/16, Ord. 2016-26) (FLU4.3.11)

MA 1.3.12: Orange County shall coordinate with Osceola County regarding significant and adverse impacts to extra-jurisdictional roadways related to development in Village I, which are summarized in Table 7.5 of the Village I Specific Area Plan adopted by the Board of County Commissioners on June 10, 2008. Pursuant to Policy MA 1.3.10, a transportation analysis will be performed to identify these impacts within both Orange and Osceola Counties. Osceola County will be provided a copy of the analysis by Orange County and will be given 30 days upon receipt to respond with comments. Upon determination by Orange County of the transportation impacts and mitigation for substantial impacts to regional roadways within both jurisdictions, Orange County shall amend the Horizon West Special Planning Area Land Use Maps to include the agreed-upon mitigation, including the identified improvements, timing of construction, and funding of such improvements. (Amended 11/13, Ord. 2013-22, Policy FLU4.21.7.2-r; Amended 11/15, Ord. 2015-21 Amended 11/16, Ord. 2016-26) (FLU4.3.12)

OBJ MA 1.4: HORIZON WEST SCHOOLS; Villages are comprised of neighborhoods which are defined by a neighborhood center with an elementary school site and neighborhood park. Each Village shall be designed with school facilities as a focal point of the community. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26)(FLU4.4)

MA 1.4.1: Each Village shall contain space for up to four Elementary Schools and one Middle School. High school requirements are included in MA 1.4.5. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.4.1)

MA 1.4.2: The exact location of the school sites are not fixed in the approved SAP and may be relocated by the Board of County Commissioners through the Planned Development process, provided that the site remain in the same village or neighborhood and review and comment has been solicited by Orange County Public Schools (OCPS).

When a school site is to be relocated, the original site shall be re-designated through the Planned Development process with land uses of comparable densities and/or intensities of surrounding properties. Such land uses shall be deemed compatible by Orange County.

OCPS may agree to allow the school sites to be sized as an urban prototype of less acreage than provided in the Orange County School Siting Ordinance. Through the Planned Development process, the balance of any planned school site not used for such facilities shall also be re-designated with land uses of comparable densities and/or intensities of surrounding properties, provided that such land uses are deemed compatible by Orange County.

If a middle school is located in the Village Center, the site shall be excluded from the computation for the maximum Village Center size limit of 60 acres, as outlined in MA 1.1.7. (Added 11/05, Ord. 05-14, Policy 6.3.8.1; Amended 11/13, Ord. 2013-22, Policy FLU4.3.9-r) (FLU4.4.2)

MA 1.4.3: The Signature Lakes and Fourth Neighborhoods of Bridgewater, Village F and Village I have been designed and sized such that, at build-out, the neighborhoods will support an elementary school that is designed in accordance with the Florida State Class Size Amendment requirements. However, per the design requirements of Horizon West and Orange County, at build-out, these schools will have excess capacity and may accommodate the residential development from Neighborhoods 1 and 2 of the adjacent Horizon West Town Center. Excess school capacity should not be considered justification for increased densities in the Signature Lakes or Fourth Neighborhoods of Bridgewater or Village F. (Added 12/04, Ord. 04-21, Policy 6.6.1.2; Amended 11/13, Ord. 2013-22, Policy FLU4.6.3-r) (FLU4.4.3)

MA 1.4.4: The adopted Villages shall contain space for the following school facilities:

LAKESIDE: One elementary school per neighborhood and one middle school;

BRIDGEWATER: One elementary school per neighborhood and one middle school;

VILLAGE H: One elementary school per neighborhood and one middle school;

VILLAGE F: One elementary school per neighborhood and one high school site in accordance with the requirements of Town Center Policy MA 1.4.5;

VILLAGE I: One middle school and the necessary elementary schools to serve surrounding areas and Horizon West;

TOWN CENTER: One elementary school.

(Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.4.4)

MA 1.4.5: In addition to the planned school facilities stated in Policies MA 1.4.3 and MA 1.4.4, special conditions apply for the following:

A. **VILLAGE OF BRIDGEWATER:** The Fourth Neighborhood of the Village of Bridgewater includes a potential High School Site that is intended to serve portions of Horizon West and surrounding areas. The underlying use of the high school site is Garden Home District. In the event that Orange County Public Schools chooses not to purchase the High School at this location, the underlying land use of Garden Home District shall apply. Prior to construction of any residential development within the Fourth Neighborhood in the Village of Bridgewater, Orange County Public Schools must have closed on the purchase of land for one of the two high schools projected to serve the Horizon West area.

B. **VILLAGE H:** Parcel 17 of Village H shall be one of the two elementary school sites. Parcel 43a shall be the other elementary school site. Executed warranty deeds for both elementary school sites have been placed in escrow with an escrow agent satisfactory to the County. Note 5 on the Village H Master Development Plan is no longer applicable.

C. **VILLAGE F:** A high school site within the Village F boundary has been provided by Horizon West Town Center property owners and rezoned for the high school. This site, however, shall be reflected only in the gross Village F acreage and not affect the net developable acreage or APF calculations. The high school site shall not interrupt the walkability, connectivity or compactness of the Village. The location of the high school provides access to a collector road and does not divide a neighborhood, Neighborhood Center or the Village Center.

D. Prior to approval of the first Planned Development (PD) within Village F, a developer's agreement with Orange County for conveyance of both elementary schools and the co-located parks must be executed.

E. **VILLAGE I:** Prior to approval of the first Planned Development (PD) within Village I, a developer's agreement with Orange County for conveyance of all public school sites and the co-located parks must be executed.

F. **TOWN CENTER:** Prior to approval of any Development Plan or Preliminary Subdivision Plan containing residential uses within the Town Center, a development agreement between the property owner and Orange County must be executed that would convey the land for the elementary school. However, this requirement may be satisfied for Town Center Neighborhoods 1 and 2 pursuant to MA 1.4.3, to the extent that excess school capacity is available to serve the residential development in Town Center Neighborhoods 1 and 2.

A high school site located in Village F has been provided to Orange County Public Schools for the purpose of serving students of the Town Center and rezoned to Planned Development. The high school site shall be considered the Town Center APF site. Though included in the Village F gross estimate, the high school site shall be depicted on the Town Center Recommended Land Use Plan. Furthermore, the high school acreage only shall affect the Town Center APF calculations. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.4.5)

OBJ MA 1.5: HORIZON WEST ENVIRONMENT; Development standards shall be adopted and implemented that ensure protection of the natural and built environmental through the provision of greenbelts, transfer of development rights, storm water management, water-wise development standards and preservation of ecosystems through the creation of open space linkages. (Added 11/13, Ord. 2013-22)(OBJ FLU4.5)

MA 1.5.1: VILLAGE GREENBELTS; In addition to requirements for formal parks and neighborhood greens, greenbelts surrounding each Village and the Town Center averaging 500 feet in width shall be required at the perimeter of each Village, except for those perimeters located adjacent to designated water Conserv II lands that otherwise provide the permanent undeveloped edge contemplated by this policy. This greenbelt must be provided to discourage sprawl by creating a definable Village and provide a permanent undeveloped edge, except as set forth in MA 1.3.2, so that planning a Village within limited spaces takes on meaning. Topography and other physical features may allow this width to be reduced where visual separation can be accomplished with less distance. Where it may be beneficial to concentrate the acreage to enhance wildlife corridors, wetland connections, or preserve valuable uplands and protect sites critical for Floridan aquifer protection, the greenbelt may be concentrated in one section of the Village Perimeter. In no case shall the greenbelt separation between villages be less than 300 feet. Subject to subdivision regulations and conservation area protection requirements, access drives and bicycle/pedestrian paths may be allowed within the greenbelt/buffer to connect properties that would otherwise be denied reasonable access. Development standards for access drives and pedestrian/bicycle paths through greenbelt/buffer shall be addressed in the Village and Town Center Development Codes. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04, Policy 6.1.8; Amended 11/13, Ord. 2013-22, Policy FLU4.1.11-r; Amended 4/20, Ord. 2020-08) (FLU4.5.1)

MA 1.5.2: DENSITY IN GREENBELTS; Development in the greenbelt at a maximum density of 1 unit/10 acres shall be permitted to be clustered in upland areas where the land owner(s) is willing to dedicate development rights for the balance of the property to Orange County. (Added 11/13, Ord. 2013-22) (FLU4.5.2)

MA 1.5.3: TRANSFER OF DEVELOPMENT RIGHTS (TDRS); In order to encourage the implementation of the greenbelt requirements in MA 1.5.1, preserve other important uplands, agricultural areas, water reuse areas, Floridan aquifer recharge, wetland connections and wildlife corridors, Orange County may allow the Transfer of Development Rights from these sending areas to receiving areas in Orange County. To provide rights of way for limited expressways or principal arterial roadways necessary to support the villages, Orange County will allow Transfer of Development Rights (TDR) from the rights of way to developable receiving areas. Transfer will be limited to the property on which the right of way is located or within 1/4 mile of the right of way sending area, whichever is greater. Net density in Village Centers and the Town Center may be increased from 5.0 DU/net developable acre up to 16 DU/net developable acre where TDRs are used. Net density in the Town Center may be increased from 4 DU/net developable acre up to 30 DU/net developable acre where TDRs are used or through internal density transfers and use conversions permitted within a PD-UNP or PD-RP. However, the implementation of the greenbelt requirements in MA 1.5.1 and the preservation of other important uplands, agricultural areas, water reuse areas, critical Floridan aquifer recharge sites, wetland connections and wildlife corridors will not be limited to Transfer of Development Rights. Orange County may allow for purchase of these areas through special taxing districts and special impact fees for a specific Village to be used in the establishment of that Village. Orange County has adopted an ordinance implementing Transfer of Development Rights. The TDR ordinance enhances the preservation of ecologically sensitive areas and reinforces the defined village edge by identifying TDR sending areas within the Village Greenbelt as identified in MA 1.5.1. The use of TDRs also provides for protection of private property rights within the sending areas. Additionally, limits are placed on the amount of development rights that can be transferred within any neighborhood to ensure a compact and integrated development form that has a population density to meet the requirements of a neighborhood school while providing for a diversity of housing types. The TDR limits established for each Village do not create entitlements for their use within any particular development. The use of TDR credits is subject to approval by the Board of County Commissioners on a case-by-case basis. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-07; Amended 3/99, Ord. 99-04, Policy 6.1.9; Amended 11/13, Ord. 2013-22, Policy FLU4.1.13-r; Amended 11/16, Ord. 2016-26. Amended 04/20, Ord. 2020-08) (FLU4.5.3)

MA 1.5.4: TDR RATIOS; Development within Lakeside Village, the Village of Bridgewater, and Villages F, H and I shall be subject to the provisions of the Orange County Ordinance 97-10, Village Land Use Classification Implementation, Orange County Code Chapter 30, Article XIV, Division 3 (TDR Ordinance). Residential densities may also be increased or decreased within the applicable density range allowed for each respective land use district, in conjunction with the requirements of the TDR Ordinance and the following TDR ratios:

Table MA 1.5.4 (a) Transfer of Development Rights Ratios

Village	Upland Greenbelt TDR Ratio Units / Acre	Wetland TDR Ratio Units / Acre
Lakeside	11 units / 1.0 acre	1 unit / 3.5 acres
Bridgewater	17.1 units / 1.0 acre	1 unit / 2.9 acres
Village F	17. 1 units / 1.0 acre	1 unit / 2.9 acres
Village I	25.5 units / 1.0 acre	1 unit / 2.9 acres
Village H	38.9 units / 1.0 acre	1 unit / 2.9 acres
Town Center	5.8 units / 1.0 acre or 8,700 sq. ft. / 1.0 acre	1 unit / 3.3 acres (non-residential – N/A)

(Added 11/13, Ord. 2013-22) (FLU4.5.4)

MA 1.5.4.1: REAMS ROAD CORRIDOR STUDY AREA; In Lakeside Village, the Reams Road Corridor Study Area is established in recognition of the changing character of properties fronting Reams Road, increased densities in the area, and the area's proximity to a major employment center. The Corridor Study Area is limited to several properties located along Reams Road, which, combined, constitute the largest greenbelt system in the Horizon West Special Planning Area that separates Lakeside Village and Village of Bridgewater. The goal of establishing the Corridor Study Area is to achieve the mix of residential uses and desired minimum overall density of 5 DU/ac within the Village and to provide a residential transition zone within the largest greenbelt system while protecting the local environmental systems by connecting Lake Spear with the ecosystem within the Reedy Creek Improvement District on the west and south. The general principles and procedures for acquiring a residential land use designation within the Corridor Study Area are as follows:

- The Reams Road Corridor Study Area boundary shall be depicted on the Horizon West Special Planning Area Land Use Map.
- Uses on properties within the Corridor Study Area shall be limited to residential.
- Residential uses within the Corridor Study Area shall be limited to areas currently designated as Greenbelt (GB) on the Horizon West Special Planning Area Land Use Map.
- Requesting a residential land use district designation within the Corridor Study Area requires Planned Development Review.
- The maximum residential density considered to be appropriate within the Corridor Study Area is 6 DU/ac. Additional density increases may be allowed, consistent with the provisions of the Transfer of Development Rights (TDR) Ordinance.
- At the time of the Comprehensive Plan Amendment, an applicant shall enter into an agreement with the County to provide the right-of-way necessary for the Reams Road widening project.
- Any future development within the Corridor Study Area shall provide cross-access to adjacent developments, requirements for which shall be determined at the time of PD-LUP approval. The County might also require connectivity of recreational facilities, including multi-purpose trails, between the properties included in the Corridor Study Area and development north and south of the study area.
- Development proposals that are inconsistent with this policy shall meet the standards of the adopted Future Land Use designation.(Added 07/15, Ord. 2015-14; Amended 11/16, Ord. 2016-26) (FLU4.5.4.1)

MA 1.5.5: Up to 20% of designated greenbelt tracts may be used for permitted stormwater ponds. Passive not-for-profit recreation facilities may also be permitted in greenbelts. (Added 11/06, Ord. 06-22, Policy 6.16.2; Amended 11/13, Ord. 2013-22, Policy FLU4.19.2-r) (FLU4.5.5)

MA 1.5.6: Additional greenbelt requirements apply as follows:

LAKESIDE VILLAGE: The Village greenbelt requirement for Lakeside Village shall be provided by utilizing the environmental systems connecting Lake Spear with the ecosystem within Reedy Creek Improvement District on the west and south.

VILLAGE OF BRIDGEWATER: The Village greenbelt for the Village of Bridgewater shall provide for the connection of the environmental systems connecting Lake Speer and Lake Hancock with the ecosystem within Lakeside Village, and Reedy Creek Improvement District.

Golf courses shall be permitted to form a portion of the Village of Bridgewater greenbelt/buffer only where it can be demonstrated that such greenbelt/buffer does not contain environmentally sensitive uplands and where it is not providing connectivity of wetland/wildlife corridors. The golf course within the greenbelt/buffer shall not supplant any requirement to provide connectivity of wetland/wildlife corridors, or protection of environmentally significant uplands elsewhere within the Village. The golf course shall provide public open space as permanent Village edge. The golf course shall provide connectivity and access to other public open spaces within the Village. The golf course shall contribute to compactness of the Village, and not isolate residences from the Village or Neighborhood Centers.

VILLAGE F: The Village F greenbelt shall include the environmental systems connecting Saw Grass Lake and Reedy Lake and the wetlands between Lakeside Village, the Village of Bridgewater and the Reedy Creek Improvement District.

Orange County National Golf Course shall be permitted to form a portion of the Village F greenbelt/buffer.

VILLAGE I: The Village I greenbelt shall include the environmental systems connecting Lake Oliver, Lake Gifford, Lake Dennis and Doe Lake and the wetlands between adjacent Horizon West Villages and the Reedy Creek Improvement District. The extensive wetlands, conservation areas and other designated greenbelt areas shall provide a well-defined edge to Village I and shall be protected from the influence of urban development patterns.

TOWN CENTER: Town Center will develop at urban densities and intensities; therefore, upland greenbelt areas shall not be required as a buffer between SR 429 and development in Town Center.

The Upland Greenbelt requirement between the Village of Bridgewater and Town Center may be accomplished as depicted on the adopted Recommended Land Use Plan (RLUP) for both Villages or by an alternative location within the Village of Bridgewater as may be approved through a rezoning to Planned Development (PD), PD Land Use Plan Amendment (LUPA), or Change Determination Request (CDR) to the existing PD. The portion of the existing Urban Greenbelt for which an alternative may be proposed shall be limited to adjacency with Parcels CCMU-1 and CCMU-3 depicted on the Town Center RLUP. An alternative location of the Upland Greenbelt shall:

A. Be consistent with the requirements of MA 1.5.1;

B. Provide a similar degree of physical separation between the Village of Bridgewater and Town Center as provided through the existing Urban Greenbelt designation;

C. Include upland areas;

D. Be fully capable of accommodating any planned trail or pedestrian/bicycle facility intended for inclusion within the Upland Greenbelt; and

E. Be planned to minimize impacts to adjoining property owners that may be associated with any type of public facilities or private development located within the Urban Greenbelt. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.5.6)

MA 1.5.7: AQUIFER RECHARGE; Prior to permitting any urban development on recharge soils, (as defined in accordance with the Orange County Land Development Code), an analysis shall be completed to insure that appropriate water recharge of the Floridan aquifer can be maintained. The analysis must demonstrate that the recharge characteristics of water anticipated to enter the soil in the post-development condition shall be comparable to that anticipated in the pre development condition. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-04; Amended 5/01, Ord. 01-11, Policy 6.1.10; Amended 11/13, Ord. 2013-22, Policy FLU4.1.14-r) (FLU4.5.7)

MA 1.5.8: REGIONALLY SIGNIFICANT NATURAL RESOURCES; With respect to protecting regionally significant natural resources, an SAP must identify such resources and shall meet the requirements of Rule 9J-2.041, Florida Administrative Code. This rule requires an evaluation of the development impacts on listed plants and wildlife species and listed wildlife species habitats. The rule also sets forth appropriate methods to mitigate or avoid said impacts. If an SAP impacts such natural resources, the applicant will evaluate the impacts and mitigate the impacts consistent with the requirements of Rule 9J-2.041, Florida Administrative Code. (Added 11/99, Ord. 99-19, Policy 6.1.14.2; Amended 11/13, Ord. 2013-22, Policy FLU4.1.19-r) (FLU4.5.8)

OBJ 1.6: HORIZON WEST VILLAGE DEVELOPMENT CODE; The design principles of the Horizon West planning process shall be implemented through adoption of the Village Development Code, Town Center Planned Development Code, and ultimately, a Planned Development/Land Use Plan (PD/LUP), Planned Development/Unified Neighborhood Plan (PD/UNP)/ or Planned Development/Regulating Plan (PD/RP). (Added 11/13, Ord. 2013-22; Amended 04/20 Ord. 2020-08) (OBJ FLU4.6)

MA 1.6.1: DENSITY; The density shown on the Village Land Use Plan for any particular Village Planned Development may be increased or decreased in conjunction with the requirements of the Transfer of Development Rights Ordinance adopted by Orange County for the area designated on the Orange County Comprehensive Plan as "Village," subject to meeting the density requirements of MA 1.1.4 for each neighborhood and subject to approval by the Board of County Commissioners on a case-by-case basis. However, such transfers shall not denigrate the intent of providing a mixture of residential densities within any Village or Town Center neighborhood. (Added 5/97, Ord. 97-07; Amended 5/01, Ord. 01-11, Policy 6.2.3.1; Amended 11/13, Ord. 2013-22, Policy FLU4.2.6-r) (FLU4.6.1)

MA 1.6.2: LAND DEVELOPMENT CODE UPDATE; All development within the boundary of an adopted Village shall comply with the provisions of the Village Planned Development of the Orange County Code and the Planned Development District processing and site development regulations. Where the performance standards in the Village Development Code conflict with said regulations, the Village Development Code shall govern, except as noted in the adopted Village Development Code. Orange County shall amend the Adequate Public Facilities, and Transfer of Development Rights Provisions of the Orange County Code to incorporate the requirements for the adopted Villages as needed. (Added 6/95, Ord. 95-13; Amended 5/97, Ord. 97-04; Amended 3/99, Ord. 99-04; Amended 5/01, Ord. 01-11, Policy 6.1.13; Amended 6/12, Ord. 2012-14, Policy FLU4.1.16-r; Amended 11/13, Ord. 2013-22, Policy FLU4.1.16.1-r; Amended 11/16, Ord. 2016-26) (FLU4.6.2)

MA 1.6.3: The following residential districts and densities are established for the adopted Villages:

Table MA 1.6.3 (a) Villages Residential Districts and Densities

Residential District	Density
Estate Rural	1
Estate	2
Estate Home	3
Garden Home	4
Village Home	6
Townhome	8
Townhome / Apt	12
Condominium/Apartment	16

NOTE: In order to accommodate the design principles of FLU4.1.4, the boundary between two adjacent residential districts may be blended within any particular Village Planned Development and the density of the adjacent districts may be blended. Such boundary revisions and density mixes may not be allowed at the perimeter of the Planned Development.

LAKESIDE VILLAGE: In order to provide for compatibility with existing and approved development abutting Lake Mabel, any redevelopment within the boundaries of the existing Lake Mabel Shores Subdivision shall be limited to a minimum one (1) acre lot size. Development of existing platted lots within the Lake Mabel Shores Subdivision shall be permitted in accordance with the existing zoning and subdivision as recorded in Plat Book Q, page 151, Orange County Records.

VILLAGE OF BRIDGEWATER: Development within the Townhome/Apartment district of the Fourth Neighborhood shall be limited to Townhomes only (no apartments) and shall allow the density within the Townhome District of the Fourth Neighborhood to be reduced from a net density of 12.0 dwelling units per acre to 8 to 10 dwelling units per acre, which shall be designated on the land use plan for the Fourth Neighborhood.

In order to achieve the required density of 6.0 dwelling units per acre in the Village Home District while maintaining the housing diversity of the overall Village, Townhomes shall be considered a permitted use in the Village Home District. Approval of Townhomes within the Village Home district shall only be allowed as a component of the PD. The PD shall indicate compliance with the principles of the Horizon West Policies and the Village Development Code.

Village H:

- Village H Master PD LUP allows minimum and maximum densities within identified parcels that vary from the above standards.
- Estate District Parcel 9 may develop at a minimum density of 1.0 DU/AC based upon commitments made to the Hickory Nut Lake Estates Rural Enclave homeowners during adoption of the Village. Minimum densities in the PD LUP are without the use of TDRs.
- New homes within the Rural Enclave may be developed at up to one dwelling unit per developable acre. Homes and lands in the Rural Enclave shall not be included in determining the overall density of Village H or requirements for Adequate Public Facilities. The Rural Enclave is not subject to the Adequate Public Facilities' requirements of Village H, unless determined otherwise by the County for new development.

VILLAGE F

- Minimum lot size in the Estate Rural District is 1 acre.
- In order to achieve the required density of 6.0 dwelling units per acre, while maintaining the housing diversity of the overall Village, townhomes shall be considered a permitted use in the Village Home District. Approval of townhomes within the Village Home District shall only be allowed as a component of the PD and shall be in compliance with Village Development Code.
- To ensure a mix of housing types in the Garden Home District, townhomes shall be considered a permitted use, provided that lots are no less than 25 feet in width.
- Consistent with the density requirements outlined in MA 1.1.4, the Village F Townhome District shall be limited to either single-family detached units or attached townhomes (no apartments). In Townhome Districts adjacent to the Village Center, live-work units with ground floor office or residential uses shall be permitted.
- Approval of townhomes within the Village Home District shall only be allowed as a component of the PD and shall be in compliance with Village Development Code.
- Apartments are permitted as a residential use in the Village Center.
- The minimum density for the Estate Rural district in Village F is 0.

VILLAGE I

- In order to reflect an appropriate development transition from the adjacent and more intense U.S. Highway 192 Tourist/ Commercial Growth Center, a minimum average net density range of 16.0 to 18.0 dwelling units per acre may be considered in the Apartment Districts located in the Village I East Neighborhood.

(Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.6.3)

MA 1.6.4: Housing product types shall be allowed in each district, as established in the following table. The Planned Development Land Use Plan shall specify the location for each housing type proposed for development. Following approval of the Land Use Plan, any proposed change in housing type shall be subject to a substantial change determination.

Table MA 1.6.4 (a) Housing Product Types per District

District	Product Type				
	Apts.	Condos	Townhome	Duplex	Single
Estate Rural	No	No	No	No	Yes
Estate	No	No	No	No	Yes
Estate Home	No	No	No	No	Yes
Garden Home	No	No	No	No	Yes
Village Home	No	Yes	Yes	Yes	Yes
Townhome	No	Yes	Yes	Yes	Yes
Townhome / Apt	No	Yes	Yes	Yes	Yes
Condominium/Apartment	No	Yes	Yes	Yes	No
Apartment	Yes	Yes	Yes	Yes	No
Village Center/ Neighborhood Center	Yes	Yes	Yes	Yes	No

Properties within the Lakeside and Bridgewater Villages that are designated as Townhome/Apartment District shall identify on the PD Land Use Plan the specific location and use of townhomes or apartments, consistent with the adopted Village Development Code, as amended. Properties within the Lakeside and Bridgewater Villages that are designated as Garden Home District shall identify on the PD Land Use Plan the specific location of townhomes, consistent with the adopted Village Development Code, as amended. (Added 6/06, Ord. 06-08, Policy 6.17.11; Amended 11/13, Ord. 2013-22, Policy FLU4.14.11-r; Amended 11/16, Ord. 2016-26) (FLU4.6.4)

MA 1.6.5: DESIGN STANDARDS; The Village Development Code shall establish design standards to control building location, landscaping and signage. In addition, the Village Development Code shall include the following:

- To encourage appropriate residential neighborhood design, the Village Development Code shall establish maximum block lengths and require mixing of block sizes and regulate on-site parking for residential uses.
- The design standards of the Village Development Code shall apply, except that waivers or variances may be approved for such features as garage setbacks, building heights, Village Center parking lot landscaping, lot coverage, building setbacks, lots sizes, other items, when determined by the Board of County Commissioners to further the design objectives of Horizon West through the application of design measures suitable to offset the waived or varied Village Development Code standard.
- To encourage appropriate Neighborhood Center Design, the Village Development Code contains parking controls, including provisions for on-street parking and controls on garage location.

(Added 11/13, Ord. 2013-22) (FLU4.6.5)

MA 1.6.6: LAKE ACCESS; Subject to County approval and all applicable permitting requirements, each single-family lakefront lot may have a boat dock. Private boat docks and boat ramps may also be allowed in Village H lakefront parks subject to County approval and all applicable permitting requirements. (Added 6/06, Ord. 06-08, Policy 6.17.24; Amended 11/13, Ord. 2013-22, Policy FLU4.14.24-r) (FLU4.6.6)

MA 1.6.7: PARK/CIVIC USE; Land designated for park and civic use by the Recommended Land Use Plan for each adopted Village shall allow for public community buildings including meeting halls, libraries, schools, police and fire station, post offices, cultural facilities, and other governmental buildings. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.6.7)

MA 1.6.8: OPEN SPACE; In addition to the Adequate Public Facility (APF) parks and civic use areas shown on the Horizon West Special Planning Area Land Use Map, a minimum of seven and one-half (7.5) percent of the developable land area less APF lands of any development project within each Village and seven (7.0) percent of developable land area less APF lands within the Town Center shall be permanently allocated to public open space tracts for neighborhood parks, linear parks or squares. These neighborhood parks and squares should be distributed throughout all land use districts within the village and shall be accessible, centrally located and designed to create focal points for the development. Useable landscaped and unfenced stormwater ponds may be included to satisfy this requirement as allowed by the Village Development Code, but if included may not be counted toward the required amount of recreational area in the applicable Planned Development.

As part of the Planned Development rezoning process, the County may allow all or a portion of the designated APF parkland on the east side of Lake Spar to contribute towards the 7.5% open space requirement in the design of the Lakeside Village Center. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.6.8)

MA 1.6.9: STORMWATER; To the extent feasible, all stormwater facilities within the Horizon West area shall be designed as an amenity, and should incorporate pedestrian/bike trails where doing so contributes to connectivity of the community. (Added 11/13, Ord. 2013-22) (FLU4.6.9)

MA 1.6.10: The coordination of master stormwater management planning shall be encouraged through the Unified Neighborhood Plans and/or the Planned Development zoning processes. (Added 11/13, Ord. 2013-22) (FLU4.6.10)

MA 1.6.11: Stormwater management systems shall be designed to meet the requirements of the Orange County Subdivision Regulations and the regulations of the South Florida Water Management District, including specific requirements for recharge areas and for land-locked basins, where applicable. (Added 12/04, Ord. 04-21, Policy 6.12.6; Amended 11/13, Ord. 2013-22, Policy FLU4.12.6-r) (FLU4.6.11)

MA 1.6.12: VILLAGE H MASTER PROPERTY OWNERS ASSOCIATION; All residential subdivisions, townhome developments and condominium developments shall be members of a Village H Master Property Owners Association (the "Master Association") formed for the purpose of promoting community activities and social interaction within Village H. The Master Association documents shall be prepared and recorded in the Public Records of Orange County at the time the first residential subdivision plat within Village H is recorded. Thereafter, all residential subdivision plats, conditions of approval for townhome developments, and declarations of condominium shall include a provision establishing membership in the Master Association. The Master Association shall be organized and managed by a voluntary committee of interested residents (the Master Association Committee). Membership on the Master Association Committee shall not be an elected office. The Master Association Committee shall not have the authority to levy assessments but shall be able to accept donations, hold fundraising events and other functions for the benefit of the Village H residents. The Master Association shall not have any regulatory or enforcement authority. Each residential subdivision, townhome development or condominium association that levies assessments on its residents shall include a nominal annual assessment to fund the Master Association's community activities. (Added 6/06, Ord. 06-08, Policy 6.18.17; Amended 11/13, Ord. 2013-22, Policy FLU4.15.17-r) (FLU4.6.12)

OBJ MA 1.7: HORIZON WEST EMPLOYMENT AND HOUSING; Town Center shall serve as the sole regional retail and employment center for Horizon West, west Orange County and southeastern Lake County, providing nearby employment opportunities for residents of Horizon West and diverse housing opportunities for employees to live near their workplace. (Added 11/13, Ord. 2013-22) (OBJ FLU4.7)

MA 1.7.1: TOWN CENTER; The purpose of the Town Center is to provide a place for residential, office, retail and light industrial land uses with a more regional market base that serves as an employment center, the scale of which is not permitted in the villages. The Town Center shall be oriented towards serving the residents of the Villages and surrounding area and not designed as a tourist destination. The Town Center shall be planned and established with limited access expressways within the greenbelt (as defined in MA 1.5.1) of the Town Center. In order for development to take place, the Town Center must be located so that it has immediate access to an interchange or interchanges of the Western Beltway, or similar facility with connections to the regional market base. The Town Center must be designed to encourage and accommodate future linkage with the regional transit system and must provide for connections to, and be integrated with, the collector streets, pedestrian and bike path system provided in individual villages. One high school site and one activity-based community park site shall be provided to serve the Town Center and Horizon West.

The Town Center will be integrated with the regional transit system. The design shall include designated locations for establishment of transit stations as a component of a mixed-use development. (Policies 6.1.2.1, 6.1.3; Amended 6/12, Ord. 2012-14; Amended 11/13, Ord. 2013-22, Policy FLU4.1.2-r; Amended 11/16, Ord. 2016-26; Amended 04/20, Ord. 2020-08) (FLU4.7.1)

MA 1.7.2: TOWN CENTER – DEVELOPMENT LINKAGE AND TIMING; Prior to approval by Orange County of any application for a Planned Development (PD) Land Use Plan (PD-LUP)/Unified Neighborhood Plan (UNP), or Regulating Plan (RP) within Corporate Neighborhoods 1, 2, 3 and 4, or within the Town Center Core Neighborhood (as depicted on the Horizon West Special Planning Area Land Use Map), the following conditions intended to address the traffic needs as determined by the County shall be met:

A. A developer's agreement(s) shall be approved by the Board of County Commissioners addressing, at a minimum, those roadway facilities assigned by location within one or more of the Corporate Neighborhoods or the Town Center Core as identified below. The agreement shall, at a minimum, identify the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of roadway segments based on the location of the property as prescribed below.

- Location**:** Corporate Neighborhood 3 and 4, and Town Center Core Neighborhood:
  Responsibility – Avalon Road from Old YMCA Road to New Independence Parkway
- Location – Town Center Core Neighborhood:
  Responsibility – Horizon Boulevard from Porter Road to Valencia Parkway; Valencia Parkway from Horizon Boulevard to Schofield Road/Karl Kahlert Parkway; and Schofield Road/Karl Kahlert Parkway from Valencia Parkway to Avalon Road
- Location – Corporate Neighborhood 1 and 2:
  Responsibility – Hamlin Groves Trail from Horizon Boulevard to New Independence Parkway; Horizon Boulevard/Porter Road from CR 545 to Hamlin Groves Trail; and extension of New Independence Parkway to S.R. 429.

  In the event an alternate roadway segment provides a comparable service area and capacity, it may substitute for portions of one or more of the roadway segments identified above. The developer's agreement(s) shall be consistent with all required roadway improvements and conditions of approval specified in the Horizon West Global Road Term Sheet, originally approved on September 20, 2011, by the BCC and as amended.

B. Right-of-way values shall not exceed $22,500 per acre.

C. Condition of approval on the PD stating, "Should the level of service on CR 545 fall below LOS 'E,' no construction plan approvals will take place until a developer's agreement(s) is approved among the owners of property in Neighborhoods 3, 4, and 5 (exclusive of any property owner whose responsibility has been met through a pre-existing developer's agreement), and the Board of County Commissioners. The agreement shall, at a minimum, address the responsibility for planning, funding, and scheduling of design, permitting, right-of-way acquisition, and construction of necessary improvements to CR 545." (Added 12/04, Ord. 04-21, Obj. 6.13; Amended 6/12, Ord. 2012-14; Amended 11/13, Ord. 2013-22, Objective FLU4.13-r; Amended 11/16, Ord. 2016-26; Amended 04/20 Ord. 2020-08) (FLU4.7.2)

MA 1.7.3: TOWN CENTER PLANNED DEVELOPMENT CODE; Orange County adopted a Town Center Planned Development Code with innovative standards and guidelines based upon traditional city planning and design principles to ensure an urban development pattern that encourages a mix of compatible uses within the Town Center neighborhoods and a well-defined, mixed-use Traditional Town Center Core Area. All development within the boundary of the Town Center shall comply with the provisions of the Town Center Planned Development Code or any alternative provisions outlined within an approved Town Center Planned Development/ Regulating Plan (PD/RP). (Added 11/13, Ord. 2013-22; Amended 04/20, Ord. 2020-08) (FLU4.7.3)

MA 1.7.4: The Town Center Planned Development Code shall encourage development through either Unified Neighborhood Plans (UNPs) or optional Regulating Plans (RPs). The development program associated with a UNP or RP shall generally reflect a proportionate share of the allocated development program for the subject property, as identified in Policy MA 1.7.9 – Table 1.7.9 (a) and as depicted on the originally-adopted Town Center Recommended Land Use Plan Map. A development program may also be adjusted to account for internal Town Center unit (DU whether originally programmed in Table 1.7.9 (a) as DU or converted from commercial square footage into DU) transfers and use conversions. (Added 12/04, Ord. 04-21, Policy 6.8.8; Amended 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Policy FLU4.8.8-r; Amended 04/20, Ord. 2020-08) (FLU4.7.4)

MA 1.7.5: Through provisions of the Town Center Development Code, dwelling unit and/or commercial square foot increases may be granted for this dedication of functional open space over the minimum seven percent requirement. (Added 12/04, Ord. 04-21, Policy 6.8.9; Amended 11/13, Ord. 2013-22, Policy FLU4.8.9-r) (FLU4.7.5)

MA 1.7.6: To encourage innovative planning and design solutions and creative development in Town Center, Orange County shall include provisions in the Town Center Development Code that allow for transfer of development units within and between proposed Town Center Neighborhoods. (Added 12/04, Ord. 04-21, Policy 6.8.10; Amended 11/13, Ord. 2013-22, Policy FLU4.8.10-r) (FLU4.7.6)

MA 1.7.7: The Town Center Development Code shall include development standards for placemaking, key elements and design guidelines and a sufficient, yet flexible streamlined review process for each of the Town Center Land Use District Classifications, consistent with the purpose and intent of each district, described as follows:

A. **URBAN RESIDENTIAL DISTRICT:** Urban Residential districts should be developed to reflect the character and quality of traditional neighborhoods. The Urban Residential districts are expected to develop with a mix of attached and detached housing, civic uses, neighborhood parks and recreational facilities. Neighborhood type and scale commercial and office uses may be permitted within this District as either ancillary to a principal use, or freestanding at sites permitted and specifically identified as appropriate for such uses as part of the applicable Unified Neighborhood Plan/Planned Development. The Town Center Development Code shall include provisions to address the following aspects of neighborhood scale commercial and office uses permitted by location: compatibility with adjoining uses; location of sites relative to Framework or Urban Collector streets; scale and types of uses; and, standards that would control the number of non-residential uses that may be permitted by location.

   The districts should be developed such that the typical street and block pattern will be fully interconnected to accommodate pedestrians, bicyclists and motor vehicles. All pedestrian and bike trail systems within the districts should be linked to the APF bike and recreational trail system of Town Center.

B. **CORPORATE CAMPUS MIXED-USE DISTRICT:** Corporate Campus Mixed-Use districts should have a mix of attached and detached housing, office, hotel, limited warehouse and associated light industrial uses, and civic, open space, and recreation uses. Limited support retail uses may be allowed as: ancillary uses within buildings where the primary use is office or residential; or as freestanding uses on one or more sites specifically identified as appropriate for such uses as part of the applicable Unified Neighborhood Plan/Planned Development. The Town Center Development Code shall include provisions to address the following aspects of support retail uses permitted by location: compatibility with adjoining uses; location of sites relative to Framework or Urban Collector streets; scale and types of uses; and, standards that would control the number of freestanding support retail uses that may be permitted by location. Within Corporate Campus Mixed-Use districts, office uses will dominate, and the residential development will be of a higher density than Urban Residential districts.

C. **CORPORATE NEIGHBORHOOD CENTER DISTRICT:** The Corporate Neighborhood Center (CNC) district is intended to provide attached residential, retail and service support to and within walkable distance from the adjacent Urban Residential and Corporate Campus Mixed-Use districts. The Corporate Neighborhood Centers will provide neighborhood-serving retail, service and civic activities. When attached residential uses are proposed for inclusion in a CNC District, the applicant shall demonstrate that sufficient land area will remain in the applicable CNC district to accommodate at least 80% of the non-residential development program entitlements described in Table 1.7.9 (a) of MA 1.7.9.

D. **RETAIL/WHOLESALE DISTRICT:** The Retail/Wholesale district is intended to accommodate regional retail business, personal services, office, warehouse, and warehouse showroom uses for the Horizon West area. Transit stops and on-site parking for such stops shall be provided. Attached residential uses may be allowed pursuant to the Town Center Code (once adopted) as: an ancillary use within buildings where the primary use is office, retail, or hotel; or as freestanding uses on one or more sites specifically identified as appropriate for such uses as part of the applicable Unified Neighborhood Plan/Planned Development. The Town Center Development Code shall include provisions to address the following aspects of attached residential permitted by location: compatibility with adjoining uses; location of sites relative to Framework or Urban Collector streets; scale and types of uses; and, standards that would control the number of attached residential sites and/or units that may be permitted by location. The manner in which buildings relate to streets within this type of District shall be governed by the provisions of the Town Center Planned Development Code.

E. **TRADITIONAL TOWN CENTER CORE:** The Traditional Town Center Core will serve as the civic and retail heart of Horizon West and the surrounding area. The Traditional Town Center Core will be a vital, mixed-use center that contains a variety of residential, retail, office, hotel, civic, and entertainment uses. The Traditional Town Center Core will be designed as the primary pedestrian-oriented activity center of the entire Town Center. Building fronts will have a primary orientation to streets and parks. Civic spaces and public buildings will be encouraged, designed and located as focal points throughout the Traditional Town Center Core.

F. **CIVIC, OPEN SPACE AND RECREATION:** Open space shall be interspersed throughout Town Center as a common thread that, when sited and designed properly, can tie districts, neighborhoods, land uses, and residents together, creating community character, image, and identity. Open space may include passive uses and should be in the form of publicly accessible squares, greens, formally designed parks, small but intensely used civic activity and special event areas, and elements of the master stormwater system. Particularly in expansive commercial sites, landscaped pedestrian plazas can provide access from public streets, through parking lots, and to individual buildings.

(Added 3/99, Ord. 99-04; Policy 6.8.2; Amended 6/12, Ord. 2012-14; Amended 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Policy FLU4.8.2-r; Amended 11/16, Ord. 2016-26) (FLU4.7.7)

MA 1.7.7.1: LAND USE DISTRICT BOUNDARY ADJUSTMENT; The Horizon West Special Planning Area Land Use Map depicts the approximate location and boundaries of all land use districts (districts) or form-based transect zones (transects) within the Town Center. These districts and transects are required to be depicted as part of each Town Center Planned Development – Unified Neighborhood Plan (PD-UNP) or optional Town Center Planned Development/Regulating Plan (PD-RP), as approved by the Board of County Commissioners. Changes or adjustments to the land districts and/or transects may be considered and processed as a Planned Development (PD) rezoning (if the property does not yet have a PD zoning designations), or PD Land Use Plan Amendment, or Change Determination Review (CDR) to request an existing PD. Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy MA 1.1.8, and shown on the Horizon West Special Planning Area Land Use Map when approved.

Such changes and adjustments shall be evaluated for consistency with the criteria outlined in Policy MA 1.1.8 and shown on the Horizon West Special Planning Area Land Use Map when approved. (Added 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Policy FLU4.8.2.1-r; Amended 11/16, Ord. 2016-26; Added 04/20, Ord. 2020-08) (FLU4.7.7.1)

MA 1.7.8: Town Center open spaces and recreation areas should serve the dual function of providing both passive and active recreation opportunities and reinforcing the urban form of each district and the Town Center as a whole. Non-APF civic, recreational and passive use open space will be provided at a rate of 7% per useable acreage. Useable acreage shall be defined as the remaining land area of a property after the areas included in natural water bodies, conservation (wetland areas), APF lands and greenbelts have been deducted from the total area within a property or parcel boundary. (Added 3/99, Ord. 99-04; Policy 6.8.2; Amended 6/12, Ord. 2012-14; Amended 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Portion of Policy FLU4.8.2.F-r) (FLU4.7.8)

MA 1.7.9: DEVELOPMENT PROGRAM; Each Neighborhood Parcel listed in Table 1.7.9 (a) below and shown on the Horizon West Special Planning Area Land Us Map shall be allowed to develop when approved pursuant to the Town Center Development Code, applicable PD-UNP, or PD-RP.

Development programs approved as part of the initial PD.UNP or PD/RP may be permitted to vary from those identified in Table 1.7.9, consistent with provisions of the Town Center Planned Development Code. Proposed variations in development programs may reflect bonus assignments associated with transfers of development rights, land use entitlement transfers, land use conversions, or bonus assignments.

Table 1.7.9 identifies residential, non-residential and hotel development entitlements assigned to individual Neighborhood Parcels. In addition, the table provides for a bonus residential entitlement of 1,540 dwelling units intended as an incentive for the submittal of a PD-UNP or a PD-RP. In addition, Table 1.7.9 allocates hotel unit entitlements to Corporate Campus Mixed-Use (CCMU), Retail/Wholesale (RW), and Traditional Town Center Districts. The assignment of the bonus residential and hotel entitlements shall be accomplished in the following manner.

A. The submittal of a complete PD-UNP or PD-RP, consistent with any applicable requirements, shall entitle the applicant to request an assignment of dwelling units from the bonus residential entitlement provided in Table 1.7.9. The assignment shall be limited to the pro rata share of the number of dwelling units available under the bonus category of entitlements. The share shall be determined by the ratio of the percentage of net developable land area included in the applicable PD/UNP or PD/RP, to the total net developable area included in the Town Center.

B. Assignment of a share of the hotel unit entitlement available to CCMU, R/W, Traditional Town Center Districts or Transect Zones may be requested by Town Center property owners through the PD-UNP, PD-RP, PSP and/or DP approval process. The conditions of an assignment include:

a. Limited to Neighborhood Parcels that contain CCMU, R/W, or Traditional Town Center Land Use District/Transect Zone designations;

b. Any single assignment is limited to no more than twenty-five (25) percent of the total number (700) available;

c. The assignment shall expire within two years if a building permit for the applicable hotel units has not been approved by Orange County; and

d. Any unused entitlements in a PD/UNP or PD/RP may be transferred to another PD/UNP or PD/RP within the Town Center through the PD Change Determination Review (CDR) request process.

(Added 12/04, Ord. 04-21; Amended 2006-2; Policy 6.8.3; Amended 6/12, Ord. 2012-14; Amended 5/13, Ord. 2013-11; Amended 11/13, Ord. 2013-22, Policy FLU4.8.3-r; Amended 07/15, Ord. 2015-14; Amended 06/16, Ord. 2016-14; Amended 11/16, Ord. 2016-26; Amended 04/20, Ord. 2020-08) (FLU4.7.9)

Table MA 1.7.9 (a) Corporate Neighborhood 1 Development Program

Neighborhood Parcel	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
CCM – 1*	Corp. Campus Mixed	7.0%	234,450	310	0
CCM – 2 *	Corp. Campus Mixed	7.0%	251,250	80	0
CCM – 3	Corp. Campus Mixed	7.0%	92,700	50	0
RW – 1 *	Retail/ Wholesale	7.0%	155,100	0	0
RW-1b	Retail/ Wholesale	7.0%	430,000	0	0
RW – 2 *	Retail/ Wholesale	7.0%	105,400	0	0
UR -1	Urban Residential	7.0%	0	150	0
	Subtotals	7.0%	1,268,900	590	0

Table MA 1.7.9 (a) Corporate Neighborhood 1 Development Program					
Neighborhood Parcel	**Land Use**	**Non APF Civic, Park and Recreational Area**	**Non-Residential Square Feet**	**Residential Dwelling Units**	**Hotel Rooms**
CCM – 1*	Corp. Campus Mixed	7.0%	234,450	310	0
CCM – 2 *	Corp. Campus Mixed	7.0%	251,250	80	0
CCM – 3	Corp. Campus Mixed	7.0%	92,700	50	0
RW – 1 *	Retail/ Wholesale	7.0%	155,100	0	0
RW-1b	Retail/ Wholesale	7.0%	430,000	0	0
RW – 2 *	Retail/ Wholesale	7.0%	105,400	0	0
UR -1	Urban Residential	7.0%	0	150	0
	Subtotals	7.0%	1,268,900	590	0
Corporate Neighborhood 2 Development Program					
Neighborhood Parcel	**Land Use**	**Non APF Civic, Park and Recreational Area**	**Non-Residential Square Feet**	**Residential Dwelling Units**	**Hotel Rooms**
UR-2	**Urban Residential**	**7.0%**	**0**	**205**	**0**
CCM – 4 *	Corp. Campus Mixed	7.0%	510,400	275	0
CCM – 5 *	Corp. Campus Mixed	7.0%	211,500	116	0
CCM – 6	Corp. Campus Mixed	7.0%	225,300	122	0
CCM – 7	Corp. Campus Mixed	7.0%	205,700	112	0
CCM – 8	Corp. Campus Mixed	7.0%	133,800	75	0
CCM – 9	Corp. Campus Mixed	7.0%	131,500	70	0
CNC -1 *	Corp. Neigh. Center	7.0%	63,600	0	0
	Subtotals	7.0%	1,481,800	975	0
Corporate Neighborhood 3 Development Program					
Neighborhood Parcel	**Land Use**	**Non APF Civic, Park and Recreational Area**	**Non-Residential Square Feet**	**Residential Dwelling Units**	**Hotel Rooms**
UR-3	Urban Residential	7.0%	0	490	0
UR-4	Urban Residential	7.0%	0	220	0
UR-5	Urban Residential	7.0%	0	260	0

Table MA 1.7.9 (a) Corporate Neighborhood 1 Development Program					
RW – 3	Retail/ Wholesale	7.0%	111,600	0	0
RW – 4	Retail/ Wholesale	7.0%	196,400	0	0
RW-4a	Retail/ Wholesale	7.0%	317,690	157	0
RW-4b	Retail/ Wholesale	7.0%	40,000	68	
CCM – 10	Corp. Campus Mixed	7.0%	97,710	68	0
	Subtotals	7.0%	763,400	1,195	0
Corporate Neighborhood 4 Development Program					
Neighborhood Parcel	**Land Use**	**Non APF Civic, Park and Recreational Area**	**Non-Residential Square Feet**	**Residential Dwelling Units**	**Hotel Rooms**
CCM - 11	Corp. Campus Mixed	7.0%	719,600	370	0
CCM - 12	Corp. Campus Mixed	7.0%	342,100	170	0
CCM - 13	Corp. Campus Mixed	7.0%	441,200	215	0
CNC -2	Corp. Neigh. Center	7.0%	82,200	0	0
	Subtotals	7.0%	1,585,100	755	0
Town Center Neighborhood Development Program					
Neighborhood Parcel	**Land Use**	**Non APF Civic, Park and Recreational Area**	**Non-Residential Square Feet**	**Residential Dwelling Units**	**Hotel Rooms**
CCM - 14	Corp. Campus Mixed	7.0%	65,500	35	0
CCM - 15	Corp. Campus Mixed	7.0%	143,700	80	0
CCM - 16	Corp. Campus Mixed	7.0%	646,600	0	0
CCM - 17	Corp. Campus Mixed	7.0%	325,000	155	0
RW – 5	Retail/ Wholesale	7.0%	154,600	0	0
RW – 6	Retail/ Wholesale	7.0%	178,400	0	0
RW – 7	Retail/ Wholesale	7.0%	186,400	0	0
TTC	Traditional Town Center	7.0%	1,352,000	1,085	250
	Subtotals	7.0%	3,052,200	1,355	250
	TOWN CENTER TOTALS	7.0%	8,151,400	4,870	250
Residential Bonus, Orange County National Golf Course and Hotel Development Programs					

Table MA 1.7.9 (a) Corporate Neighborhood 1 Development Program

Applicable Area	Land Use	Non APF Civic, Park and Recreational Area	Non-Residential Square Feet	Residential Dwelling Units	Hotel Rooms
All CCM and UR Parcels	Unified Neighborhood Plan Residential Dwelling Unit Bonus	NA	NA	1,540	NA
Orange County National Golf Course	Hotel	NA	NA	NA	250
All CCM and RW Parcels	Hotel	NA	NA	NA	700

MA 1.7.10: Infrastructure in Town Center Neighborhoods shall be sized for ultimate build-out to avoid costly upgrades and ROW restoration. (Added 12/04, Ord. 04-21, Policy 6.9.7; Amended 11/13, Ord. 2013-22, Policy FLU4.9.7-r) (FLU4.7.10)

MA 1.7.11: To manage growth in West Orange County, the timely development of Town Center as a retail and employment center for Horizon West, West Orange County and east Lake County is critical. To promote employment opportunities in Horizon West and curb unplanned sprawl development outside Horizon West, Orange County shall consider the use of special financing mechanisms in Town Center. Special financing may be used for the construction and maintenance of common open space, civic uses and public facilities required to support development in Town Center. Special financing mechanisms should also be used for schools, colleges, economic development, and employment generators, particularly within the Corporate Campus Mixed-use Districts and the Town Center Core. (Added 12/04, Ord. 04-21, Policy 6.10.1; Amended 11/13, Ord. 2013-22, Policy FLU4.10.1-r) (FLU4.7.11)

MA 1.7.12: A water balance analysis that evaluated the impacts of urban development on recharge soils within the Town Center and demonstrated that the recharge characteristics of water anticipated to enter the soil in the post development condition is comparable to that anticipated in the predevelopment condition was completed prior to the adoption of the Town Center. (Added 11/13, Ord. 2013-22; Amended 11/16, Ord. 2016-26) (FLU4.7.12)

OBJ MA 1.8: SOUTHWEST MARKET AREA RURAL SETTLEMENTS; Orange County shall protect and preserve the Rural Settlement(s) within the Southwest Market Area and their established neighborhoods. This objective shall be made measurable by implementing the following policies for the Rural Settlements within the Southwest Market Area. (Added 05/01, Ord. 01-11, Obj. 2.4) (OBJ FLU6.3)

MA 1.8.1: Orange County shall establish the Lake Avalon Rural Settlement. The permitted densities and intensities of land use within the Rural Settlement shall maintain the rural character of Lake Avalon area as designated on the Future Land Use Map. The predominant designation shall be 1/5 to reflect the existing development pattern. Densities shall range from 1/1, 1/2, 1/5 to 2/1 provided that a density of 2/1 may be permitted only if it is consistent with LMN 4.7.8 (with the restriction that "adjacent political jurisdictions" means municipalities located in Orange County).

All other residential densities of the Lake Avalon Rural Settlement shall be as provided for in LMN 4.7.7. In addition, residential densities in the Lake Avalon Rural Settlement shall be consistent with LMN 4.7.8. Furthermore, notwithstanding anything to the contrary in LMN 4.7.8, a person owning more than fifty (50) contiguous acres of property may apply for a change of 2 DU/1 AC for not more than fifty (50) contiguous acres, provided that such acreage is situated adjacent to an Orange County's municipality's jurisdictional boundaries. (Added 5/04, Ord. 04-06; Amended 5/05, Ord. 05-05, Policy 2.4.5-r) (FLU6.3.5)

MA 1.8.1.1: Within the Lake Avalon Rural Settlement, subject to the criteria set forth below, up to two lot splits may be allowed on certain parcels designated Rural Settlement 1/5 (RS 1/5), provided that the resulting lots shall be a minimum of four and one-half 4½ acres (notwithstanding the existing zoning district standards) and shall not result in the creation of more than three total lots from the original parent parcel. Assuming such lot(s) meet each of the following criteria, the resulting lots shall be deemed consistent with the RS 1/5 designation and the intent of this policy to maintain the rural character of the Lake Avalon Rural Settlement:

A. The lot(s) shall be designated RS 1/5;

B. The lot(s) shall be between nine (9) and fifteen (15) net acres in size;

C. The lot(s) shall have been platted prior to the May 18, 2004, creation of the Lake Avalon Rural Settlement;

D. The lot(s) are otherwise consistent with the RS 1/5 Future Land Use designation and have met all other relevant land development code requirements.

[Amended 07/22, Ord. 2022-17 (2022-1-B-FLUE-3)] (FLU6.3.5.1)

MA 1.8.2: Limited neighborhood commercial and office uses shall be allowed in the Lake Avalon Rural Settlement consistent with LMN 4.7.10. The scale, intensity and types of commercial and office uses must be compatible with the existing rural development pattern of the Lake Avalon area. Commercial and Office uses shall be processed as comprehensive policy amendments. (Added 5/04, Ord. 04-06, Policy 2.4.6) (FLU6.3.6)

MA 1.8.3: In addition to the criteria listed in LMN 4.7.4, non-residential development will be subject to the Lake Avalon Rural Settlement Commercial Design Guidelines and will be required to be zoned PD (Planned development) or granted a Special Exception. The guidelines shall include, but not limited to, the following:

- Uses
- Access management
- Site requirements
- Signage
- Fencing (Added 5/04, Ord. 04-06, Policy 2.4.7) (FLU6.3.7)

MA 1.8.4: Orange County shall support the development of multi-purpose trails, including equestrian, pedestrian and bicycling trails within the Lake Avalon Rural Settlement. (Added 5/04, Ord. 04-06, Policy 2.4.8) (FLU6.3.8)

MA 1.8.5: The County will identify the Lake Avalon Rural Settlement area boundaries and community facilities with a signage program. (Added 5/04, Ord. 04-06, Policy 2.4.9) (FLU6.3.9)

MA 1.8.6: Any existing potable water facilities serving the Rural Settlement shall not be used as reason to increase allowable densities within the Rural Settlement. (Added 5/04, Ord. 04-06, Policy 2.4.10) (FLU6.3.10)

MA 1.8.7: Development within the Lake Avalon Rural Settlement shall be consistent with existing Orange County LMN 4.7.1 - LMN 4.7.13. (Added 5/04, Ord. 04-06, Policy 2.4.11-r) (FLU6.3.11)

MA 1.8.8: Development that is adjacent to the Lake Avalon Rural Settlement shall consider appropriate buffering and compatibility standards using the guidelines of LMN 4.7.5.(Added 5/04, Ord. 04-06, Policy 2.4.12) (FLU6.3.12)

OBJ MA 1.9: US HWY 192 TOURIST/COMMERCIAL GROWTH CENTER; US Hwy 192 Tourist/Commercial growth center was established for the purpose of building a community in line with the growth values in Goal MA 1. The following policies are specific to the US Hwy 192 Tourist/Commercial growth center. Readers should refer to LMN OBJ 3.6 for guidance not addressed in the following policies.

MA 1.9.1: Expansion of the US Hwy 192 Tourist/Commercial growth center shall occur only by amendment to the Comprehensive Plan pursuant to Chapter 163, F.S., and shall be considered pursuant to the criteria defined herewith.

A. A minimum of 200 gross acres to ensure establishment of at least one integrated development.

B. Each comprehensive plan amendment request must be immediately adjacent to the existing US Hwy 192 Tourist/Commercial growth center or immediately adjacent to an established Growth Center/Resort/PD in order to eliminate urban sprawl or leapfrogging of development. Growth Center/Resort/PD development must also be consistent with Ordinance 96-11 related to Growth Centers. Each comprehensive plan amendment must demonstrate clearly defined rationale for separating from the Rural Service Area or Horizon West and establishing a Growth Center/Resort/PD in accordance with Joint Planning Area requirements and other policies defined herewith.

C. In general, the overall planning evaluation to establish and/or expand the US Hwy 192 Tourist/Commercial growth center shall include but not be limited to:

   a. Adjacent land use compatibility in the transition of urban to rural areas and proposed internal plan compatibility as it relates to transition of land uses from a tourist orientation to a permanent community orientation envisioned by Horizon West.

   b. Availability of central sewer/water transmission facilities within two miles of the subject site, consistent with the Orange County Comprehensive Plan e.g. OBJ. LMN 3.6.

   c. Separation of land by collector or arterial roadways, natural resource areas or the ability to plan upland buffer areas to separate resort planned developments from existing or planned permanent residential neighborhoods of Horizon West.

   d. Avoidance of premature conversion of active agricultural land areas.

   e. Each specific comprehensive plan amendment will be independently evaluated by Orange County in context of the remaining Horizon West Village Land Use Classification and the adjacent Growth Center.

   f. When a comprehensive plan amendment is approved by the Board of County Commissioners, the net developable acreage allocated for urban development by the small area analysis shall be counted as Urban Service Area allocation. (Added 5/96, Ord. 96-11; Amended 12/00, Ord. 00-25; Amended 10/11, Ord. 2011-08, Policy 1.2.6.1–r) (FLU7.4.8)

OBJ MA 1.10: BUTLER CHAIN OF LAKES; Orange County shall maintain the quality of lakes, including the Butler Chain of Lakes, that are designated as Outstanding Florida Waters. (Added 6/95, Ord. 95-13, Obj. 4.4-r) (FLU6.4.13)

MA 1.10.1: All new residential developments shall provide for a minimum lot size of at least one (1) acre for all lots fronting on any lake within the Butler Chain. This shall not include any existing manmade waterbodies connected to the Butler Chain. This development must be consistent with the future land use designation, IMP 1.5.2 or IMP 2.4.3, or have vested rights. (Added 6/95, Ord. 95-13; Amended 10/10, Ord. 2010-13, Policy 4.4.1) (FLU6.4.14)

MA 1.10.2: All rezonings within the Urban Service Area with frontage on the Butler Chain of Lakes shall be restricted to residential only with accessory recreational uses. Nonresidential zonings shall be prohibited. (Added 6/95, Ord. 95-13, Policy 4.4.2-r) (FLU6.4.16)

OBJ MA 1.11: DEVELOPMENT OF I-DRIVE DISTRICT REGIONAL CENTER AND TOURIST ACTIVITY CENTER; It is Orange County's goal to promote tourism through the development of an economically viable, well-planned, tourist-oriented area made up of the I-Drive District Regional Center (IDD-RC) and the Tourist Activity Center (TAC). Orange County shall create development guidelines to ensure an aesthetic and well organized character of the IDD-RC and TAC, which accommodates tourist-related activities such as hotels, convention-related uses, retail and restaurant, amusement and entertainment, and both permanent and short-term residential activities. (OBJ ID 1.1) (GOAL ID1)

MA 1.11.1: Underground electrical distribution lines shall be required within the IDD-RC and TAC. (ID1.2.6)

MA 1.11.2: A funding mechanism, such as but not limited to a Municipal Service Taxing Unit (MSTU(s)) and/or Municipal Service Benefit Unit (MSBU(s)), for financing underground utilities, maintenance of landscaping on public property, and lighting along major roads, including International Drive, shall be established. (ID1.2.8)

MA 1.11.3: Existing trees on public and private property within the IDD-RC and TAC shall be saved whenever possible. Sidewalks shall be designed to save trees. (ID1.2.13)

MA 1.11.4: Time-share units shall be permitted only within the I-Drive District Regional Center and Tourist Activity Center designated areas and shall be considered as a hotel/motel use. This policy shall not apply to Planned Developments that were approved for resort residential uses prior to January 1, 1987. (ID3.1.6)

MA 1.11.5: A 15-foot-wide multimodal / utility easement along each side of International Drive within the IDD-RC and the TAC (as reflected on the Future Land Use Map) and a 10-foot-wide multimodal / utility easement along each side of all other functionally classified road rights-of-way within the IDD-RC and the TAC, shall be required for all new development or redevelopment where needed, and to the extent permitted by law, unless otherwise exempt or vested from this policy. Isolated segments of the subject multimodal / utility easements along International Drive as identified by the County Traffic Engineer and Utilities Engineering Division Manager may extend beyond a depth of 15-feet for the purpose of implementing vitally important transit system or utility-related improvements only. (ID2.2.2)

OBJ MA 1.12: IDD-RC AND TAC TRANSPORTATION SYSTEM; The County shall continue to pursue an efficient transportation system within the IDD-RC and TAC through a transportation plan that addresses the safety and convenience of all users, and funding mechanisms to implement all proposed transportation modes. (OBJ ID2.1)

MA 1.12.1: Multi-modal transportation linkages that connect important destinations throughout the IDD-RC and TAC, and between these areas and other regional destinations shall be established, including but not limited to a direct transit connection to Orlando International Airport. These linkages must ensure and provide for the efficient, safe, and convenient movement of both people and goods. (GOAL ID2)

MA 1.12.2: Orange County shall coordinate with Florida Department of Transportation (FDOT), LYNX, the Central Florida Expressway Authority, and other transportation agencies, as appropriate, to ensure level of service is maintained on roadways that serve the IDD-RC and TAC. (ID 1.3.2)

MA 1.12.3: Interconnection of adjacent developments within the IDD-RC and TAC shall be achieved through cross access easements, pedestrian passageways, public rights-of-ways, and private streets. (ID2.1.5)

MA 1.12.4: Partnership agreements, once executed, shall be considered in the planning and scheduling of transportation improvements within both the IDD-RC and TAC. (ID2.1.9)

OBJ MA 1.13: I-DRIVE DISTRICT REGIONAL CENTER; The IDD-RC is generally located north of Central Florida Parkway and SR 528, south of Carrier Drive and W. Sand Lake Road, east of Interstate 4 and west of Shingle Creek, which is depicted on the Future Land Use Map. The IDD-RC is the primary tourist destination of Orange County with venues and amenities for visitors, conventioneers, local residents, and businesses. Orange County shall promote mixed-use development characterized by complete streets, urban amenities, and a safe and walkable pedestrian environment that reinforces the IDD-RC's stature as a world destination. (OBJ ID1.4)

MA 1.13.1: I-Drive District Goals. As stated in the I-Drive 2040 Strategic Vision document accepted by the Board of County Commissioners on November 3, 2015, all future development and redevelopment within the IDD-RC shall strive to achieve the following goals:

- Connected: Celebrate pedestrians by improving walkability, activating the streets, and offering ample multimodal options;
- Complete: Enable a complete community by ensuring that a diversity of uses, including residential, can be accommodated in the District;
- Authentic: Reinforce community identity and authenticity by providing civic and gathering spaces featuring public art;
- Prosperous: Foster economic development by promoting and facilitating infill and redevelopment opportunities within the District;
- Sustainable: Promote efficient use of natural resources by incorporating green building practices and capitalizing on local resources. (ID1.4.1)

MA 1.13.2: The IDD-RC Future Land Use Map designation locates the activity center accommodating multi-story and large-footprint buildings oriented to the widest regional tourism markets. This regional activity center has a high concentration of people and jobs within a mixed-use environment and contains amenities that support residents, workers and employers within the center and throughout the region. The IDD-RC has a high level of limited access highway and transit access. When present, residential, retail, service, office, educational and entertainment uses are typically provided in a large format with comfortable pathways to transit, parking garages or surface parking. The IDD-RC is intended as a regional destination where people shop, work, live and recreate.

MA 1.13.3: IDD-RC AND SUB-DISTRICTS; The IDD-RC, depicted on the Future Land Use Map, has been divided into eight (8) sub-districts that are characterized by certain uses, activity types and their unique functions. These sub-districts include the following:

A. Convention Center: With the Orange County Convention Center as the focal point, this sub-district's hotels and tourist-supportive properties provide conventioneers with convenience and comfort in a walkable environment. In addition, this district provides mixed use, mixed-income high density residential development;

B. Retail & Hospitality: A mixed-use sub-district featuring lodging accommodations, restaurants, and shops with supportive residential developments. Situated around the Pointe Orlando complex and along the east side of International Drive, this sub-district provides a venue for socialization to visitors;

C. Entertainment: Serving as the North I-Drive District gateway, this sub-district is characterized by large-scale tourist attractions and entertainment venues, with supportive residential developments that create a point of interest for both local and world-wide visitors;

D. Sea World: Sea World, Discovery Cove, and Aquatica theme parks serve as the central attraction to this sub-district, with supportive uses such as office, retail, and residential developments;

E. Destination Parkway: An area centered around an abundance of residential development, this sub-district will serve as an incubator for vertically-integrated mixed-use development;

F. Universal Boulevard: With a well-balanced mix of housing, retail development, entertainment, and lodging, the Universal Boulevard Sub-District blends the needs and interests of local residents and tourists alike;

G. Rosen & Shingle Creek: Featuring the Rosen Shingle Creek Resort and golf course, this sub-district is prime for mixed-use development to provide an eastern edge to the IDD-RC; and

H. Universal: Anchored with theme park attractions, this sub-district provides resort style development to visitors with a range of entertainment and retail options as well as supporting uses, including residential developments. (ID1.4.2)

MA 1.13.4: Regulating Plan (RP). The Regulating Plan (RP) for the IDD-RC was adopted on February 7, 2017 (as amended by Ordinance 2018-24 on October 30, 2018). The Regulating Plan depicts the IDD-RC's boundary and Sub-Districts, and provides a general and illustrative representation of the desired development pattern, including locations of various development zones, known as transects, within the IDD-RC. (ID1.4.3)

MA 1.13.5: Transects. Development densities and intensities within the IDD-RC shall be governed through the use of Transects. The transect zones shall feature primary emphasis on building form, building placement, block configuration and connectivity. The transects are defined as follows:

T6 GENERAL TRANSECT (T6 GENERAL): Consists of the highest density and height, with the greatest variety of uses, including residential. Streets have continuous street tree plantings and buildings are set close to wide sidewalks. This zone is predominantly used on major thoroughfare types including International Drive and Universal Boulevard, near planned transit stations, and abutting major intersections.

T6 INTERNATIONAL DRIVE CORRIDOR TRANSECT (T6 I-DRIVE): Treated similarly to the T6 General Zone. Setbacks and minimum building heights are calibrated to compliment the specific features of International Drive and effectively frame the public realm.

T6 UNIVERSAL BOULEVARD CORRIDOR TRANSECT (T6 UNIVERSAL): Treated similarly to the T6 General Zone. Setbacks and minimum building heights are calibrated to compliment the specific features of Universal Boulevard and effectively frame the public realm.

Special Zone: Civic (SZ Civic): This zone and its code standards will be based on the Orange County Convention Center's 2015 Master Plan with strong emphasis on walkability, urban development, and civic open spaces.

Special Zone: Theme Park (SZ Theme Park): This zone consists of theme park or entertainment complexes and their entertainment, hotel, resort, residential and accessory uses, without open, public access. (ID1.4.3.1)

MA 1.13.6: The land development code shall include regulations that implement the transect zones depicted the regulating plan for the IDD-RC. (Added 6/16, Ord. 2016-15) (ID1.4.4)

MA 1.13.7: Phased Implementation and Infrastructure Funding. Implementation of I-Drive 2040 Strategic Vision shall be phased based on the 5/15/25-year infrastructure funding schedule, as presented in the I-Drive 2040 Strategic Vision document. (Added 6/16, Ord. 2016-15)(ID1.4.5)

OBJ MA 1.14: TOURIST ACTIVITY CENTER; Infrastructure programming and land use will be balanced within the Tourist Activity Center. Development regulations and financing mechanisms for the provision of infrastructure necessary to support the intended intensity of development within the TAC shall be established.(Amended 6/16, Ord. 2016-15) (OBJ ID4.1) (TAC) (GOAL ID4)

MA 1.14.1: Approval of development within the TAC shall be conditioned upon the availability of adequate services and facilities as measured by the adopted level of service/quality standards of the comprehensive plan. (ID4.1.1)

MA 1.14.2: A funding strategy, including but not limited to Municipal Service Benefit Unit (MSBU), ad valorem taxes, transportation/transit utility district, and impact fees, shall be adopted to ensure provision and maintenance of the adopted level of service/quality standards. Conditions of approval for development within the TAC shall be used to implement the funding strategy. (ID4.1.2)

MA 1.14.3: The road right-of-way and centerline shall be planned and acquired as far in advance as possible to minimize road and construction costs. Full projected right-of-way costs and the incremental cost (if any) for underground electric distribution and landscaping of public rights-of-way shall be included in any road construction financing proposal. The County shall establish a Municipal Service Benefit Unit (MSBU) or other financing mechanism for the design and acquisition of road rights-of-way. (ID4.1.4)

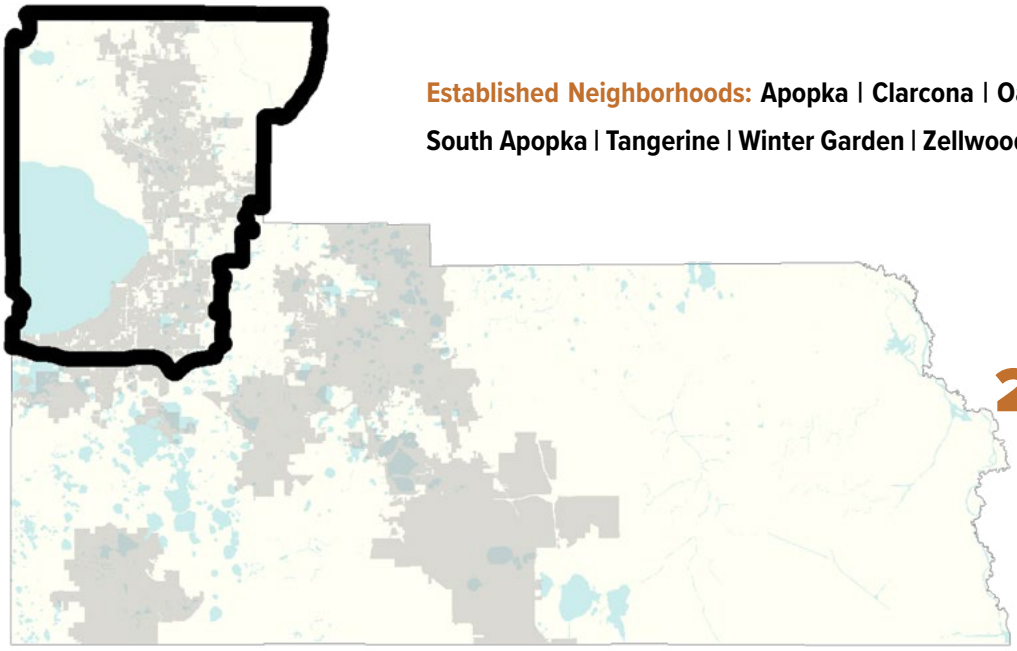
OBJ MA 1.15: TOURIST ACTIVITY CENTER COMPATIBILITY; New development will achieve environmental protection and compatibility with existing neighborhoods within and adjacent to the Tourist Activity Center. Land development regulations shall ensure environmental protection and compatibility with existing neighborhoods while minimizing adverse development impacts within and adjacent to the TAC. (Added 12/00, Ord. 00-25; Amended 06/17, Ord. 2017-12) (ID 5.1) (TAC). (Amended 6/16, Ord. 2016-15) (GOAL ID5)

MA 1.15.1: In areas of the TAC that abut the Lake Willis neighborhood, land development regulations shall be established to protect the character of the single-family neighborhood. (ID5.1.3)

MA 1.15.2: Stormwater management systems, which are designed as permanent wet detention ponds, greater than one acre, and not maintained by Orange County, shall be designed, operated, and maintained so as to resemble a natural pond to the greatest extent practicable. (ID5.1.5)

[SPACE INTENTIONALLY LEFT BLANK]

NORTHWEST PLANNING MARKET AREA



Established Neighborhoods: **Apopka | Clarcona | Oakland | Ocoee | Paradise Heights | South Apopka | Tangerine | Winter Garden | Zellwood**

197 SQUARE MILES

20% OF ORANGE COUNTY

56 SQUARE MILES OF INCORPORATED AREA

141 SQUARE MILES OF UNINCORPORATED AREA

Lake Apopka and the lands surrounding Wekiva Springs and Rock Springs provide natural defining features for the Northwest Market Area, along with historic cities and towns founded in the late 19th and early 20th centuries based on agriculture and railroads. While fishing on Lake Apopka and farming on its north shore were popular mid-20th century activities, efforts have since focused on restoration of both the water and the land, giving rise to recreational opportunities. New roadways in recent years provide enhanced connections for goods and people throughout the region.

NATURE

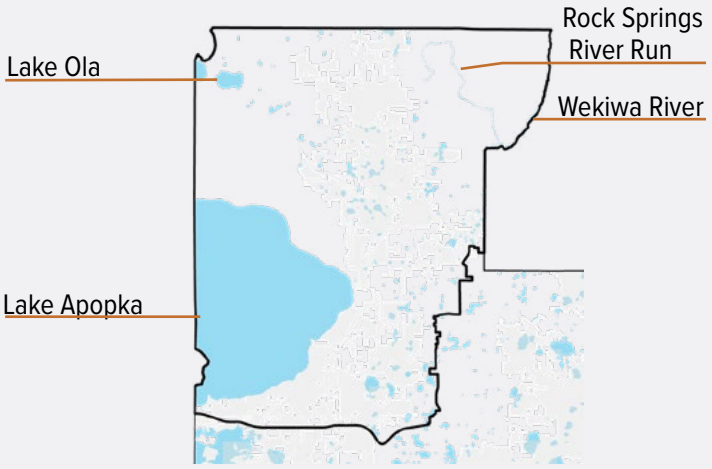
PARKS & OPEN SPACE

12 ORANGE COUNTY PARKS

447 ACRES WITHIN ORANGE COUNTY PARKS

3% OF ORANGE COUNTY PARK ACREAGE

WATER FEATURES

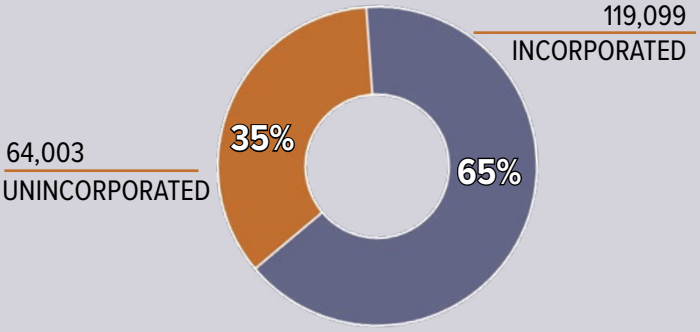


WATER AREA: **44** SQUARE MILES

POPULATION

183,102 RESIDENTS (INCLUDES BOTH INCORPORATED AND UNINCORPORATED POPULATION)

13% OF THE NORTHWEST PLANNING AREA POPULATION ACCOUNTS FOR TOTAL ORANGE COUNTY POPULATION



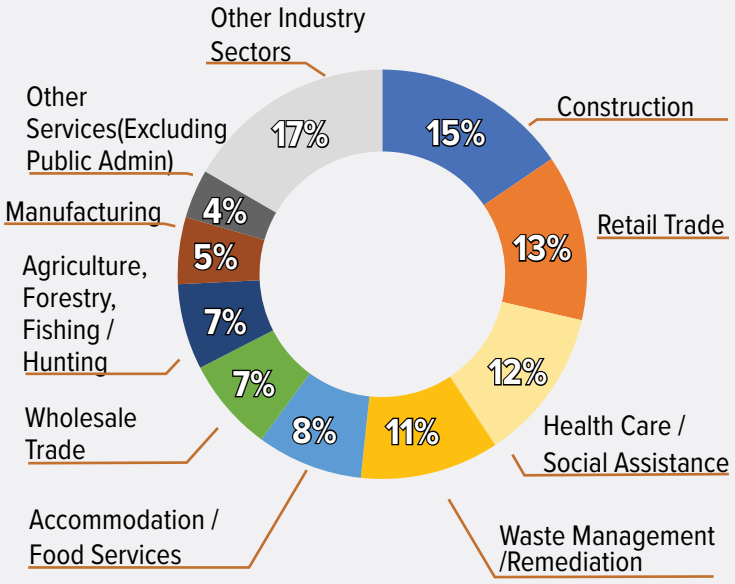
ECONOMY

51,653 JOBS

5% of Orange County

MAJOR EMPLOYERS

NAME	TYPE OF BUSINESS
Westgate Resorts (4.2%)	Resort Call Center
Ocoee Middle School (3.3%)	Education
Health Central Hospital (2.3%)	Healthcare
Century Link (1.5%)	Telecommunications
Publix Supermarket (1.4%)	Food Retailer



Data reflected as of 2019

NORTHWEST ~~PLANNING~~ MARKET AREA

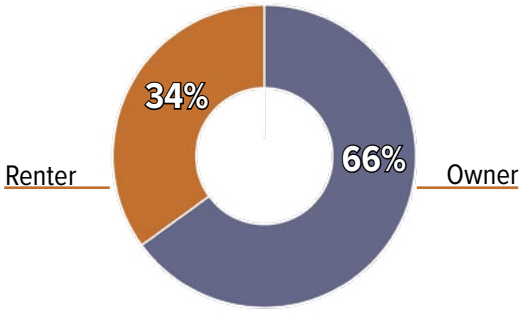
HOUSING

TOTAL DWELLING UNITS

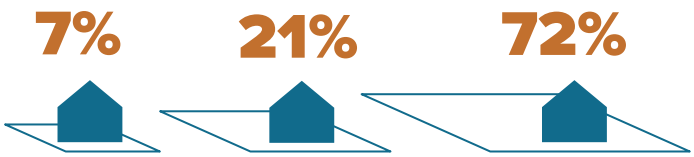
21,633 DWELLING UNITS

7% OF DWELLING UNITS WITHIN UNINCORPORATED ORANGE COUNTY

OCCUPANCY OF UNITS



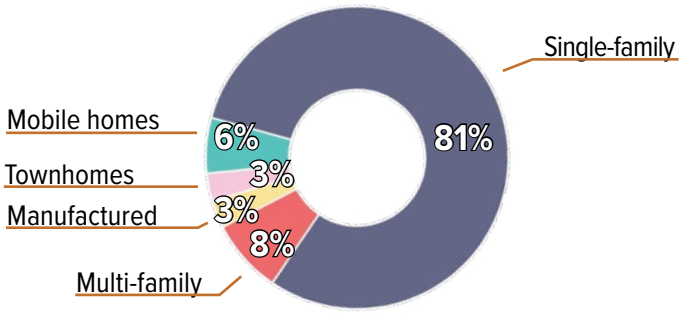
SINGLE-FAMILY LOT SIZE



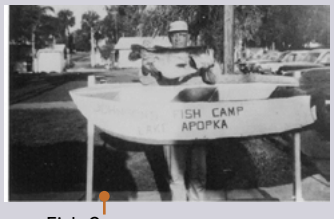
28,607 SQ. FT. AVERAGE LOT SIZE

1,738 SQ. FT. AVERAGE SINGLE-FAMILY HOME

HOUSING UNIT MIX

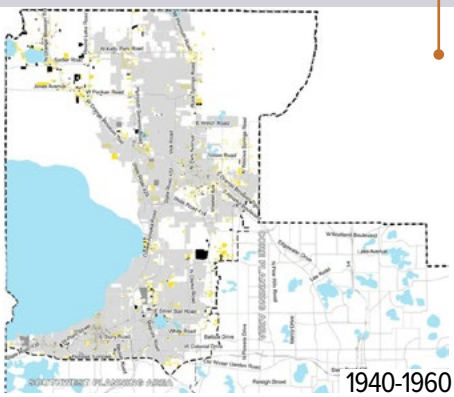


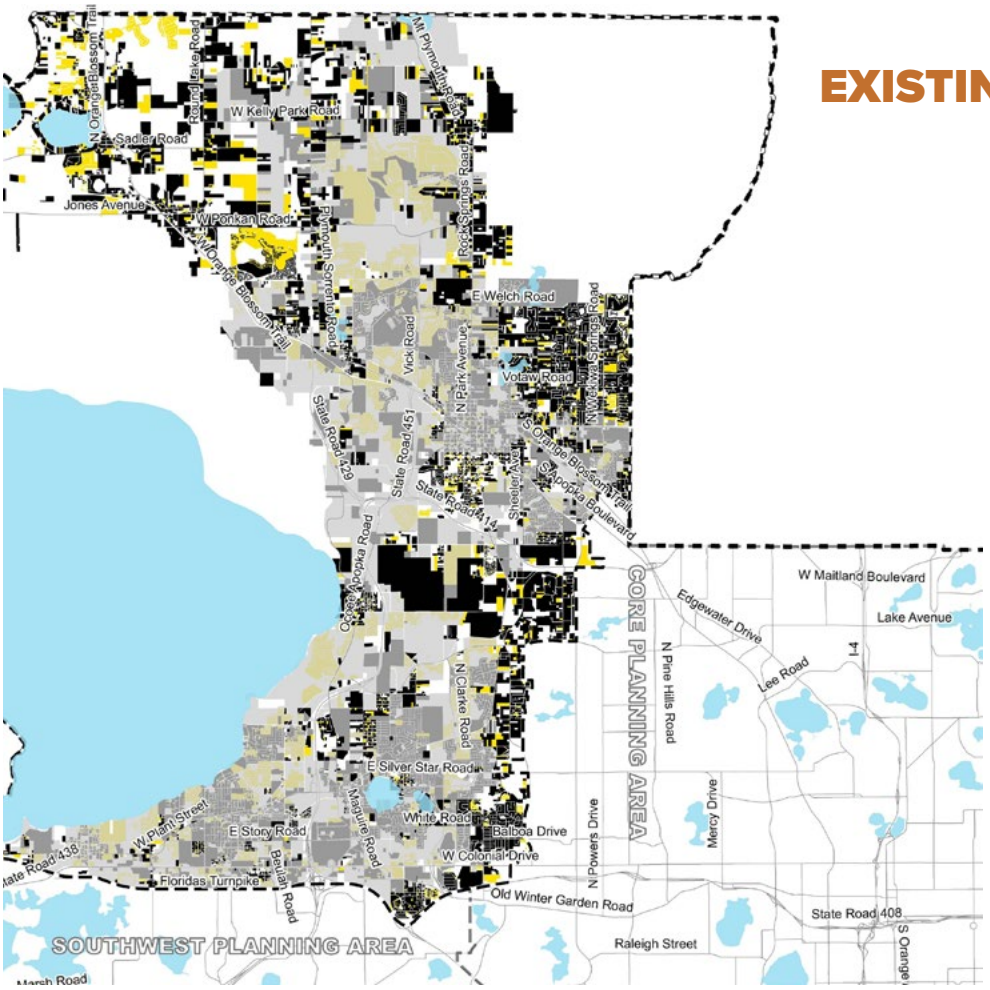
GROWTH & DEVELOPMENT (1900 - PRESENT)



Apopka (Est. 1882)
Oakland (Est. 1887)
Tangerine (Est. 1909)
Zellwood (Est. 1876)
Winter Garden (Est. 1908)
Ocoee (Est 1923)
Rock Springs given to County
Fish Camps
Wekiwa Springs State Park
Sweetwater Golf & Country Club

1920 1940 1960 1980





EXISTING LAND USE

Residential
- Residential
- Multifamily

Natural, Agricultural
- Waterbody
- Agricultural

Commercial, Industrial
- Commercial
- Industrial

Institutional
- Institutional
- School
- Library
- Fire Station
- Hospital
- Community Center
- Park
- Planning Area Boundary

West Orange Trail

Health Central Opens

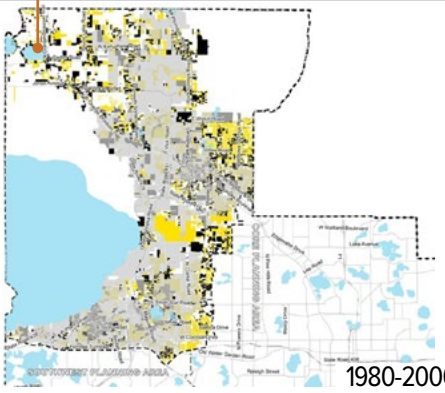
Wekiva Parkway Construction Begins

Lake Apopka Loop Trail

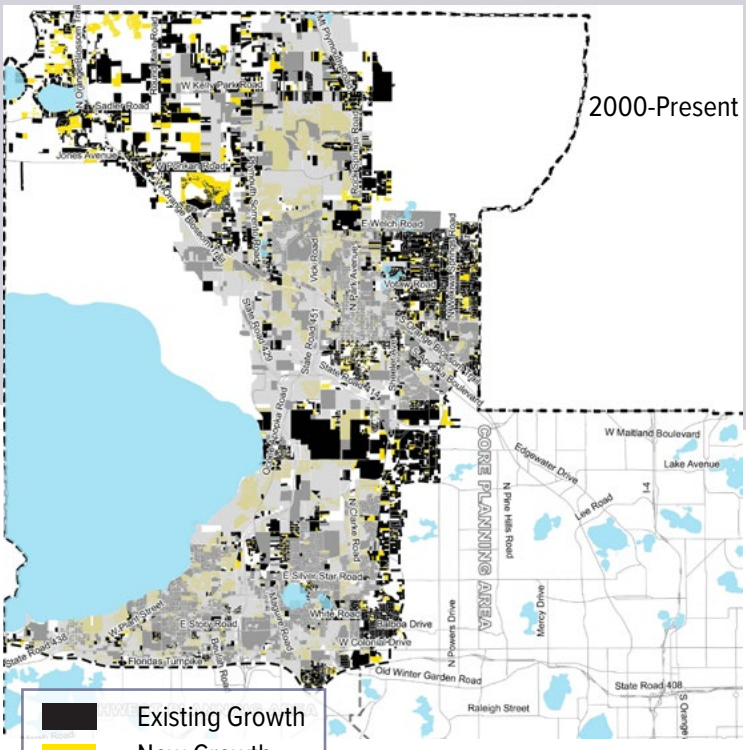
2000

2010

1960-1980



1980-2000



Data reflected as of 2019

GOAL MA 2: NORTHWEST MARKET AREA

The goal of the Northwest Market Area is to support the historic cities and towns while preserving its agriculture and natural features, including Lake Apopka and Wekiva Springs. This will be done by increasing density and services in established towns and cities, while protecting surrounding rural areas.

OBJ MA 2.1: NORTHWEST MARKET AREA RURAL SETTLEMENTS; Orange County shall protect and preserve the Rural Settlement(s) within the Northwest Market Area and their established neighborhoods. This objective shall be made measurable by implementing the following policies for the Rural Settlements within the Northwest Market Area. (Added 05/01, Ord. 01-11, Obj. 2.4) (OBJ FLU6.3)

MA 2.1.1: Refer to Stipulated Settlement Agreement with Bargrove and the Department of Community Affairs in DOAH Case No. 06-003320GM regarding Comprehensive Plan Amendment 2006-1-A-2-1, and explicitly applies only to the 189-acre parcel known as the "Bargrove Property" and referred to herein as the "Property." A copy of this Policy and its Exhibits are on file with the Clerk to the Board of County Commissioners, the Orange County Planning Division and the Orange County Library (downtown Orlando branch). A legal description of the Property is set forth in Exhibit 1 to this Policy. A color map of the Property that shows the Property boundaries as well as the location and the size of the 5 areas of Karst geology and their 50-foot wide buffers, the natural vegetative buffers, and the 25-foot perimeter buffer is attached to this Policy as Exhibit 2. No development shall be allowed in the 5 on-site areas of karst geology, their 50-foot wide buffers, the natural vegetative buffers, and the perimeter buffer, which areas are included as part of the open space indicated on Exhibit 2. The Property shall be developed consistent with a planned development ("PD") zoning designation to be established in accordance with the County's Land Development Regulations. The PD zoning for the Property shall include the following restrictions: Residential density shall not exceed 188 single-family dwelling units (which equates to one dwelling unit per gross acre), the residential lot sizes shall not be less than 1/3 acre, and the lots shall be clustered in a manner that retains not less than 63.2 acres (33%) open space within the Property at the specific locations indicated on the map that is attached to this Policy as Exhibit 2. Use of all chemicals, including but not limited to fertilizers, weed control agents, insecticides, pesticides or other similar products, shall be prohibited within the designated open space areas, which specifically include the karst geology and their buffers, the natural vegetative buffer, the perimeter buffer, the elementary school site, and the neighborhood parks. This restriction on the open space areas shall apply in perpetuity. Maintenance activities including but not limited to mowing, edging, hand weeding and trash removal shall be allowed in all designated open space areas. Notwithstanding the prohibition on development stated above, dry retention ponds may be located in the open space areas that are not designated as karst geology or the 50-foot wide buffers contiguous to the karst geology. A reverse (environmental) swale shall be provided at the rear of any residential lot that backs up to one of the designated open space areas. These swales shall not count toward the open space. In addition, the individual lots and homes developed on the Property shall be designed so that stormwater runoff from the roof will be directed to a grassed area before discharging into a storm drain. Potable water and wastewater services to the Property shall be provided by the City of Apopka. (Added, 5/04, Ord. 04-06, Policy 2.4.13) (FLU6.3.13)

NORTHWEST GROWTH CENTER

OBJ MA 2.2: NORTHWEST GROWTH CENTERS; The following growth centers were established for the purpose of building a community in line with the growth values in Goal MA 2. The following policies are specific to the Northwest or Aviation Growth Centers. Readers should refer to LMN Goal 3.6 for guidance not addressed in the following policies.

MA 2.2.1: To ensure managed growth consistent with the rural characteristics and environmentally sensitive areas around the Northwest Growth Center, development within the Growth Center must provide a transition in land use density and intensity. In providing this internal transition, the Foothills of Mount Dora Planned Development (PD); and described herein, the area defined as "Parcel S-1" and "Parcel S-2" on the Foothills of Mount Dora PD/ Land Use Plan approved by the Board of County Commissioners on December 17, 2002, shall be limited to a net residential density of 1 dwelling unit per acre as required by the PD conditions. In addition, the Northwest Growth Center boundary, as adopted, shall not be expanded unless amendments to the Future Land Use Map and all applicable policies are adopted. Furthermore, the Joint Planning Area between Orange County and the City of Mount Dora shall not be expanded. (Added 10/03, Ord. 03/15; Amended 6/10, Ord. 10-07, Policy 1.2.2.1) (FLU7.4.7)

AVIATION GROWTH CENTER (WEST ORANGE AVIATION DISTRICT)

MA 2.2.2: A portion of the West Orange Aviation District, the District, is established as an Aviation Growth Center (AGC). The purpose of the AGC is to anticipate and coordinate development related to future establishment of a general aviation facility within the District. The AGC is a unique application of the Growth Center concept established in Policies LMN 3.6.2 through LMN 3.6.6, and Policy MA 2.2.1. The policy framework established herein shall apply to future expansions of the AGC, if any. AGC implementation shall be accomplished through a two-part process, referred to herein as Boundary Designation (Part I) and Master Plan (Part II).

A. Until such time as all of the requirements of MA 2.2.3 have been completed, no further new development entitlements under the Aviation Growth Center (AGC) Future Land Use designation shall be approved by Orange County. Existing or proposed land use entitlements consistent with the Rural FLU designation or permitted by a prior approved development order shall continue or may be considered for approval by Orange County.

B. Annexation of lands within the District and the AGC to the municipal boundary of the City of Apopka shall not occur unless and until Orange County agrees with Apopka to amend the 2004 Joint Planning Agreement, as amended, for the Joint Planning Area between the County and the City. (Added 10/11, Ord. 2011-08) (FLU7.4.9)

MA 2.2.3: The Part I process shall begin upon County approval and execution of a Compliance Agreement with the Florida Department of Economic Development and amendment of the Comprehensive Plan, and shall conclude with County approval and incorporation by reference into the Comprehensive Plan of the West Orange Aviation Authority Airport Master Plan. The Boundary Designation for the AGC shall incorporate the following:

A. Authorization of development entitlements encompassing 2.8 million square feet of industrial land uses, 50,000 square feet of commercial uses, 150,000 square feet of office land uses, and 750,000 square feet of airport-related land uses. These development entitlements explicitly apply to the 447-acre parcel known as the "Long and Scott Property" and referred to herein as the Property. The Property's legal description is hereby incorporated as Exhibit 1. A color map of the property (which shows the property boundaries and Remedial Future Land Use designation for comparison) is hereby incorporated as Exhibit 2. Development consistent with the authorized entitlements and consistent with the provisions and requirements contained within Objective LMN 3.6 and associated policies may be approved by the County in conjunction with establishment of a Planned Development (PD) zoning district for the Property or any portion thereof. These authorized entitlements shall not be contractually allocated among any current or future owners of the property prior to approval of an entitlement through the PD zoning process. Accordingly, the County shall not recognize any contractual allocations occurring prior to approval of the PD Zoning. For the purposes of Boundary Designation, the property shall be considered as two tracts, referred to as the northern and southern tracts. No residential subdivision/ development shall be permitted on either the northern or southern tract.

B. The northern tract refers to that portion of the Aviation Growth Center (AGC) north of Jones Road. Development of this tract shall not be permitted unless and until such time as: 1) an agreement between the property owner, Orange County, the West Orange Aviation Authority and any other agency or unit of local government with jurisdiction has been approved by all parties to address the financial and operational responsibilities for improvement and maintenance of Jones Road and any other public facilities or services necessary to maintain acceptable levels of service for the full complement of entitlements referenced in these Policies; and 2) the West Orange Aviation Authority has officially adopted an Airport Master Plan, and the applicable local governments have amended their respective Comprehensive Plans and/ or development regulations to implement the land use and development recommendations of the Airport Master Plan. Prior to accomplishment of the conditions described in this paragraph, the northern tract shall be permitted to develop consistent with provisions of the Rural Future Land Use designation and existing zoning applicable to the tract. In addition, an algae-based biofuels production facility (land and facilities) shall continue to be a permitted use pursuant to a letter from the Orange County Zoning Division Manager to the property owner, attached hereto as Exhibit 3. The Wekiva open space standard on the northern tract shall be 25% for non-residential development.

C. The southern tract refers to the portion of the Aviation Growth Center (AGC) south of Jones Road. Development of this tract shall not be permitted unless and until: 1) an agreement between the property owner, Orange County, the West Orange Aviation Authority and any other agency or unit of local government with jurisdiction has been approved by all parties to address the financial and operational responsibilities for improvement and maintenance of Jones Road and any other public facilities and services necessary to maintain acceptable levels of service for the full complement of urban land uses referenced in this Policy and, 2) the West Orange Aviation Authority has officially adopted an Airport Master Plan and the applicable local governments have amended their respective Comprehensive Plans and/ or development regulations to implement the land use and development recommendations of the Airport Master Plan.

Prior to accomplishment of the conditions described herein, the southern tract shall be permitted to develop:

a. Consistent with provisions of the Rural Future Land Use designation;

b. Up to the maximum entitlement of 90,000 square feet of airport-related uses authorized by these policies; or

c. Up to a maximum of 750,000 square feet of airport-related uses authorized by these policies contingent upon execution of an interim agreement between the property owner and service provider(s) for provision of public facilities and services

necessary to maintain acceptable levels of service for the 750,000 square feet of airport-related uses.

Per LMN 1.6.3: (the County's Future Land Use and Zoning Correlation Table) the Planned Development rezoning process may determine the final allocation of improvements for airport and airport-related uses, and ancillary office and commercial uses. Permitted zoning uses may include aircraft hangers/storage, aircraft maintenance, pilot services, fixed based operation, technical aviation training facilities, avionics assembly and testing, aviation schools and museums, as well as ancillary warehouse storage, office and retail to support the above listed airport/aviation uses. Orange County retains authority to implement additional conditions it deems appropriate to ensure enforcement of its future land use designations. Development existing on the southern tract as of the date of approval of these policies shall be permitted to continue and shall be deemed to be a part of the entitlements authorized for the Property. The Wekiva open space standard for non-residential development on the southern tract shall be 25%. The West Orange Aviation Authority and/ or the owner or owners of the Property shall enter into an agreement for provision of potable water and sanitary sewer services with a local government or service provider other than Orange County.

D. Should the conditions of Policy MA 2.2.2 be accomplished prior to issuance of a Development Order for an Application for Development Approval of a Development of Regional Impact (ADA/DRI) for the West Orange Growth Center/ Aviation Authority, the owner of the property shall request the applicable local government and DRI administrative agency to determine if the land use program referenced herein for the property is subject to the requirements of Chapter 380, F.S., for submission and review of an ADA/ DRI. If the authorized or approved entitlements are determined to qualify as a DRI, no development of the property shall occur until such time as a Development Order has been issued encompassing the authorized or approved entitlements. (Added 10/11, Ord. 2011-08) (FLU7.4.10)

MA 2.2.4: Part II of the West Orange Aviation District/ Growth Center Master Plan process comprises a number of sequential steps and products including all of the following. The Master Plan shall not be deemed to be final until all of the steps and products have been completed. Any entitlement referenced under Policy MA 2.2.2 and subject to an Airport Master Plan shall not be approved unless and until the Airport Master Plan is adopted by the West Orange Aviation Authority (WOAA).

A. Approval of a Preliminary Feasibility Study by the Florida Department of Transportation and the Federal Aviation Administration that authorizes the WOAA to proceed with preparation of a Final Site Selection Study.

B. Approval of a Site Selection Study by the Florida Department of Transportation, Federal Aviation Administration and any local government with jurisdiction, which delineates the approved location and alignment of facilities associated with the general aviation facility.

C. Inclusion of the West Orange General Aviation Facility in the Florida Aviation System Plan, and in the National Plan for Integrated Airport Systems (NPIAS). Approval and coordination by WOAA, the St. Johns River Water Management District, Orange County and any other entity with jurisdiction, of an Airport Master Plan that encompasses all lands and waters within the jurisdictional boundary of the District and the boundary of the Aviation Growth Center Future Land Use designation.

D. Execution of an agreement between WOAA and a potable water and sanitary sewer service provider other than Orange County, for delivery of such services for the use and benefit of all uses within the AGC. The agreement shall include or reference, at a minimum, a capital improvements program for delivery of necessary potable water and sanitary sewer services. The capital improvements program made part of the agreement may be phased. In addition, the agreement must demonstrate that the Orange County Fire Rescue Department, or other applicable agency charged with fire protection responsibilities for the AGC or any portion thereof, has determined that the development can be serviced by adequate fire flow in the event of an emergency.

E. If statutorily required, issuance of a development order by the applicable local government with jurisdiction pursuant to an ADA/DRI pursuant to the requirements of Chapter 380, F.S.

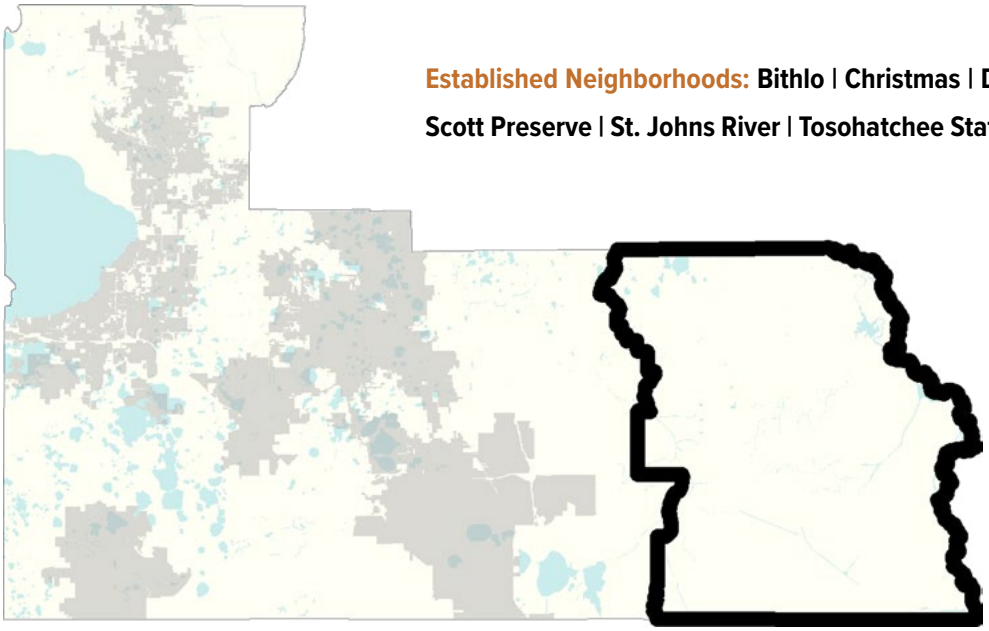
F. Execution of an agreement between WOAA, the County, and any other entity with jurisdiction, for improvement and maintenance of existing roads within the District for which the County has jurisdictional responsibility. Improvement and maintenance of existing roads is related to the development impacts associated with the development of the District for airport-related uses.

G. The Airport Master Plan shall include and address requirements and responsibility for, and methods of financing for all public facilities and services required to support and maintain the general aviation airport and all planned ancillary uses and development included within the AGC. (Added 10/11, Ord. 2011-08) (FLU7.4.11)

MA 2.2.5: Both the northern and southern tracts of the Property, and ultimately the remaining portions of the Aviation Growth Center, are subject to all applicable site and construction plan requirements and all other applicable Orange County ordinances and regulations. This includes the ability to require additional use and access restrictions, buffers, transitional techniques, fencing and signage limitations as necessary to manage the development of AGC properties in a manner that recognizes the surrounding rural character and environmental values of the region. This also includes the ability to impose master development controls and additional environmental safeguards, should such requirements be deemed necessary based on the circumstances. (Added 10/11, Ord. 2011-08) (FLU7.4.12)

[SPACE INTENTIONALLY LEFT BLANK]

RURAL EAST ~~PLANNING~~ MARKET AREA



Established Neighborhoods: **Bithlo | Christmas | Deseret Ranch | Econlockhatchee | Hal Scott Preserve | St. Johns River | Tosohatchee State Reserve | Wedgefield**

259 SQUARE MILES

34% OF ORANGE COUNTY

0 SQUARE MILES OF INCORPORATED AREA

259 SQUARE MILES OF UNINCORPORATED AREA

Bounded by the St. Johns River on the east and the Econlockhatchee River on the west, the largest planning area consists mostly of preserved natural lands and rural landscapes interspersed with conventional and large-lot residential communities. The Second Seminole War left an historical mark with Fort Christmas, while the railroad helped to put Bithlo on the map. Jobs along the Space Coast saw the rise of "Rocket City" in the 1960s, but much of Rural East developed in the 2000s.The rural character stands in contrast to the surburban areas to the west - also of note are the large land holdings of Deseret Ranches extending south into Osceola County.

NATURE

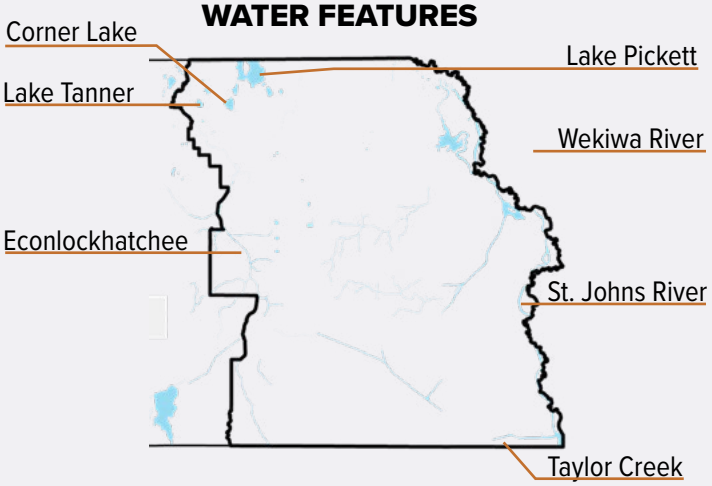
PARKS & OPEN SPACE

6 ORANGE COUNTY PARKS

9,432 ACRES WITHIN ORANGE COUNTY PARKS

61% OF ORANGE COUNTY PARK ACREAGE

WATER FEATURES

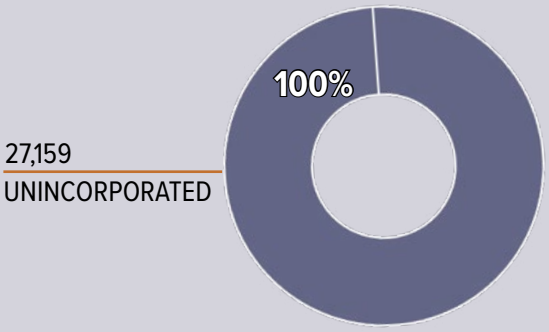


WATER AREA: **6** SQUARE MILES

POPULATION

27,159 RESIDENTS (INCLUDES BOTH INCORPORATED AND UNINCORPORATED POPULATION)

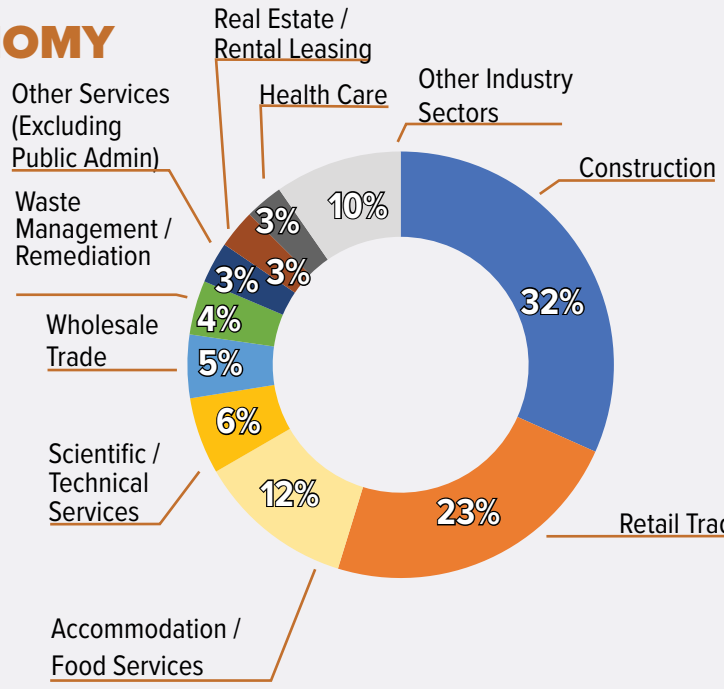
2% OF THE RURAL EAST PLANNING AREA POPULATION ACCOUNTS FOR THE TOTAL ORANGE COUNTY POPULATION



ECONOMY

2,042 JOBS

<1% of Orange County



MAJOR EMPLOYERS

NAME	TYPE OF BUSINESS
Corner Lake Middle School (5.1%)	Education
Publix Supermarket (4.8%)	Grocer
Auto Nation Carriers Inc (3.4%)	Transportation
East River High School (3.4%)	Education
Columbia Elementary School (2.9%)	Education
Maxim Crane Works (2.1%)	Specialty Trade

Data reflected as of 2019

RURAL EAST ~~PLANNING~~ MARKET AREA

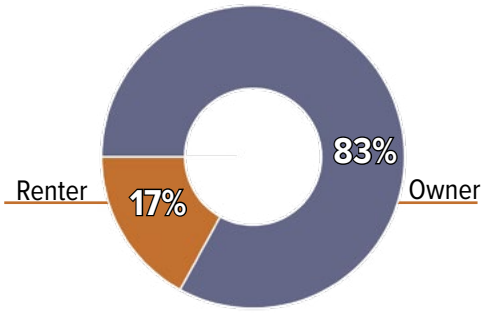
HOUSING

TOTAL DWELLING UNITS

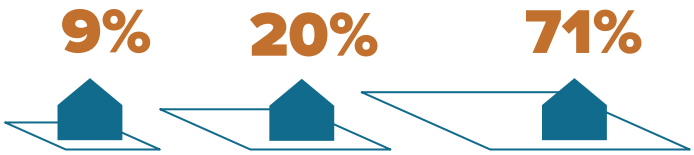
8,968 DWELLING UNITS

3% OF DWELLING UNITS WITHIN UNINCORPORATED ORANGE COUNTY

OCCUPANCY OF UNITS



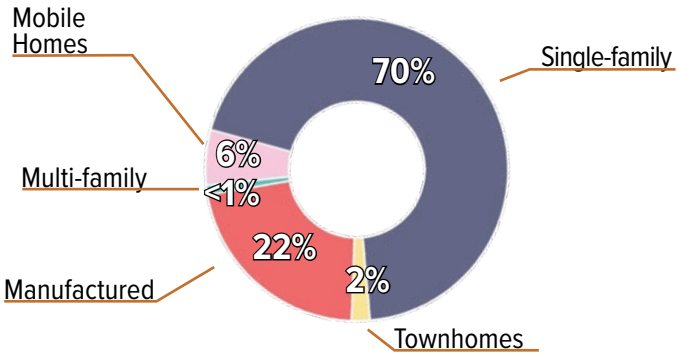
SINGLE-FAMILY LOT SIZE



39,247 SQ. FT. AVERAGE LOT SIZE

1,805 SQ. FT. AVERAGE SINGLE-FAMILY HOME

HOUSING UNIT MIX



GROWTH & DEVELOPMENT (1900 - PRESENT)

Fort Christmas (est. 1885)

Florida East Coast Railway Kissimmee Valley Extension (1915)

Town of Bithlo (inc. 1925)

Deseret Ranch

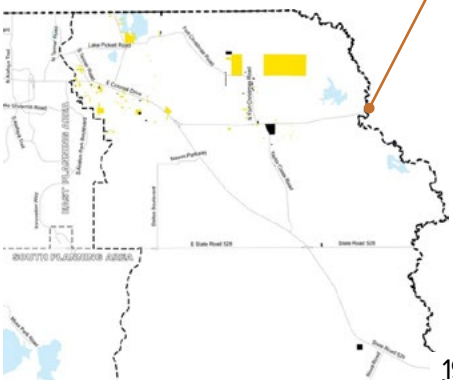
Rocket City (later Cape Orlando, then Wedgefield)

Tosohatchee State Reserve

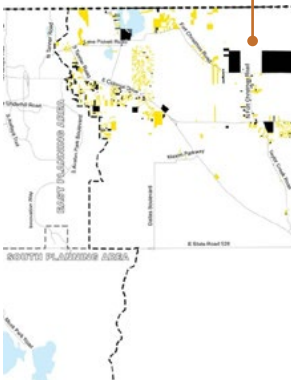
Bithlo unincorporates

1920 — 1940 — 1960 — 1980

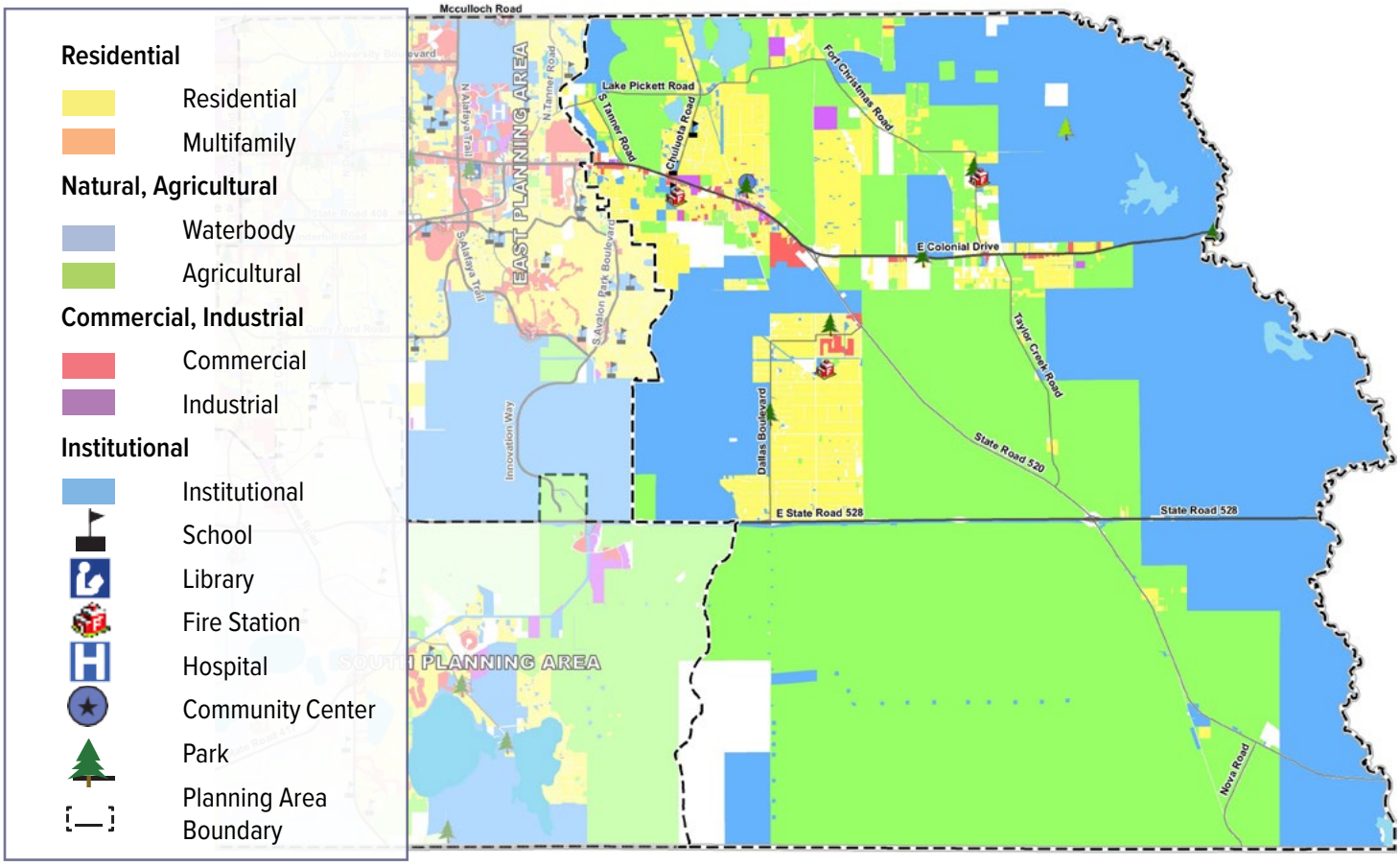
1900-1940

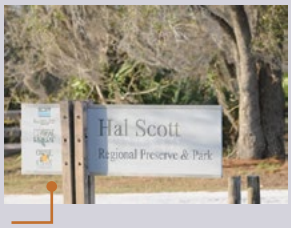


1940-1960

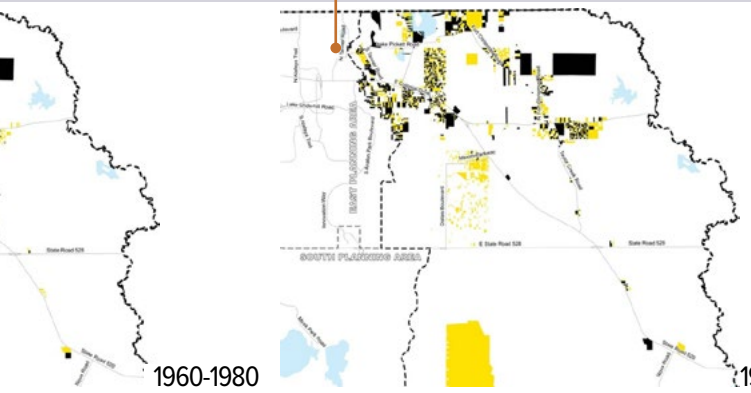


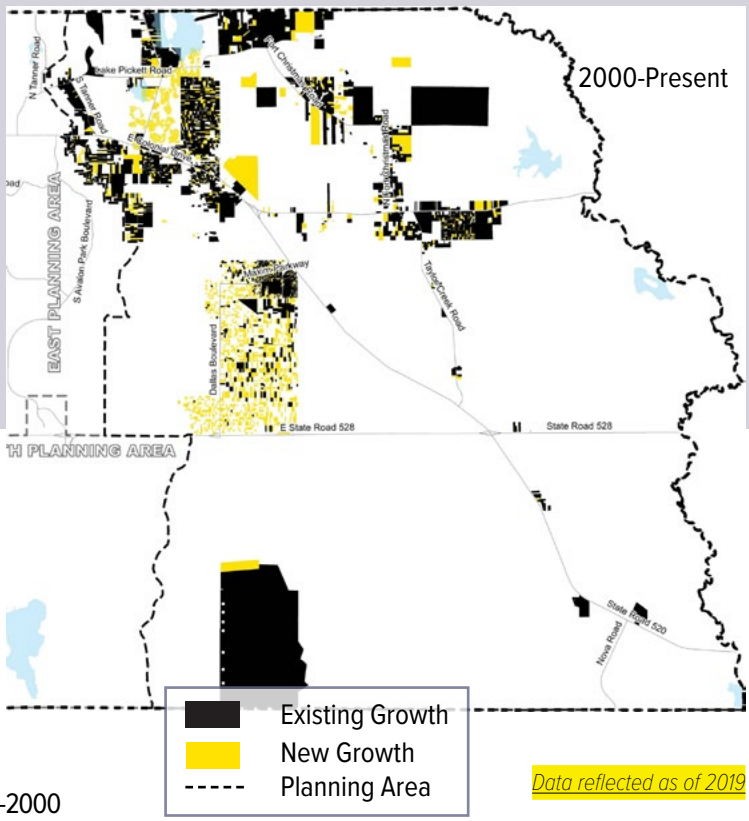
EXISTING LAND USE





Urban Service Area
Rural Service Area
Cypress Lakes
Hal Scott Preserve
Corner Lake Estates
Lake Pickett Study Area
2000
2010





Data reflected as of 2019

GOAL MA 3: RURAL EAST MARKET AREA

The goal of the Rural East Market Area is to largely preserve natural lands and rural landscapes interspersed with large-lot suburban communities. Preservation of the Rural East's character will be supported through policies that limit residential and commercial growth, and emphasize agriculture and environmental protection.

OBJ MA 3.1: RURAL EAST RURAL SETTLEMENTS; Orange County shall protect and preserve the Rural Settlement(s) within the Rural East Market Area and their established neighborhoods. This objective shall be made measurable by implementing the following policies for the Rural Settlements within the Rural East Market Area. (Added 05/01, Ord. 01-11, Obj. 2.4) (OBJ FLU6.3)

WEDGEFIELD

MA 3.1.1: Wedgefield is located is east Orange County and has two (2) distinct parts. There is the portion located within the Rural Settlement and there is the portion located outside the Rural Settlement. The portion outside the Rural Settlement is designated Rural within the Rural Service Area with a density of one (1) unit per ten (10) acres. However, this section of Wedgefield is unique and is distinguishable from other areas in the Rural Service Area. Since 1992, Orange County has had a policy regarding development in this area. Prior to the adoption of the Comprehensive Plan (CP), this portion of Wedgefield has been subdivided and split many times. In 1992, Orange County recognized this pre-CP arrangement and set out parameters for the issuance of building permits for single-family residences. Over the years numerous residences have been constructed. This created an inequity for some property owners who could not document that their property was divided prior to 1991. In order to provide a fair and equitable policy for all the property owners in the Wedgefield Rural Service Area, the following policies shall apply.

A. These policies shall apply only to those properties platted as Rocket City or Cape Orlando Estates and located within the Ranger Drainage District within the Rural Service Area of Orange County.

B. Permitted density shall be one (1) unit per two (2) acres. Density refers to the total number of units divided by developable land, i.e., Natural Lakes and designated Conservation Areas are excluded from the gross land area.

C. Lots of less than two (2) acres may be permitted for a single-family residence, if documentation is provided to Orange County that shows the property was deeded as a separate parcel of record prior to July 1, 1991. (FLU6.3.14)

OBJ MA 3.2: LAKE PICKETT FUTURE LAND USE DESIGNATION; The Lake Pickett (LP) Future Land Use Map designation may only be applied to the area located north of East Colonial Drive, south of the Orange County boundary line, east of South Tanner Road and/or the Econlockhatchee Sandhills Conservation Area, as applicable, and west of Chuluota Road, excluding land within Rural Settlements, which is depicted on Map 21 of the Future Land Use Map series – Lake Pickett Study Area. This Objective shall be implemented through the following development framework policies.

The LP designation manages the transition of development from surrounding rural neighborhood densities and preservation areas to more dense development clustered towards the center of the Lake Pickett Study Area. Transition is provided through compatibility measures such as perimeter treatments and preservation of natural systems/habitats.

Compatibility is ensured on LP designated lands through the use of Transect Zones, conservation best management practices, neighborhood design principles, interconnected open space systems, and streets with a strong pedestrian/bicycle orientation. Transect Zones allow development to occur by gradually transitioning from less to more dense development. Each Transect Zone shall have a stated density unique to that Transect, and each series of Transect Zones shall build upon each other from the least dense Transect to the most dense Transect. Transect Zones allow contiguous rural character to be preserved which may include like-to-like lot configurations along the boundary.

Nothing in these policies is intended to supersede Orange County's existing environmental regulations contained in Chapter 15, Articles X and XI, Orange County Code of Ordinances. (Added 07/16, Ord. 2016-17) (FLU6.8)

MA 3.2.1: LAKE PICKETT GUIDING PRINCIPLES; All future development within the Lake Pickett Study Area depicted on Map 21 of the Future Land Use Map series shall adhere to the following guiding principles:

A. Preserve the rural lifestyle and character of existing communities through design, integration and preservation of natural resources, amenities such as shared community gardens and greenhouses and other low impact agricultural uses, parks and play spaces, and areas promoting community congregation, fitness and well-being.

B. Manage natural, open space and community areas by:

   a. Preserving Natural Areas, which include but are not limited to lands governed by Chapter 15, of the Orange County Code, by protecting native species, habitat, and water quality, and other natural resources in accordance with all applicable governmental regulations;

   b. Providing Open Space Areas for the preservation of green space and community character through agricultural lands, upland and wetland buffers, outdoor sports fields, parks, pathways and trails that connect to existing and proposed county/state trail systems, and cultural, artistic, and open non-walled structures, which promote gathering and outdoor community activity;

   c. Constructing Community Space Areas containing public amenities, such as community buildings, indoor sports facilities, agricultural facilities, education centers, child care facilities, and similar built environment facilities that promote intercommunity congregation, healthy living and personal enrichment.

C. Implement a "complete streets" philosophy by identifying, creating and constructing an interconnected network for all users and all modes of transportation, consistent with, and appropriate to, the neighborhood design and community character.

D. Use Transect Zones to govern development intensities and densities within neighborhoods.

E. Provide a transition between existing development, which is rural in character and located along the perimeter of the community, and more intense uses within the Lake Pickett Study Area. Such transition shall be provided through the treatment of edges based upon the context, character, and scale of adjacent development.

F. Create a mix of walkable neighborhoods organized around centralized focal points that serve as neighborhood destinations. Each neighborhood shall provide a mix of housing types and/or lot sizes and community space areas, as defined in Policy MA 3.2.1(C).

(Added 07/16, Ord. 2016-17) (FLU6.8.1)

MA 3.2.2: TRANSECT ZONES; Development densities and intensities within each Lake Pickett community and neighborhood shall be governed through the use of Transects, which will define a series of zones that transition from the rural edge to the denser core. The Transect Zones provide the basis for neighborhood structure, which requires walkable streets, mixed use, transportation options, and housing diversity. The Transect Zones vary by the ratio and level of intensity and density of their natural, built, and social components. Average densities associated with Transect Zones are determined by dividing the total number of units within a Transect Zone by the developable area of such Transect Zone and as defined in Policy LMN 1.5.7. Each of the Transect Zones is described below:

T1 NATURAL/WETLAND: Consists of natural lands, including land unsuitable for settlement due to topography, hydrology, conservation area designation, habitat corridors, or listed species (plant or animal) habitat protection areas. The T1 Natural Zone shall be applied to areas that will remain undeveloped and/or designated for agriculture use, passive recreation, conservation, or related activities, buffer zones that have been permanently protected from development, and areas previously conveyed to a state or local agency for protection.

T2 RURAL: Consists of sparsely settled lands in open or cultivated states and allows for compatibility with natural and rural areas. The T2 Rural Zone shall serve as a link between existing Rural Settlements or agricultural uses and higher density neighborhoods within each Lake Pickett community. To provide compatibility with the adjacent developed areas, the T2 Rural Zone may include like-to-like type density buffers, such as matching lot widths, as further defined in Policy MA 3.2.3. Where large single-family lots are used as a buffer or transition between existing and proposed development, the lots within the transition area shall include additional building setbacks along the perimeter of the development to remain undeveloped. The average density of development shall not exceed 2 DU/acre.

T3 EDGE: Consists of lands with predominantly single-family detached residential uses within walkable neighborhoods but may also include central focal point uses, community buildings, and community gardens and parks. Rear loaded attached single-family uses may be permitted when located either proximate to the T4 Center Zone, on the community loop or spine road, or adjacent to central focal points that are located at least 250 feet away from the T2 Rural Zone. Development shall not exceed an average density of 5 DU/acre, a maximum FAR of 0.25, or a combination thereof.

T4 CENTER: Consists of lands developed with a mix of residential (single-family attached and vertically integrated uses) and non-residential uses, including commercial, office, service, and civic uses that serve a Lake Pickett community, as well as the surrounding area. Residential density and non-residential intensity shall be calculated on the net developable acreage (gross acreage less natural waterbodies and wetlands). The average residential density within the overall T4 Center shall not exceed 6.0 units per acre, and the average non-residential intensity within the overall T4 Center shall not exceed a 0.15 Floor Area Ratio (FAR). Although density and intensity within specific T4 development tracts may exceed the maximum average of the overall T4 Center, higher concentrations of development shall be located in the most southerly portion of the Lake Pickett Study Area, adjacent to SR 50, at a maximum FAR of 1.0. Multi-family complexes shall be prohibited.

(Added 07/16, Ord. 2016-17) (FLU6.8.2)

MA 3.2.3: TRANSITION; Transitional treatment of the edges of the Lake Pickett Study Area, that is contextual, is critical for achieving compatibility with existing adjacent development. Transition should be accomplished through any one or more of the following mechanisms.

- Lands located along the perimeter within the Lake Pickett Study Area shall be compatible with adjacent lands outside of the Lake Pickett Study Area with the exception of the Econlockhatchee Sandhills Conservation Area.
- Substantial buffers consisting of Florida native plant species, as required by Chapter 15 Article XI of the Orange County Code, shall be used to replace or enhance perimeter transition treatment and shall be provided along Lake Pickett Road and South Tanner Road to preserve existing rural viewsheds or create a visual buffer from the proposed development within Lake Pickett communities. The buffer along Lake Pickett Road shall average 200 feet in width on each side, and in no case shall such buffer be less than 100 feet. The buffer along South Tanner Road shall be a minimum of 100 feet in width. Buffers shall be developed in conjunction with a Lake Pickett Planned Development Regulating Plan (PD-RP) and shall be depicted as T1 Natural/Wetland Zone on the Conceptual Regulating Plan. All buffers within each community, excluding rights-of-way maintained by Orange County, shall be designated on a PD-RP as tracts and maintained by a Homeowners Association, or a similar type of organization.
- To ensure preservation and to enhance protection of lands located north of the Lake Pickett Study Area, including the East Rural Area of Seminole County, a minimum of 300-foot buffer shall be provided along the County boundary line and designated as T1 Natural/Wetland Transect Zone on a Conceptual Regulating Plan. Such buffer can serve as a wildlife corridor.
- Additional compatibility measures, including site design standards, shall be determined during the PD rezoning process and included on a Lake Pickett PD-RP.

(Added 07/16, Ord. 2016-17) (FLU6.8.3)

MA 3.2.4: GREEN INFRASTRUCTURE PLAN; Each community within the Lake Pickett Study Area shall adhere to a Green Infrastructure Plan. The Green Infrastructure Plan shall include a Master Stormwater Plan that identifies applicable Low Impact Development (LID) practices described in the Orange County LID Manual and a Master Conservation, Open Space and Community Space Plan that shows all three levels of open space systems defined in Policy MA 3.2.1 and identifies proposed connection(s) to community and countywide trail systems.

The Green Infrastructure Plan shall describe the relationship between stormwater management facilities, components of the conservation, open space and community area systems, and applicable LID practices, and may define a bonus system which describes open space credits for use of LID practices and provision of amenities in the traditional stormwater management facilities. Amenitized stormwater management facilities, as well as master stormwater facilities and LID practices incorporated within the components of the interconnected open and community space systems, may be used to satisfy a portion of the minimum thirty-five percent (35%) open space requirement for each of Lake Pickett communities, which is further defined in Policy MA 3.2.6. Amenitized stormwater management facilities shall not count for more than fifty percent (50%) of the total required open space, while the combination of LID practices and amenitized stormwater facilities shall not count for more than seventy-five percent (75%) of the total required open space.

The Green Infrastructure Plan containing performance standards, requirements for amenitized stormwater facilities, an open space bonus system specifications, and programs proposed to govern development within each Lake Pickett community shall be finalized and adopted as part of a Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17) (FLU6.8.4)

MA 3.2.5: NATURAL AREAS; Natural areas, as defined in Policy MA 3.2.1, are not included in the requirement for open space or community space, the standards for which are provided in Policy MA 3.2.6. To promote viability and assure continuity of habitat, Lake Pickett communities shall interconnect uplands, wetlands, floodplains and stormwater management facilities. (Added 07/16, Ord. 2016-17) (FLU6.8.5)

MA 3.2.6: OPEN SPACE AND COMMUNITY SPACE; Each community, as described in Policy MA 3.2.8, shall have a minimum thirty-five percent (35%) of net developable land incorporated within the open space and community space systems as identified in Policy MA 3.2.1(b) and (c), respectively. Community space as identified in Policy MA 3.2.1(c) may occupy a maximum of five percent (5%) of the combined total open and community space.

The interconnected open space and community space systems shall be submitted as part of the Green Infrastructure Plan, and their development standards shall be finalized as part of a Lake Pickett PD-RP. Any proposed amendments to components of the interconnected open and community space systems may be reviewed and approved by the Development Review Committee. In no case, however, shall the interconnected open and community space systems be less than thirty-five percent (35%) of the net developable land. Upland landscape and wetland buffers, as provided in accordance with Policy MA 3.2.3 and depicted on a Conceptual Regulating Plan and/or Lake Pickett PD-RP, may count towards meeting the minimum open space requirement. Additionally, recreational facilities associated with a public school site can be used to satisfy a portion of the minimum open space requirement.

The Green Infrastructure Plan shall take into account, identify and incorporate measures to implement the goals of the Sustainable Orange County Plan (as accepted by the Orange County Board of County Commissioners on May 13, 2014), including, but not limited to, provision of clean water and clean air, preservation of green and open spaces, creation of walkable neighborhoods and provision of transit choices. (Added 07/16, Ord. 2016-17) (FLU6.8.6)

MA 3.2.7: AGRICULTURE; Low-intensity agricultural uses, consisting of agricultural lands and agricultural facilities, may be established to promote community interaction, facilitate fitness and healthy lifestyles, provide recreation and education, and preserve rural character.

Agricultural uses may include activities such as those permitted within the A-R (Agricultural-Residential) Zoning District, as well as equestrian facilities and lands. The use or sale of harvested produce for on- or off-site restaurants and farmer's markets shall be allowed. (Added 07/16, Ord. 2016-17) (FLU6.8.7)

MA 3.2.8: COMMUNITIES; Subject to approvals, there may be two communities within the Lake Pickett Study Area: one to the north of Lake Pickett Road and another community south of Lake Pickett Road. While each community can be designed to meet the development standards outlined below independently, connectivity between the two communities shall also be provided using local street design and trail concepts that facilitate access but discourage cut-through traffic between communities. (Added 07/16, Ord. 2016-17) (FLU6.8.8)

MA 3.2.9: NEIGHBORHOODS; All development within each of Lake Pickett communities shall be organized as neighborhoods designed around a centralized focal point, park, community garden, community center, civic building/use, day care facility, or a similar type of use. Each neighborhood shall provide for a mix of housing styles and/or lot sizes, be walkable in character, and limited to 125 acres. All neighborhood development shall generally be located within a ¼-mile distance from the centralized focal point. Centralized focal points shall average a minimum of 1 acre in size and be connected to trails or complete streets and, to the extent possible, to all other focal points in the community, as well as schools and community parks. Focal points may include lands that are part of the open space and community space systems. (Added 07/16, Ord. 2016-17) (FLU6.8.9)

MA 3.2.10: COMMUNITY CENTERS; Development within the T4 Center Transect Zone may include community center(s) incorporating non-residential (neighborhood-commercial and office) uses and civic facilities that are larger in size than those accommodated within the community space areas. The community centers shall be compatible with the surrounding residential uses, and their performance standards shall be outlined on a Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17) (FLU6.8.10)

MA 3.2.11: STREET NETWORK; All streets in Lake Pickett communities shall be designed and operated for all users, including pedestrians, bicyclists and motorists. All streets shall have a pedestrian orientation and may include on-street parking and/or bike lanes.

At a minimum, street typology shall consist of collector streets and local neighborhood streets. Additional street types may be proposed on a Conceptual Regulating Plan. Street typology and cross-sections shall be finalized on a Lake Pickett PD-RP. Connectivity between the two communities shall be provided by a minimum of two connection points as full intersections between Lake Pickett Road and two-lane local streets, consistent with Policy MA 3.2.8. (Added 07/16, Ord. 2016-17) (FLU6.8.11)

MA 3.2.12: INTERCONNECTIVITY; Each Lake Pickett community shall provide a street network that supports vehicular, bicycle, and pedestrian modes of transportation while discouraging cut-through traffic within the neighborhoods. The connectivity measure shall be provided on a Lake Pickett PD-RP as identified in Policy MA 3.3.2.

To provide continuous circulation systems for pedestrians, bicyclists and automobiles, unconnected streets (culs-de-sac, T turnarounds and dead ends) shall be avoided. In places where an unconnected street cannot be avoided, pedestrian and bicycle connectivity shall be provided with a through-connection designed into the street.

Street connections shall be made between adjacent developments and neighborhoods to continue the interconnected transportation network. (Added 07/16, Ord. 2016-17) (FLU6.8.12)

MA 3.2.13: TRAIL SYSTEM; Each Lake Pickett community shall contain an interconnected multi-purpose trail system. Additional facilities may also be located within open or community space areas and utility corridors (through use agreements if allowed with the utility) or other corridors, as approved by the County. Parcels that are isolated from the primary development area by natural features shall be required to provide pedestrian paths that connect to the interconnected trail system. Features proposed within wetlands or similarly regulated natural area will be required to meet environmental permitting requirements. The overall trail system shall be designed to lead to a destination, such as a central focal point of each neighborhood, school, commercial development, or a similar type of use, and it shall be connected both internally and externally.

Should the alignment of the County's East Orange Trail (a multi-use trail that is part of the countywide trail system, which is proposed along the County's northern boundary and Chuluota Road) be modified to allow for integration into the Lake Pickett communities, the integrity of this trail shall be maintained and the number of driveways and street crossings shall be minimized.

The general location of the trails and their connectivity to the surrounding communities shall be depicted on a Conceptual Regulating Plan and finalized on a Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17) (FLU6.8.13)

MA 3.2.14: INFRASTRUCTURE AND PUBLIC SERVICES; WATER, WASTEWATER AND RECLAIMED WATER; All development within the Lake Pickett Study Area shall receive service from central water, wastewater, and reclaimed water facilities operated by Orange County.

Water, wastewater, and reclaimed water transmission and collection infrastructure shall be sized to accommodate the ultimate flows at build-out for the entire Lake Pickett Study Area. Sizes and connection points to existing utilities shall be in accordance with a Master Utility Plan (MUP) approved by Orange County Utilities. Water, wastewater, and reclaimed water systems shall be designed to facilitate future extensions.

To support the capital improvements necessary to provide utilities service to each Lake Pickett community, the County may impose conditions on a Lake Pickett PD-RP requiring the pre-payment of 500 ERUs (for wastewater capacity) and 500 ERCs (for water capacity) prior to the first phase of development within the Lake Pickett Study Area. In addition, an APF Utility Tract for a reclaimed water facility that is no greater than five acres in size shall be included in the Adequate Public Facilities Agreement(s) referenced in Policy MA 3.3.2.

Prior to construction plan approval for any Lake Pickett PD-RP, all property owners within the PD-RP, excluding public entities, shall be required to enter into an agreement between the parties addressing their proportionate share of funds for the costs of off-site and on-site master utilities sized to serve the Lake Pickett Study Area requirements. Property owners may elect to use alternate financing in lieu of the private proportionate cost share agreement, provided master utilities sized for Lake Pickett Study Area requirements are constructed. (Added 07/16, Ord. 2016-17) (FLU6.8.14)

MA 3.2.15: NEIGHBORHOOD SCHOOLS; Public schools shall be a permitted use in the LP future land use designation. The Conceptual Regulating Plan for each Lake Pickett community shall depict a reserved school site for Orange County Public Schools. An adopted Lake Pickett PD-RP shall contain the following school facilities:

- Lake Pickett community north of Lake Pickett Road: One middle school or K-8 school;
- Lake Pickett community south of Lake Pickett Road: One elementary school.

School sites shall be located in accordance with the County's Public School Siting Regulations, as may be amended from time to time, and shall be sited in each the community in coordination with, and approval from, Orange County Public Schools (OCPS). To be eligible for school impact fee credits at a value not to exceed $58,000 per acre, the school sites shall be located in an area of the community to provide functional access for all users, including pedestrians, bicyclists and motorists of all ages, and shall be served by the trail network and at least two (2) full access points or connections to collector or local streets within each community. The school sites shall be included in the Master Stormwater Plan and provide offsite stormwater retention satisfying the applicable needs for the school. Prior to the conveyance of the school site to Orange County Public Schools, the school site shall be free of all hazardous materials or endangered species. Connections to adequate infrastructure for electric, central water with sufficient fire flow not to exceed 3,200 gallons per minute, wastewater and reclaimed water transmission and collection in accordance with the requirements of Orange County Public Schools and the Master Utility Plan, shall be provided at the property boundary to the school sites prior to conveyance of the school sites. If these conditions are not met, school impact fee credits will be valued at a maximum of $28,000 per acre.

Sites shall be conveyed to OCPS in accordance with the Capacity Enhancement Agreement (CEA), which shall be fully executed prior to approval of the LP Future Land Use Map (FLUM) Amendment. (Added 07/16, Ord. 2016-17) (FLU6.8.15)

OBJ MA 3.3: LAKE PICKETT FUTURE LAND USE AMENDMENT AND CONCEPTUAL REGULATING PLAN; Development approval of a community within the Lake Pickett Study Area shall require a Lake Pickett Future Land Use Map designation (LP FLUM), public outreach, an approved Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Agreement(s) for provision of infrastructure, and an approved Lake Pickett PD-RP, which determines the adopted boundaries and location of the Transect Zones. The proposed Transect Zone locations shall be illustrated on a Conceptual Regulating Plan (CRP) during the FLUM amendment process and finalized on an approved Lake Pickett PD-RP. (Added 07/16, Ord. 2016-17) (FLU6.9)

MA 3.3.1: LAKE PICKETT FUTURE LAND USE MAP AMENDMENT; Requirements for all Lake Pickett Future Land Use Map Amendments include, but are not limited to, submittal of a draft Conceptual Regulating Plan, a proposed development program, a justification statement, an OCPS Consistency Determination Application, a Transportation Study, and the proposed community meeting schedule and shall be met at the time of submittal. Depending on the circumstances of the LP application, additional information may be required for transportation, utilities, drainage or other pertinent data as determined by Planning Division staff. Requirements shall include the following:

A. **CONCEPTUAL REGULATING PLAN (CRP):** A CRP, a general and illustrative representation of the proposed development and location of transects, is precursory to a Lake Pickett PD-RP. A CRP shall be provided during the transmittal process and shall be refined throughout the review process. The following items shall either be depicted on a CRP or included as an attachment:

   a. General location of Transect Zones

   b. General location and types of the proposed agricultural uses (if applicable), natural areas, and transitional treatments

   c. General location of neighborhoods based on ¼-mile radius pedestrian sheds

   d. Location of existing and planned major roadways, trails or other transportation modes

   e. Location of potential and required connections, including external connections to adjacent roadways and those between the two Lake Pickett communities, and required internal connections between neighborhoods

f. General location of public school sites and a copy of the application for a Capacity Enhancement Agreement with Orange County Public Schools

g. Net developable land area for the project and for each of the Transect Zones

h. Overall proposed community development program

B. **OCPS CAPACITY ENHANCEMENT OR MITIGATION AGREEMENT:** Prior to adoption of the FLUM amendment, a Capacity Enhancement Agreement (CEA) shall be approved and fully executed by Orange County Public Schools that mitigates the impact of the LP designation on the public school system. The CEA shall address the procedure for conveying the school sites to OCPS and address APF requirements. The value of the school site shall not exceed $58,000 per acre, and the school site must meet all Orange County Public Schools requirements to receive this value.

C. **TRANSPORTATION ANALYSIS:** The traffic study shall be coordinated with the Orange County Transportation Planning Division and submitted in accordance with the deadlines for the associated Lake Pickett FLUM amendment. The traffic study will be part of the data and analysis for the requisite adoption of a Term Sheet or transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Transportation Network Agreement(s) required with the Board of County Commissioners Comprehensive Plan adoption public hearing.

D. **JUSTIFICATION AND CONSISTENCY:** The justification statement shall identify relevant Comprehensive Plan policies and explain how the proposed request is consistent with the identified policies. Any privately-initiated text amendment(s) related to the application shall also be included and explained as part of the justification statement. Proposals for privately-initiated text amendments also shall include an evaluation of consistency with the Comprehensive Plan.

E. **INFRASTRUCTURE AND PUBLIC SERVICES:** Development within the Lake Pickett Study Area shall be subject to the requirements of the Orange County Concurrency Management Ordinance, as amended, unless a separate agreement has been entered into with the County to establish an alternative method for addressing development impacts. Provision of land, connection, and access will be made to accommodate the siting and operation of utility and emergency services facilities, conveyances, and equipment accordingly.

F. **COMMUNITY MEETINGS/PUBLIC PARTICIPATION:** A minimum of two community meetings/public workshops shall be held. All workshops are subject to the County's notification requirements. The County maintains the discretion to require additional community meetings/workshops as part of the application review process.

(Added 07/16, Ord. 2016-17) (FLU6.9.1)

MA 3.3.2: Properties within the Lake Pickett Study Area that obtain the "Lake Pickett" (LP) FLUM designation must rezone to Lake Pickett Planned Development-Regulating Plan (PD-RP) and comply with applicable agreements of Policies MA 3.3.2 and MA 3.3.3. The following items shall be submitted for completion of the Lake Pickett Planned Development-Regulating Plan rezoning:

A. **REGULATING PLAN:** All PD applications shall meet all PD submittal requirements, and shall have a Lake Pickett Planned Development-Regulating Plan (PD-RP) documenting the final locations of open space and preservation areas, Transect Zones, streets, neighborhoods, schools, trails, and parks. More specifically, each Lake Pickett PD-RP shall demonstrate consistency with the Lake Pickett Guiding Principles listed in Policy MA 3.2.1 and provide detailed performance standards for the following community elements:

a. Developable land area (requires an approved Conservation Area Determination)

b. Transition buffer requirements for areas along Lake Pickett Road and South Tanner Road, and any additional compatibility measures

c. Neighborhood locations based on ¼-mile pedestrian shed oriented around the central focal points

d. Final location, boundaries, and land areas of each of the Transect Zones

e. Proposed locations of community centers (if any) and their performance standards

f. Street typology and cross-sections and pedestrian/bicycle facility standards

g. Intersection density and connectivity measures within and between Lake Pickett communities and neighborhoods (per Policies MA 3.2.11 and MA 3.2.12)

h. Final Green Infrastructure Plan integrating stormwater management facilities, required conservation, open space and community space (including location and type of park facilities and the proposed trail network), and Low Impact Development (LID) practices providing standards for a bonus system described in Policy MA 3.2.4

i. Landscape and streetscape requirements and their proposed maintenance responsibility

j. General location(s) of public school sites and their proposed pedestrian/bicycle connections

k. General location of police substations, fire stations, utility tract(s), and government buildings (if any)

l. Summary of measures taken to comply with the Comprehensive Plan Conservation Element, including habitat and conservation area protection. Locations of stand-alone agricultural uses, their typology, and performance standards (Agricultural uses incorporated into a community open space area shall be depicted on the Green Infrastructure Plan.)

B. **Development Program:** The proposed community development program shall show unit counts and average densities and intensities by Transect Zone and their phasing, if applicable, and it shall be included and adopted as part of a Lake Pickett PD-RP and their totals incorporated into the development program table shown on Map 21 of the Future Land Use Map . The development program shall be substantially consistent with the program submitted with a CRP and approved with a Lake Picket (LP) FLUM amendment, with revisions necessary to reflect any changes to the Transect Zones boundaries or as required for consistency with the provisions of the Regulating Plan and required Agreements. Any request to increase the development totals for a Lake Pickett PD-RP, as listed in Future Land Use Map Series Map 23, must be approved through an application to amend the Comprehensive Plan.

C. **INFRASTRUCTURE AGREEMENTS:** To facilitate coordinated roadways, utilities, and school locations, the following agreements must be executed prior to or concurrent with the adoption of a Lake Pickett PD-RP:

a. OCPS Capacity Enhancement or Mitigation Agreement;

b. A Transportation Term Sheet or transportation mitigation framework presented to and reviewed by the Board of County Commissioners and corresponding Transportation Network Agreement(s); and

c. Adequate Public Facilities Agreement ("APF Agreement") for applicable facilities within the PD-RP, such as sheriff, fire, utilities, public school sites, roads, and parks and recreation, substantially similar in form and substance to APF Agreements as such are described in Chapter 30, Article XIV, Orange County Code (the "APF Ordinance").

Neighborhood parks and community trails that are not within County rights-of-way will be owned and maintained by the home/property owner associations or a similar type of organization. Ownership and maintenance of community parks will be determined on a case-by-case basis.

Prior to approval of each Lake Pickett PD-RP, the developer shall meet with Orange County Utilities to discuss connection points for water, wastewater, and reclaimed water. (Added 07/16, Ord. 2016-17) (FLU6.9.2)

MA 3.3.3: FUNDING OF TRANSPORTATION IMPROVEMENTS; A Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners, as well as their corresponding Transportation Network Agreements shall require a financially feasible, long-range transportation infrastructure funding framework and capital improvements program as defined by the County and applicable policies in the Comprehensive Plan, including, but not limited to, Objective IMP 4.6 and implementing Policies IMP 4.6.5 and IMP 4.6.6. The planned transportation improvements shall ensure the overall safe and efficient movement of vehicles, pedestrians and cyclists through an interconnected multimodal transportation network. Potential funding sources for projects may include, but are not limited to, the following:

- Developer Contributions and/or other Public-Private Partnerships
- Road Impact Fees
- Available State or Federal Highway or Transit Funds
- Municipal Service Taxing Unit/Municipal Service Benefit Unit
- Tax Increment Financing District
- Community Development District
- County INVEST funding
- Others as approved by the Board of County Commissioners.

Orange County shall evaluate alternative funding mechanisms to ensure the adequate financing or funding of needed public facilities, including transportation infrastructure, necessary to accommodate the proposed development within the LP Future Land Use designation for the Lake Pickett Study Area defined in Objective MA 3.2. The County shall require developer participation in such funding programs, except that OCPS shall not be required to participate in any community development district or other potential funding sources.

A Lake Pickett PD-RP shall be implemented through a Lake Pickett Transportation Network Agreement(s), which shall:

- Identify the list of transportation infrastructure improvements necessary to support the LP Future Land Use designation;
- Denote specific private or public entities responsible for implementation and completion of each transportation infrastructure improvement;
- Relate the completion of critical transportation improvements to development entitlements (i.e. trip allocations) and development phasing to identify when improvements are required; and
- Demonstrate satisfaction of the requirements of the Orange County Concurrency Management Ordinance, as amended.

Future Land Use Map (FLUM) amendments for the Lake Pickett designation shall not be approved without a Lake Pickett Transportation Term Sheet or other transportation mitigation framework also presented to and reviewed by the Board of County Commissioners. Prior to County approval of any Comprehensive Plan amendment or any subsequent FLUM amendments, a corresponding Transportation Network Agreement that substantially conforms with a Lake Pickett Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners must be signed by the owners of a majority of the acreage it addresses.

(Added 07/16, Ord. 2016-17) (FLU6.9.3)

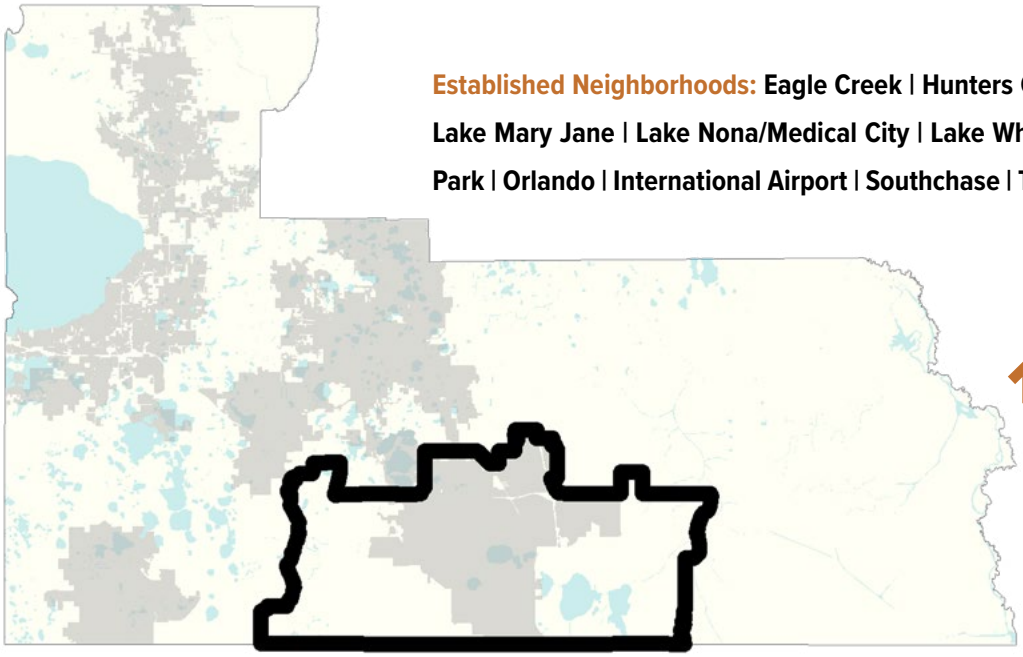
MA 3.3.4: AVAILABILITY OF NEEDED TRANSPORTATION FACILITIES; A Lake Pickett Transportation Term Sheet or other transportation mitigation framework presented to and reviewed by the Board of County Commissioners shall reflect a transportation funding framework and describe the roles and responsibilities of the participating parties and timing of required transportation improvements as to ensure a coordinated infrastructure improvement program. (Added 07/16, Ord. 2016-17) (FLU6.9.4)

MA 3.3.5: EAST ORANGE AREA-WIDE TRANSPORTATION STUDY; The County shall commence an East Orange Area-wide Transportation Study. The study area shall generally be bounded by the Seminole County line to the north, SR 50 to the south, Alafaya Trail to the west, and Chuluota Road to the east. The purpose of the study is to identify and analyze potential transportation projects to improve network connectivity and provide relief to constrained transportation corridors. The study shall be used by the County to identify potential future transportation improvement projects. In conducting the study, the County shall seek comment from local residents, property owners, and community associations. The County also shall coordinate with the Florida Department of Transportation, the Central Florida Expressway Authority, LYNX, the University of Central Florida, Central Florida Research Park, and Seminole County. (Added 07/16, Ord. 2016-17) (FLU6.9.5)

MA 3.3.6: In an effort to preserve the existing Chuluota Road buffer to the maximum extent possible, in the event the existing buffer is adversely impacted by County roadway expansion the County shall, in accordance with its usual policies and procedures, endeavor to provide a buffer between the expanded roadway and adjoining communities. In the event such buffer does not reasonably shield the roadway from view of adjoining communities, the County shall act to reasonably shield the expanded roadway from view. Such shielding shall, to the extent reasonably possible, be accomplished through the use of trees, enhanced landscaping, and/or other vegetation. For other roadway improvements in the Lake Pickett Overlay, the County will endeavor to maintain existing buffers and will consider similar compatibility measures on a case-by-case basis. (Added 07/16, Ord. 2016-17) (FLU6.9.6)

[SPACE INTENTIONALLY LEFT BLANK]

SOUTH ~~PLANNING~~ MARKET AREA



Established Neighborhoods: **Eagle Creek | Hunters Creek | Innovation Way | Lake Hart | Lake Mary Jane | Lake Nona/Medical City | Lake Whippoorwill | Meadow Woods | Moss Park | Orlando | International Airport | Southchase | Taft**

147 SQUARE MILES

15% OF ORANGE COUNTY

60 SQUARE MILES OF INCORPORATED AREA

95 SQUARE MILES OF UNINCORPORATED AREA

The South Market Area was once sparsely developed with few roads, suitable for cattle and military operations. The transfer of McCoy Air Force Base to become Orlando International Airport (OIA), concurrent with tourism growth and increased road access, set the groundwork for warehousing and distribution operations, and large-scale master planned communities. Medical City and supporting development within the Southeast Orlando Sector Plan, a connection to SunRail commuter rail, the Brightline rail to south Florida, and an OIA connection to International Drive all hold promise for the South Market Area to evolve, based on transportation. At the same time, rural resource protections in Innovation Way offer a balance to the planned communities envisioned for the area.

NATURE

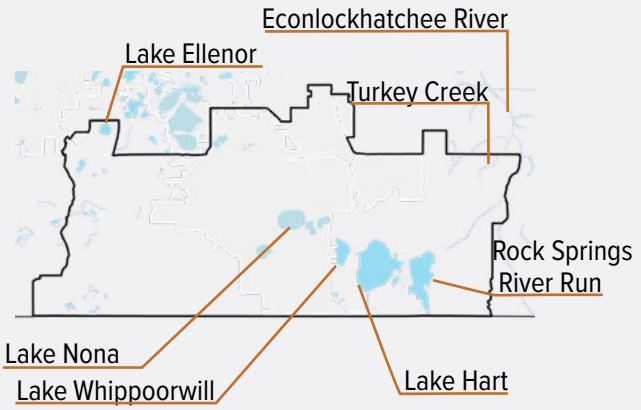
PARKS & OPEN SPACE

9 ORANGE COUNTY PARKS

3,462 ACRES WITHIN ORANGE COUNTY PARKS

22% OF ORANGE COUNTY PARK ACREAGE

WATER FEATURES

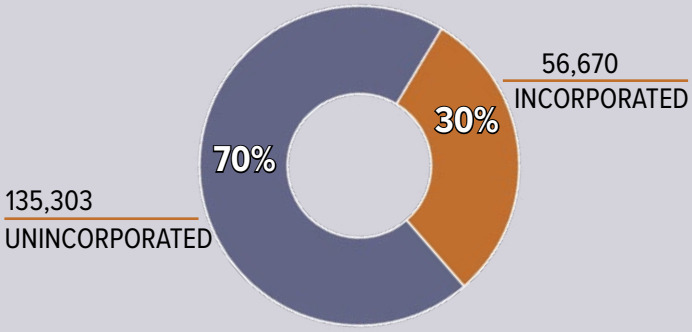


WATER AREA: **8** SQUARE MILES

POPULATION

191,973 (INCLUDES BOTH INCORPORATED AND UNINCORPORATED POPULATION)

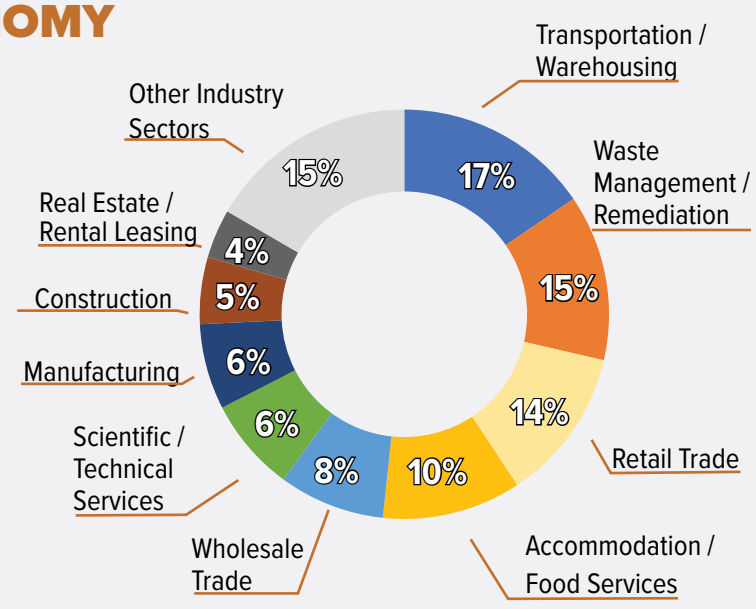
13% OF THE SOUTH PLANNING AREA POPULATION ACCOUNTS FOR THE TOTAL ORANGE COUNTY POPULATION



ECONOMY

163,025 JOBS

17% of Orange County



MAJOR EMPLOYERS

NAME	TYPE OF BUSINESS
United Parcel Service (2.6%)	Shipping Services
Ritz Carlton Grande Lakes (1.8%)	Vacation Resort
Valencia Enterprises (1.3%)	Education Services
Darden Restaurants Inc. (1.2%)	Restaurants
Walgreens (1.2%)	Health Care

Data reflected as of 2019

SOUTH ~~PLANNING~~ MARKET AREA

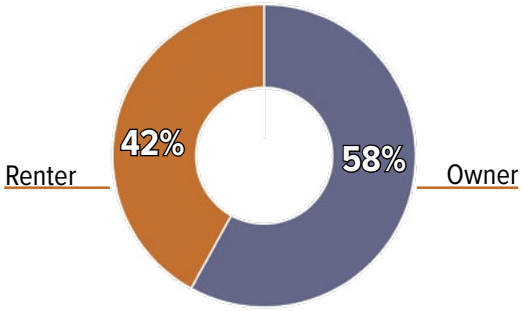
HOUSING

TOTAL DWELLING UNITS

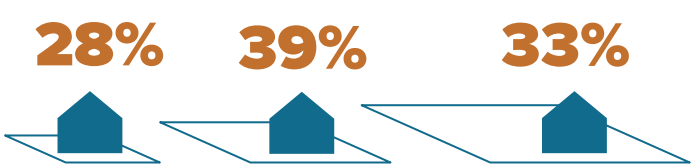
44,231 DWELLING UNITS

14% OF DWELLING UNITS WITHIN UNINCORPORATED ORANGE COUNTY

OCCUPANCY OF UNITS



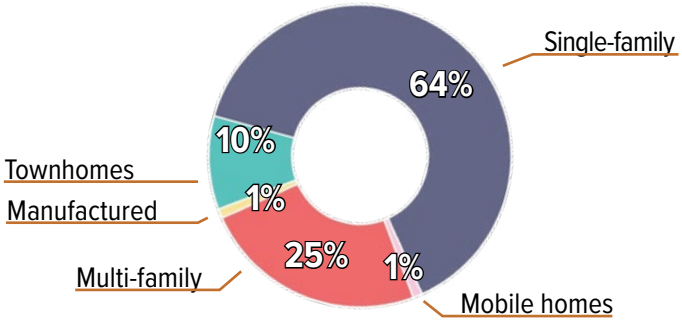
SINGLE-FAMILY LOT SIZE



9,384 SQ. FT. AVERAGE LOT SIZE

1,686 SQ. FT. AVERAGE SINGLE-FAMILY HOME

HOUSING UNIT MIX



GROWTH & DEVELOPMENT (1900 - PRESENT)

Taft Incorporated 1912 (abolished 1933)

Orlando Army Air Field #2 / Pincastle Air Force Base/ McCoy Air Force Base

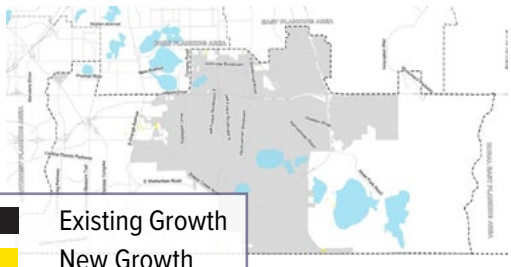
Martin Company

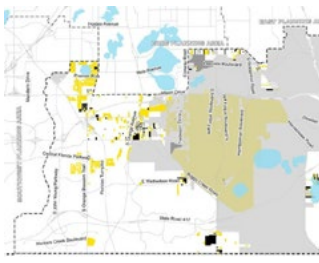
Orlando Central Park

Florida Turnpike

International Airport

1920 | 1940 | 1960 | 1980

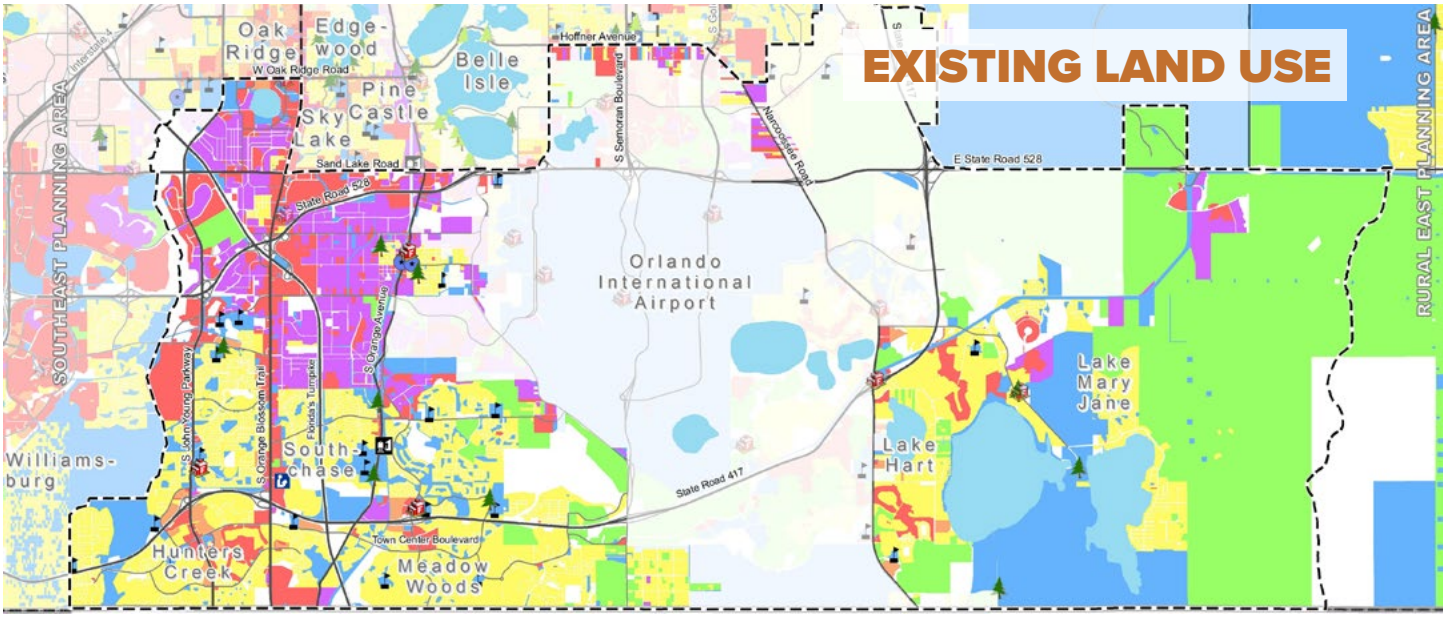




Existing Growth
New Growth
Planning Area

1900-1940

1940-1960



Residential
- Residential
- Multifamily

Natural, Agricultural
- Waterbody
- Agricultural

Commercial, Industrial
- Commercial
- Industrial

Institutional
- Institutional
- School
- Library
- Fire Station
- Hospital
- Community Center
- Park
- Planning Area Boundary

Florida Mall

Meadow Woods

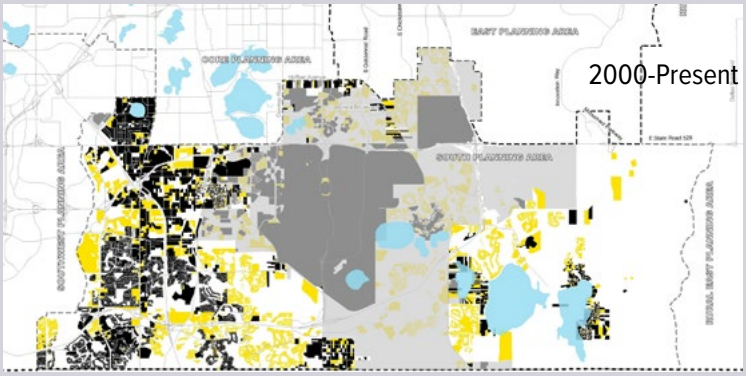
Southchase

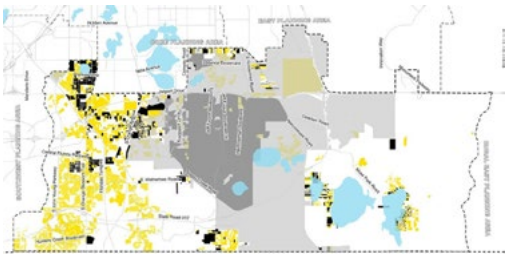
SunRail Phase I

SunRail Serves Meadow Woods (2018)

2000

2010





1960-1980

1980-2000

- Existing Growth
- New Growth
- Planning Area

Data reflected as of 2019

GOAL MA 4: SOUTH MARKET AREA

The goal of the South Market Area is to support development and redevelopment along specific corridors and transit lines, while utilizing transportation networks that also support Orlando International Airport, warehousing and distribution operations, tourism, and historic and large-scaled master planned communities. At the same time, rural resource protections in Innovation Way offer a balance to the planned communities envisioned for the area.

OBJ MA 4.1: INNOVATION WAY OVERLAY; The Innovation Way Overlay was established in recognition of the importance of a diverse local economy and the need to protect sensitive resources, specifically as they relate to high tech/clean tech jobs and the protection and preservation of the Econlockhatchee River Basin. (Added 08/08, Ord. 06-08; Amended 10/10, Ord. 2010-13, Goal 8-r; Amended 01/16, Ord. 2016-04) (FLU5)

MA 4.1.1: PRIOR DEVELOPMENT APPROVALS IN THE INNOVATION WAY OVERLAY; Properties located in the Innovation Way Overlay with development that meets one of the criteria listed below shall not be required to comply with the Innovation Way policies.

A. Development that has approval as of June 13, 2006, and is developed consistent with such approval; or

B. Development with a consistency vested rights determination, provided the vested rights do not expire and the development occurs in a manner that is consistent with the vested rights determination; or

C. Development that is consistent with the uses, densities and intensities allowed by the Comprehensive Plan as of June 13, 2006.

D. Nothing in these policies is intended to supersede Orange County's existing environmental regulations or the Econlockhatchee River Protection regulations. (Added 01/16, Ord. 2016-04) (FLU5.1.1)

E. Development within Innovation Way that is proceeding substantially in accordance with a Development Order approved prior to June 13, 2006, shall be exempt from the design requirements of the Multimodal Transportation Network (MMTN). Such exemption shall not relieve the developer from meeting all conditions of approval in the Development Order. In other areas of Innovation Way, development will be guided by a Regulating Plan that describes each transect and associated development requirements. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

MA 4.1.2: INNOVATION WAY CONCEPTUAL URBAN FORM; Map 18 of the Future Land Use Map Series is intended to provide for the generalized and illustrative location and extent of transect zones that collectively depict the desired urban form for the Innovation Way Overlay. This map will guide the preparation of Conceptual Regulating Plans and Planned Development Regulating Plans. Final boundaries and configurations of transect zones and the specific location and type of Innovation Way land use districts, road alignments and trails shall be determined through the adoption of an Innovation Way Planned Development Regulating Plan for individual properties within the Overlay.

The Innovation Way Overlay (Map 18) does not provide any entitlements beyond the underlying Future Land Use Map designations and zoning classifications. As such, Orange County shall, in conjunction with a transect-based approach, use Conceptual Regulating Plans (CRP), the Innovation Way (IW) Future Land Use Map designation, and Innovation Way-Planned-Development-Regulating Plans (IW-PD-RP) to implement the long-range planning vision for Innovation Way. Proposed Future Land Use Map amendments and rezonings in the Innovation Way Overlay, except as permitted by Policy MA 4.1.1, must follow the process as outlined in the associated policies. (Added 01/16, Ord. 2016-04) (FLU5.1.2)

MA 4.1.2.1: The Innovation Way Multimodal Transportation Network is hereby established on Map 1 of the Transportation Element Orange County 2030 Long Range Plan. (Added 09/11, Ord. 2009-28; Amended 01/16, Ord. 2016-04)

MA 4.1.3: GENERAL IMPLEMENTATION PROCESS; Development within the Innovation Way Overlay requires a Future Land Use Map designation of Innovation Way (IW) and a zoning designation of Innovation Way-Planned Development-Regulating Plan (IW-PD-RP). A Conceptual Regulating Plan shall be submitted in conjunction with a Future Land Use Map amendment application to change the underlying Future Land Use Map designation to IW. The requested Future Land Use Map designation of IW must be approved by the Orange County Board of County Commissioners and processed as a Comprehensive Plan amendment pursuant to Chapter 163, F.S. A rezoning to IW-PD-RP is also required and may be processed concurrently with a Future Land Use Map amendment. A PD-Regulating Plan shall be submitted in conjunction with a rezoning application to IW-PD-RP and must be approved by the Orange County Board of County Commissioners. Future Land Use Map amendment and rezoning applications shall be submitted in accordance with the established application submittal requirements. (Added 01/16, Ord. 2016-04) (FLU5.1.3)

MA 4.1.4: INNOVATION WAY STUDY; Future Land Use Map amendments and rezonings shall make reference to the Innovation Way Economic Development and Resource Management Study, dated December 15, 2005 (The Innovation Way Study) as a non-binding resource to define the purpose and intent of the Overlay. The Innovation Way Study serves as a tool to guide decision making and interpretation of the Future Land Use map amendments and land development code as it relates to the Innovation Way Overlay.

The vision for the Innovation Way Overlay incorporates the high-technology corridor concept and includes protection of ecologically important lands. This balancing of high technology/high value economic development with environmental protection requires innovative urban form, multimodal transportation concepts and infrastructure, and sustainable development practices. (Added 08/08, Ord. 06-08, Policy 8.2.2; Amended 10/10, Ord. 2010-13, Policy FLU5.2.2-r; Amended 01/16, Ord. 2016-04) (FLU5.1.4)

MA 4.1.5: IMPLEMENTATION AND TRANSECT-BASED APPROACH. Transect-based planning shall be used to design complete communities requiring walkable streets, mix of uses, transportation options, and housing diversity. Transect-based planning and incremental urbanism allows for communities to evolve sustainably over generations. The IW-PD-RP shall identify and locate transects and districts to ensure the basis for a complete neighborhood structure within which a development program is planned that includes a mix of residential and non-residential uses and furthers the Innovation Way vision. The Innovation Way transect zones and corresponding Innovation Way districts are described in Policies MA 4.1.5.1 and MA 4.1.5.2, respectively.

The IW-PD-RP shall also include a proposed plan for the provision of housing types including housing supportive of planned workforce in the RP area. In addition, if applicable, strategies shall be included linking the provision of land for high value jobs and economic catalyst industries in balance with the provision of housing within the project. (Added 01/16, Ord. 2016-04) (FLU5.1.5)

MA 4.1.5.1: TRANSECTS; The Innovation Way transects shall be defined for the Innovation Way Overlay and shall be used as a mechanism to allow development to increase in complexity, density, and intensity over a period of years.

A. **T-1 (TRANSECT ZONE -1):** Natural Zone (NZ) contains lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.

B. **T-2 (TRANSECT ZONE-2):** Rural Development Zone (RDZ) contains sparsely settled lands in open or cultivated state. These include woodland, agricultural land, grassland. Typical buildings are single-family detached dwellings, farmhouses, and agricultural buildings that are designed consistent with other Innovation Way policies. The RDZ is intended to provide a transition from rural to urban, and, as such, may be located within the Urban Service Area.

C. **T-3 (TRANSECT ZONE-3):** The Low-Medium Density Zone (IW-LMDZ) contains lower density neighborhood development beyond the boundaries of the Transect Station Area Core (TSAC) and Medium Density (MDZ) zones, but not within the Rural Development or Natural zones.

D. **T-4 (Transect Zone-4):** Medium Density Zone (IW-MDZ) includes a full range of medium density/intensity residential, commercial and workplace uses that serve the daily needs of residents and employees from nearby neighborhoods and workplaces. When located in conjunction with a T-5 zone, the T-4 zone will occupy an area between 1/4 to 1/2 mile radius from the transit station/discernible center identified on the IW-PD-RP. When the T-4 zone is established without a companion T-5 zone, the Activity Center will occupy an area within one-half mile of a discernible center.

E. **T-5 (TRANSECT ZONE-5):** Transit Station Area Core (TSAC) includes a full range of high-density/intensity residential, commercial and workplace uses intended to support a high level of transit service in the future. The TSAC includes an area within 1/4 mile of a discernable center that may include a transit station, central park or open space, or other development/feature that is identified as the center of the TSAC on the IW-PD-RP.

F. **T-SD (TRANSECT ZONE - SPECIAL DISTRICT):** provides the opportunity to plan an area for one or more types of uses in a unified manner. Such uses may include, but are not limited to high-tech/clean tech industrial parks, medical/research catalytic parks, tourist/resort centers, and major public works activities. Generally, T-SD zones will include uses that by their function, disposition, or configuration cannot, or should not, conform to one or more of the five Innovation Way normative Transect Zones. (Added 01/16, Ord. 2016-04) (FLU5.1.5.1)

MA 4.1.5.2: DISTRICTS; The Innovation Way districts provide the means to implement the transect based policies through the identification of a variety of urban or rural development standards that address land use, transportation, green infrastructure, utility, site design and permitting procedures. The Innovation Way districts will function to ensure a compatible transition from rural to urban and facilitate a mix of uses that support multimodal transportation. With the exception of Special Districts, all other districts are intended to be located within a transect zone with which they are compatible.

A. Transit Station Area Cores (TSAC) are consistent with the T-5 transect zone and Transportation Network. These centers are generally located where access is provided through at least one of the Multimodal Corridors, and it has been identified as a location to be served by a high-capacity transit service. Permitted uses include high tech/clean industry, support commercial/retail, personal and business services, office, light industrial/research, hotel, high-density residential, civic, and parks/open space. Walkable blocks and compact high-density/intensity mixed-use development characterize this type of district. Vertical mixing of uses shall be highly encouraged within the TSACs. The average perimeter of blocks within each (TSAC) shall be sized to achieve a 5-minute walk.

B. Town Centers and Innovation Way Activity Center (IWAC) districts are consistent with the T-4 transect zone and are intended to include a variety of uses that support the daily needs of residents within adjoining neighborhoods. When co-located with a TSAC district, the IWAC shall be the appropriate district to provide the land uses necessary to support high capacity transit service. Alternatively, when located independently of a Medium Density Zone, the Town Center district shall be the appropriate option and be located with multimodal access serving the civic, commercial and personal service needs of a larger market area. These districts shall provide a place for a mix of residential, office, retail, light industrial uses, and high tech/clean tech uses at a scale that should not be permitted in the T-3 (Transect Zone-3). IWAC and Town Center districts must be designed to encourage and accommodate linkage with the regional transit system and must provide for connections to, and be integrated with, the collector streets and pedestrian and bike path systems. The average perimeter of blocks within each Town Center and IWAC shall be sized to achieve a 5 to 10-minute walk.

C. The Neighborhood District is consistent with the T-3 transect zone and is intended to be walkable, highly connected by streets, trails and pedestrian paths, and adequately served by parks and open space. Standards and requirements for neighborhood development will vary based on several criteria including the mix of housing types provided, overall residential density, inclusion of non-residential uses permitted by location, and placement of dwellings relative to street frontages. The following policy elements provide direction for standards that will be developed for inclusion in an Innovation Way Sustainable Development Code and the Regulating Plans for individual Innovation Way projects.

   a. Individual neighborhoods should be sized so that dwellings are generally within a maximum five-minute walk of a central focal point or neighborhood node.

   b. Developments within neighborhoods that are proposed to develop within a density range of 6-10 dwellings per net developable acre should be located in close proximity to a neighborhood node, or a location that would serve as a transition between a T-3 zone and T-4 or T-5 zone.

   c. An elementary school site shall be provided for each 2,500 dwellings and school sites should be centrally located to serve up to four (4) typical neighborhoods.

   d. Each Neighborhood may contain a maximum of one Neighborhood Node, but shall be required to include a central neighborhood focal point in a form determined through the adopted Regulating Plan. Residential Neighborhoods can be clustered particularly in proximity to the transit corridors.

   e. Neighborhoods shall not be gated and perimeter walls will not be permitted.

   f. Neighborhoods should be planned with at least seventy-five (75) percent of the blocks having a perimeter length that does not exceed a distance associated with a ten-minute walk.

D. Neighborhood Nodes are consistent with the T-3 transect zone and may contain a mix of neighborhood serving commercial, business personal service, and civic uses to provide for daily commercial and service needs of a residential neighborhood. Neighborhood retail and office uses shall be characterized by small-scale units, organized in compact nodes, designed to be visually compatible with surrounding development. The following standards shall apply to Neighborhood Nodes:

   a. Centrally located and grouped as nodes of non-residential or mixed-use development easily accessible on foot or by bicycle to neighborhood residents;

   b. Use type and size shall be limited to neighborhood scale commercial, personal service and civic uses, which are designed primarily to serve the needs of residents and/or employees within the immediate area;

c. Residential uses shall be encouraged to be built above ground floor commercial or office uses and may be configured into live-work type of units;

d. Designs shall incorporate access to transit and include bicycle-related facilities; and

e. Additional standards regarding design, specific use types, size, and location criteria, shall be adopted in the land development code to ensure compatibility with surrounding development and consistency with the urban development patterns envisioned for the Innovation Way Overlay.

E. The Rural Residential and Conservation Development districts are consistent with the T-2 transect zone and are intended to provide conventional or clustered single-family detached dwellings in a traditional rural setting. Clustered dwellings shall comply with the County's existing cluster district code. In addition to residential dwellings, the Rural Residential and Conservation Development districts may include and emphasize agricultural lands, conservation areas, and/or passive parks and open space. Dwellings may be included in a conservation subdivision designed to enhance the living environment and promote the ecological well-being of both the built and natural environments. Standards and requirements for neighborhood development will reflect a rural lifestyle in harmony with the non-residential uses permitted by location and shall emphasize placement of dwellings relative to open space, conservation and agricultural vistas. (Added 01/16, Ord. 2016-04) (FLU5.1.5.2)

MA 4.1.5.3: Within the Innovation Way Overlay, all development proposals shall contribute to accomplishing an overall mix of residential and non-residential uses that is consistent with the requirements in the table below and shall meet the requirements of the Innovation Way Jobs-to-Housing Linkage Program (Ord. 2010-05). Additionally, each designated Mixed-Use Center within a proposed or adopted IW-PD-RP shall also meet the land use mix requirements in Policy MA 4.1.5. (Added 10/10, Ord. 2010-13) (FLU5.1.5.3)

Table MA 4.1.5.3 (a) Innovation Way Percentage of Total Land Area

Land Use	Preferred Overall Mix (Minimum percentage of total land area)
Residential	20%
Office/Commercial/Industrial	30%
Institutional/Civic[2]	5%
Open Space/ Parks/ Recreational[1, 3]	5%

[1] Does not include "Stewardship Lands" as defined in Policy MA 4.5.1.

[2] Institutional and civic uses are allowed in any Innovation Way Overly district, except as otherwise restricted by the Orange County land development codes.

[3] Within TSA Cores, open space shall consist of urban open spaces, such as but not limited to plazas, squares, and greens; County parks larger than 5 acres shall be designated as "Park" and should preferably not be located within TSA Cores.

MA 4.1.5.4: Within the Innovation Way Overlay, each IW-PD-RP and PD-LUP adopted after October 19, 2010 shall accommodate land uses within one or more of the following types of use districts, which shall be designated on the PD-LUP:

A. Mixed-Use Centers, which may consist of any of the following:

a. High Tech Centers,

b. Town Centers,

c. Innovation Way Activity Centers,

d. Village Centers, and

e. Neighborhood Nodes;

B. Industrial;

C. Residential neighborhoods;

D. Parks, which shall be used to designate public parks larger than five (5) acres that Orange County agrees to maintain subject to BCC approval; and

E. Stewardship Lands, as defined in Objective MA 4.5 (Added 10/10, Ord. 10-13, Policy 5.2.5-r) (FLU5.1.5.4)

MA 4.1.5.5: Within the Innovation Way Overlay, each IW-PD-RP adopted after January 26, 2016 shall identify the Innovation Way transect zones, districts, and uses and shall contribute to accomplishing an overall mix of residential and non-residential uses.

The following correlation table shall be used in connection with the evaluation of a proposed development's consistency and compatibility with the Innovation Way Overlay policies, the conceptual development framework depicted on Future Land Use Map.

Table MA 4.1.5(a) Innovation Way Transect Zones

Transect Zones	Allowable Use Districts	General Uses	[1]Preferred Mix of Uses
T1-Natural Zone (NZ)	N/A	Passive parks and open space, greenbelts, agriculture	[2]Passive Parks and Open Space, Agriculture
T2-Rural Development Zone (RDZ)	Rural Residential Development Conservation Subdivisions	Clustered, conservation, and/or conventional single-family detached residential uses, agriculture, passive parks and open space	[2]Passive Parks and Open Space, Agriculture Residential
T3-Low Medium Density Zone (IW-LMDZ)	Neighborhood Nodes Residential Neighborhoods	Single-family attached and detached, neighborhood commercial, business and personal services	Residential [2]Open Space/Parks/Recreation Neighborhood Node
T4-Medium Density Zone (MDZ)	Town Center and Innovation Way Activity Center	Single-family attached and detached residential, apartments, business and personal services, employment centers, commercial and retail uses that serve the surrounding market area, high tech/ clean tech and light industrial, hotel & entertainment, civic , health care	Non-residential Residential [2]Open Space/Parks/Recreation [5]High Tech/Clean Tech/Light Industrial
T5-Transit Station Area Core (TSAC)	Transit Station Area Core	Employment centers, commercial and retail uses that serve the surrounding market area, mixed-use buildings that accommodate retail, offices, workspaces, civic buildings, apartments, hotel, and high-tech/clean tech industries	Non Residential Residential [2,4]Open Space/Parks/Recreation [5]High Tech/Clean Tech/Light Industrial
T-SD- Special District	PD-SD	Established during the Innovation Planned Development Regulating Plan process	Established during the Innovation Planned Development Regulating Plan process

[1]The mix of uses is listed for each transect zone in descending order of the preferred allocation. The mix of uses will be calculated as a percentage of net developable acres.

[2]Does not include "Stewardship Lands" as defined in Chapter 15 of the Orange County Code.

[3]Institutional and civic uses are allowed in any Innovation Way use district, except T-1 Natural Zone and as otherwise restricted by the Orange County land development codes.

[4]Within T-5 TSA Cores, open space shall consist of urban open spaces, such as but not limited to plazas, squares, and greens; County parks larger than 5 acres shall be designated as "Park" and should preferably not be located within TSA Cores.

[5]The percentage of High Tech/Clean Tech and the type of uses that constitute High Tech/Clean Tech shall be included in the non-residential percentage. (Added 01/16, Ord. 2016-04) (FLU5.1.6)

MA 4.1.5.6: The following densities and intensities shall apply to the transect zones, unless otherwise approved in a DRI, CRP or IW-PD-RP. Maximum development programs shall be established through the CRP or IW-PD-RP, except as exempted in Policy MA 4.1.

Table MA 4.1.6 (a) Innovation Way Densities and Intensities

Innovation Way Transect Zone	Residential (Density)	Non-Residential (Intensity)
T1 - Natural Zone (NZ)	N/A	See MA 4.1.7.1
T-2 Rural Development Zone (RDZ)	[1]Planned yield of 2 du per net developable acre- with a range of 1-4 du/acre	See MA 4.1.7.1
T-3 Low-Medium Density Zone (LMDZ)	[1]Planned yield of 3-4 du per net developable acre with a range of 1-10 du/acre	See MA 4.1.7.1
T-4 Medium-Density Zone (MDZ)[1]	[2]Minimum of 10 du per net developable acre with a range of 4-20 du/acre	See MA 4.1.7.1
T-5 Transit Station Area Core [2]	[2]Minimum of 10 du per net developable acre with range of 7-100 du/acre	See MA 4.1.7.1
T-SD Special District	Established through the CRP process	Established through the CRP process

[1]The specific density will be determined by the IW-PD-RP.

[2]The term "minimum" refers to the minimum number of units for the net developable area of any given transect.

(Added 01/16, Ord. 2016-04) (FLU5.1.7)

MA 4.1.6.1: Maximum building heights, setbacks, floor area ratios, or any combination thereof may be used to regulate the intensity of the development of a mixed-use and/or non-residential site within the transect zones defined for the Innovation Way Overlay. The standard(s) for building intensity shall be established as part of the IW-PD-RP and may vary by transect, district or site based on guidelines established in the Regulating Plan. (Added 01/16, Ord. 2016-04) (FLU5.1.7.1)

OBJ MA 4.2: INNOVATION WAY FUTURE LAND USE MAP AMENDMENT AND REGULATING PLAN; The approval of development in the Innovation Way Overlay, shall require an IW Future Land Use Map designation and an approved IW-PD Regulating Plan, which determines the adopted boundaries and location of the transect zones. The proposed location of the transects shall be illustrated on the Conceptual Regulating Plan during the Future Land Use Map amendment process and finalized in the approved IW-PD-RP. Nothing in this policy is intended to supersede the exceptions as outlined in Policy MA 4.1.1. (Added 01/16, Ord. 2016-04) (OBJ FLU5.2)

MA 4.2.1: INNOVATION WAY FLUM; A Future Land Use Map amendment for properties within the Innovation Way Overlay shall require the following:

A. **CONCEPTUAL REGULATING PLAN (CRP):** The Conceptual Regulating Plan is a general and illustrative representation of the proposed development and location of transects, and it is precursory to the IW-PD-RP. The Conceptual Regulating Plan is provided during the transmittal phase of the Future Land Use Map amendment application and review process, and will be refined throughout the review process. When a CRP is approved by the Board of County Commissioners, the net developable land area allocated for urban development by the Conceptual Regulating Plan shall be counted against the amount of additional land identified by Policy LMN 1.3.2. The following items shall be depicted on the Conceptual Regulating Plan or included as an attachment:

   a. Location of the transect zones

   b. The location of existing roadways and the proposed location of major roadways, trails, or other transportation modes

c. Location of any primary utility facilities and operations areas

d. Location of any fire or emergency response facilities

e. Location of public school sites

f. Orange County Public Schools Capacity Enhancement or Mitigation Agreement (prior to adoption)

g. Amount of net developable land area for each transect zone

h. Proposed development program

i. Environmental Land Stewardship Program (ELSP) lands

B. **TRANSPORTATION ANALYSIS:** Prior to submittal of an application for an IW PD, a pre-application meeting shall be required with the Transportation Planning Division to determine the methodology required for the traffic study. The traffic study shall be submitted in accordance with the deadlines for the associated IW-PD-RP and will evaluate the existing and future conditions of the transportation network in accordance with the agreed upon methodology and will serve as data and analysis for an Innovation Way Transportation Agreement (IW-TA).

C. **ENVIRONMENTAL LAND STEWARDSHIP:** Identification of the amount and type of land to be dedicated to Orange County to satisfy the requirements of the Environmental Land Stewardship Program (Chapter 15, Article XVIII), consistent with Ordinance 2010-04, as it may be amended from time to time. Data must be based on professionally acceptable standards and analysis and identification of ELSP lands shall be based on the following sources: the Innovation Way Study, Florida Natural Areas Inventory, St. Johns River Water Management District and South Florida Water Management District Databases, Florida Land Use and Cover Classification Systems, Natural Resources Conservation Service, Federal Emergency Management Agency, Florida Fish and Wildlife Conservation Commission Habitat Model Data, and specific site indicators such as topography, vegetation, soils data, floodplain information, and other field observations.

D. **CONSISTENCY WITH THE COMPREHENSIVE PLAN:** The justification statement should:

a. Identify relevant Comprehensive Plan policies

b. Explain how the proposed request is consistent with the identified policies.

c. Any privately-initiated text amendments related to the application should also be included and explained as part of the justification statement. Proposals for privately-initiated text amendments must also include an evaluation of consistency with the Comprehensive Plan.

E. **INFRASTRUCTURE AND PUBLIC SERVICES:** Development within Innovation Way is subject to the requirements of Orange County's Concurrency Ordinance and any related capital improvements, concurrency, and level of service provisions addressed in Chapter 10 (Implementation and Property Rights) of this Plan.

F. **COORDINATED DEVELOPMENT:** Although there is separate property ownership within the Innovation Way Overlay, planning for development will occur in a coordinated, comprehensive, and integrated manner. The Conceptual Regulating Plan will establish a general guide for connectivity and coordinated development.

G. **COMMUNITY MEETINGS/PUBLIC PARTICIPATION:** A minimum of two community meetings/public workshops shall be held. All workshops are subject to the County's notification requirements. The County maintains the discretion to require additional community meetings/workshops as part of the application review process.

H. **FUTURE LAND USE MAP AMENDMENT:** The first community meeting is intended to provide an overview of the proposed change and to present the proposed development program and Conceptual Regulating Plan and receive feedback from residents and property owners.

I. **REZONING/PLANNED DEVELOPMENT REGULATING PLAN:** The purpose of the second community meeting is to present the IW PD-RP which should incorporate and acknowledge the community input received on the Conceptual Regulating Plan.

J. **PREVIOUS SUBMITTALS:** If a Future Land Use Map amendment application was previously submitted to the County for review and workshops were held consistent with the requirements of the Comprehensive Plan policies requiring a Detailed Area Plan, only one workshop is necessary to explain the proposed revisions from the previous submittal. If the Comprehensive Plan amendment and IW-PD-RP are not processed concurrently, however, the County shall require an additional community meeting when the PD- Regulating Plan is submitted. (Added 01/16, Ord. 2016-04) (FLU5.2.1)

MA 4.2.2: INNOVATION WAY – PLANNED DEVELOPMENT – REGULATING PLAN

The IW-PD-RP requires the following during the rezoning phase of a proposed development in the Innovation Way Overlay:

A. **REGULATING PLAN:** The Regulating Plan shall finalize the specific transect locations and establish detailed development performance standards. The performance standards in the regulating plan shall be consistent with the adopted Innovation Way Regulating Plan Structure Guide and, at a minimum, address the following:

a. Classification of streets/street hierarchy

b. Location, boundaries and land area of transect zones

c. Location, boundaries and land area for land use districts within the respective transect zones

d. Block and intersection density standards within the transect zones

e. Open space requirements

f. Identification of Environmental Land Stewardship Program lands

g. Maximum building heights by districts/transects

h. Building frontage and placement standards

i. Landscape and streetscape requirements

j. Proposed location of major infrastructure components including water, wastewater, reclaimed water and stormwater

k. General location of public school sites

l. General location and size of proposed parks and open space based on development standards and park and open space types

m. Storm water management and low impact development standards and facilities where appropriate

n. General location of police substations, fire stations, and government buildings (if any)

B. **PLANNED DEVELOPMENT-LAND USE PLAN:** The IW-PD-RP should be used as a mechanism to promote coordinated development that allows for a transit-ready development pattern and a comprehensive provision of infrastructure and services within the Innovation Way Overlay.

C. **DEVELOPMENT PROGRAM:** The proposed development program shall be included and adopted as part of the IW-PD-RP. The development program shall be substantially consistent with the program submitted with the Conceptual Regulating Plan and approved with the IW FLUM amendment, with revisions necessary to reflect any changes to the boundaries of transect zones or as required for consistency with the provisions of the Regulating Plan and required Agreements.

D. **CONNECTIVITY:** All development within the Innovation Way Overlay shall provide for an interconnected transportation network. The intersection density shall range between 100 and 140 intersections per square mile. Compliance with the intersection density requirements shall be a condition placed on the IW-PD-RP and subsequent Preliminary Subdivision Plans, Development Plans, and amendments to the IW-PD-RP must meet the intersection density requirements.

E. **TRANSPORTATION ANALYSIS:** In conjunction with submittal of an application for IW PD, a pre-application meeting shall be required with the Transportation Planning Division to determine the methodology required for the traffic study. The traffic study shall be submitted in accordance with the deadlines for the IW-PD-RP and will serve as the data and analysis for the provision of a financially feasible capital improvements plan as defined by the County and applicable policies in the adopted Comprehensive Plan, including but not limited to Objective IMP 4.6 and implementing Policies IMP 4.6.5 and IMP 4.6.6;

F. **INFRASTRUCTURE AGREEMENTS:** To facilitate coordinated infrastructure, the following items are required prior to or concurrent with the adoption of the IW-PD-RP:

   a. Orange County Public School Capacity Enhancement or Mitigation Agreement;

   b. Financially feasible capital improvements plan as defined by the County and applicable policies in the adopted Comprehensive Plan, including but not limited to Objective IMP 4.6 and implementing Policies IMP 4.6.5 and IMP 4.6.6;

   c. Adequate Public Facilities Agreement for sheriff, fire, utilities, parks and recreation; and

   d. Prior to approval of the IW-PD-RP, the developer shall meet with Orange County Utilities to discuss connection points and any facility locations for water, wastewater, and reclaimed water.

G. **ENVIRONMENTAL LAND STEWARDSHIP PROGRAM COMPLIANCE:** Proposed ELSP lands shall be identified on the PD-IW-RP. If a proposed stewardship land is either partially or completely within the Econlockhatchee Basin, the land to be protected or development rights to be dedicated shall be uplands or wetlands, or both, within or abutting the River Protection Zone as defined by Chapter 15, Article XI, as amended from time to time. (Added 01/16, Ord. 2016-04) (FLU5.2.2)

MA 4.2.3: CHANGES TO AND CONSISTENCY WITH AN EXISTING CRP; Upon adoption of a Comprehensive Plan Amendment and its associated Conceptual Regulating Plan, any addition or deletion of property or substantial changes to the Conceptual Regulating Plan boundaries shall be processed as an amendment to the Comprehensive Plan and shall include an evaluation and analysis of the impacts to the approved or planned land uses, overall densities, adequate public facilities, green belts, schools and other general urban community principles and the ability to meet the conceptual prototypical urban form size and density requirements. Subject to approval by the Board of County Commissioners, the uses within any particular IW-PD-RP may vary in arrangement from the adopted Conceptual Regulating Plan, provided that the overall density for the Conceptual Regulating Plan continues to meet or exceed the minimum density requirements specified in Policy MA 4.1.6.

Approval of variations shall be based on consistency with the Conceptual Regulating Plan, Map 18 of the Future Land Use Map Series, and the Innovation Way policies. The process for the review or approval of those variations shall be established in the Innovation Way land development code. (Added 08/08, Ord. 06-08, Policy 8.2.11; Amended 10/10, Ord. 2010-13; Amended 01/16, Ord. 2016-04) (FLU5.2.3)

OBJ 4.3: INNOVATION WAY HOUSING; Orange County will promote the provision of workforce housing within the Innovation Way Overlay to ensure a diverse mix of housing types and prices. Development within the Innovation Way Overlay is intended to create complete communities that offer a diversity of housing types to support a variety of lifestyles, family sizes, and opportunities for people to work and live within the same community. (Added 08/08, Ord. 06-08, Obj. 8.3; Amended 01/16, Ord. 2016-04) (OBJ FLU5.3)

MA 4.3.1: Granny flats and garage apartments will not be included in unit or density calculations. Loft apartments and rental units over retail or office may be included in unit calculations for density considered for an exemption from unit calculations for density purposes in the IW-PD-RP, or substantial changes thereto. Opportunities to include workforce housing and associated incentives shall be discussed and coordinated with Orange County staff at the time of the IW-PD-RP. (Amended 01/16, Ord. 2016-04) (FLU5.3.1)

OBJ MA 4.4: INNOVATION WAY ENVIRONMENTAL RESOURCE MANAGEMENT; To ensure that viable environmental communities are sustained during and after development, Orange County has develop a Natural Resources Conservation Program that includes adoption of an Environmental Land Stewardship Program for the Innovation Way Study Area for key environmental features and existing protected areas.

Key unprotected areas have been identified for protection through mechanisms including development buffers, acquisition, conservation easement, and/or requiring that all development use ecologically friendly design at the neighborhood level by promoting conservation, creating nature trails and boardwalks, providing educational opportunities, and promoting expedited design reviews for projects that are environmentally friendly.

Designs will create a friendlier pedestrian environment (walking and biking), create a wider variety of active and passive recreational uses, maintain large patches of natural vegetation, and minimize fragmentation of natural resources.

Designs will maintain viable habitat areas to include natural vegetation, transitioning through passive uses, and avoid fragmentation of natural resources. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28; Amended 06/10, Ord. 10-07, Obj. 8.4) (OBJ FLU5.4)

MA 4.4.1: Wetland and environmentally sensitive corridors significant to the Overlay area shall be identified prior to preparation of regulating plans affecting such corridors. Any new crossings of such corridors shall be evaluated on a case-by-case basis and the number of new crossings shall be minimized to the greatest extent practicable. In addition, effective wildlife crossings will be provided to maintain the continuity of affected wetland and environmentally sensitive corridors. To enhance the effectiveness of these wildlife crossings, Orange County shall require appropriately sized crossings and fencing to direct target species to the crossings. (Added 01/16, Ord. 2016-04) (FLU5.4.1)

MA 4.4.2: Orange County's land development code will be periodically evaluated and amended, if applicable, to consider and implement appropriate mechanisms to preserve Ecologically Important Lands through acquisition and/or conservation easements. Ecologically Important Lands are defined as lands, with a qualifying environmental characteristic or function based on scientific data or study. Lands that should be protected include key wildlife corridors and key habitat, which are defined as follows: contiguous stands of natural plant communities that have the potential to support healthy and diverse populations of plants and animals, including, but not limited to, state and federal Imperiled Species. Orange County has addressed the protection of state and federal Imperiled Species with the implementation of Objective MA 4.5 and the underlying policies. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28; Amended 06/10, Ord. 10-07, Policy 8.4.4-r; Amended 01/16, Ord. 2016-04) (FLU5.4.2)

MA 4.4.3: Development shall minimize damage to wetland/environmentally sensitive areas by ensuring that public and private roads are sited on lands affording the least environmental impact, including impacts to the hydraulic needs of natural systems, FFWCC designated critical habitats and wildlife corridors. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.6; Amended 01/16, Ord. 2016-04) (FLU5.4.3)

MA 4.4.4: The County will collaborate with the Florida Fish and Wildlife Conservation Commission (FFWCC) to develop site development standards that promote preservation of wildlife during construction and focus on the provision of useable habitat post-development. Such site development standards shall include but are not limited to monitoring, low voltage lighting, berms, and fencing. Post-construction measures may include, but are not limited to native plantings, low voltage lights, berms, fencing and controlled burns. (Added 08/08, Ord. 06-08, Policy 8.4.7-r; Amended 01/16, Ord. 2016-04) (FLU5.4.4)

MA 4.4.5: Orange County will collaborate with the FFWCC, the U.S. Fish and Wildlife Service (FWS), the Central Florida Expressway Authority, and Florida Department of Transportation to establish development standards to ensure that wildlife crossings are provided at public roads that cross river systems, wetlands, and other potential wildlife corridors. To facilitate these wildlife crossings, Orange County shall require appropriately sized crossings and fencing to direct species to the crossings. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.8-r; Amended 01/16, Ord. 2016-04) (FLU5.4.5)

MA 4.4.6: Orange County will continue to use the County's clustering policies to encourage the preservation of native uplands and to further minimize wetland and floodplain impacts. (Added 08/08, Ord. 06-08, Policy 8.4.10; Amended 01/16, Ord. 2016-04) (FLU5.4.6)

MA 4.4.7: Orange County shall identify transect zones and land use districts through the CRP and IW-PD-RP approval process that establish appropriate densities for lands abutting the Econlockhatchee River Corridor and other regionally significant wetland/environmentally sensitive areas. The transect zones would be implemented through continued use of appropriate low density type land use designations (e.g., 1 DU/acre), clustering and/or through environmental overlay areas. Density and intensity of development permitted on parcels or property wholly or partially within the corridor are encouraged to concentrate or cluster on the most landward portions of the parcel or parcels. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.11; Amended 01/16, Ord. 2016-04) (FLU5.4.7)

MA 4.4.8: The County shall require upland buffers for environmentally sensitive areas within the Innovation Way Study Area and determine the appropriate criteria for such buffers, which may be similar to those used in the Econlockhatchee River Protection Area. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.12-r; Amended 01/16, Ord. 2016-04) (FLU5.4.8)

MA 4.4.9: Orange County will continue to coordinate with the Water Management Districts on all development approvals to ensure the continued protection of the water quality standards of the Econlockhatchee River as an Outstanding Florida Water. (Added 08/08, Ord. 06-08, Policy 8.4.13; Amended 01/16, Ord.2016-04) (FLU5.4.9)

MA 4.4.10: To promote wildlife usage and corridors, all proposed development within the Innovation Way Study Area shall incorporate the use of native vegetation in the landscaping. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Policy 8.4.14-r; Amended 01/16, Ord. 2016-04) (FLU5.4.10)

OBJ MA 4.5: INNOVATION WAY ENVIRONMENTAL LAND STEWARDSHIP PROGRAM; In fulfillment of Objective MA 4.4, the following Environmental Land Stewardship Program is established to ensure that a viable network of environmentally sensitive lands is sustained during and after development of approved sites within Innovation Way. (Added 08/08, Ord. 06-08; Amended 10/09, Ord. 2009-28, Objective 8.5) (OBJ FLU5.5)

MA 4.5.1: The requirement for Innovation Way property owners to participate in the Environmental Land Stewardship Program (ELSP) is hereby incorporated into the Comprehensive Plan pursuant to Chapter 163, F.S. The requirements for the ELSP, referred to in the following Policies as the "Program," have been adopted by Ordinance No. 2010-04.

The ELSP shall include measures to ensure perpetual protection of certain ecologically important lands within the Innovation Way Study Area consistent with the principles identified in Policy MA 4.5.2. These lands include conservation areas, certain developable areas, stewardship lands and preservation areas. The Innovation Way ELSP Conceptual Map 2009 is a guiding document that shows the conceptual location of lands to be included in the ELSP. (Added 01/16, Ord.2016-04) (FLU5.5.1)

MA 4.5.2: Orange County shall coordinate with the owners of land within the Innovation Way Study Area to establish alternative uses consistent with the goals of Innovation Way and the ELS Program. Such alternative uses may include, but are not limited to:

A. Option agreements for sale to public entities or recognized conservation oriented land acquisition agencies. These agreements may be in the form of fee simple ownership or conservation easement;

B. Stewardship lands may be used as passive recreation and open space if designed in an environmentally friendly manner; and

C. Use of stewardship lands as recipient sites for gopher tortoises and/or other protected species.

Stewardship lands are those lands offered for preservation through the ESLP that are determined to be consistent with Comprehensive Plan Objective MA 4.5 and associated policies. Stewardship Lands must meet one or more of the principles of ELSP, which are to:

D. Provide additional buffers along the Econlockhatchee River;

E. Provide adequate crossings for wildlife and water conveyance;

F. Enhance or create wildlife corridors;

G. Protect habitat on ecologically important lands; or

H. Protect rare habitat. (Amended 01/16, Ord.2016-04) (FLU5.5.2)

MA 4.5.3: All property owners seeking a Conceptual Regulating Plan and/or IW-PD-RP, within the Innovation Way Overlay must commit to the protection of stewardship lands or dedicate suitable lands to the County or a County-approved conservation-related public or private entity pursuant to the requirements of the ELSP Ordinance. If the proposed stewardship land is either partially or completely within the Econlockhatchee Basin, the land to be protected or development rights to be dedicated shall be uplands within or abutting the River Protection Zone as defined by Chapter 15, Article XI, Section 15-443(1), as amended from time to time. (Added 10-09, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (FLU5.5.3)

MA 4.5.4: The Innovation Way ELSP Conceptual Map, is hereby incorporated into the Future Land Use Map Series as Map 19. (Added 10/09, Ord. 2009-28; Amended 01/16, Ord. 2016-04) (FLU5.5.4)

OBJ MA 4.6: INNOVATION WAY GREEN INFRASTRUCTURE; Orange County shall develop a coordinated Green Infrastructure program for Innovation Way to address requirements for the provision of parks and open space, stormwater management and low impact development practices, energy conservation, and site lighting. (Added 01/16, Ord. 2016-04) (OBJ FLU5.6)

MA 4.6.1: Orange County will amend the land development code, to include practices to guide sustainable development, such as, but not limited to, the Florida Green Development Designation Standard, innovative mechanisms to preserve environmentally sensitive areas that consider development siting and land use issues, energy conservation, water, and, energy- and resource-efficient products. (Added 01/16, Ord. 2016-04) (FLU5.6.1)

MA 4.6.2: Orange County shall develop education programs and requirements for Innovation Way that encourage Waterwise landscaping and other water conservation measures. The County will, through development approvals and regulation changes, minimize the amount of impervious surface area for development in the Innovation Way Overlay Area. (Added 01/16, Ord. 2016-04) (FLU5.6.2)

MA 4.6.3: Master planning stormwater requirements shall be the preferred method to address the permitting requirements of Orange County and the Water Management Districts of jurisdiction. Wherever feasible, stormwater facilities should be located and sized to accommodate stormwater from multiple basins. Joint use stormwater facilities intended to serve drainage requirements associated with major thoroughfares as well as adjoining development should also be planned to provide the maximum benefits associated with master planning. It is the County's desire to reduce the number of stormwater facilities for which maintenance is required, and to increase opportunities to utilize master planned facilities as site amenities and as focal points for development within Innovation Way, while still being protective of the hydrologic needs of natural systems. (Added 01/16, Ord. 2016-04) (FLU5.6.3)

MA 4.6.4: The use of Low Impact Development (LID) practices will be encouraged by Orange County, particularly for:

A. Basins that drain to an impaired water body for which a BMAP is applicable; and

B. For land use districts that are intended for intense residential and non-residential development.

LID practices should be utilized, at a minimum, to improve water quality of receiving bodies, limit the amount of gray infrastructure required, and to reduce the amount of post development stormwater discharge. (Added 01/16, Ord. 2016-04) (FLU5.6.4)

MA 4.6.5: Parks and open space shall be provided for use by residents, employees, and the general public for many different functions, requiring a range of sizes and types. All parks shall be connected to each other by the network of sidewalks, trails, and streets. These spaces should be integrated into the fabric of the community along with other public infrastructure systems such as streets, utilities, and stormwater drainage. Therefore, a multitude of parks of different size and character is better than a small number of larger parks. Different elements of each park fall along a spectrum as described below and standards for these elements will be developed and included in the IW-PD-RPs:

A. Design ranging from formal to informal;

B. Use ranging from active to passive;

C. Activities ranging from planned and structured to spontaneous and unstructured; and,

D. Sizes ranging from tiny to expansive. (Added 01/16, Ord. 2016-04) (FLU5.6.5)

MA 4.6.5.1: PARKS AND OPEN SPACE; In order to accommodate a wide range of park sizes and types, all development within Innovation Way land use districts shall provide park space classified in the following levels:

A. **ADEQUATE PUBLIC FACILITIES (APF) PARKS:** APF parks are intended to be community-scale parks with a target size of at least twenty (20) acres. The locations of APF parks are identified as part of the IW-PD-RP. These parks are intended to be sized and designed to ultimately fall under County ownership and maintenance and they are to be included in an "Adequate Public Facilities Agreement".

B. **PARKS AND OPEN SPACE:** Parks and open space are intended to serve day-to-day park needs, provide for spatial community organization, and link homes, offices and workplaces with outdoor spaces. Parks and open space shall make up at least seven (7) percent of the net developable acreage of a land use district, and their type and location will be determined based on a service radius linked to the size of the park or open space and other criteria as defined in the standards associated with the IW-PD-RP, except as provided in Policy MA 4.1.5. These parks and open space shall be owned and maintained by a Home Owners Association or other similar entity. (Added 01/16, Ord. 2016-04) (FLU5.6.5.1)

C. Where permitted and to advance connectivity and to allow access for the entire community, public access shall be provided to all parks, recreation areas, conservation areas, natural areas, lakes and general open space from a public roadway, sidewalk, shared use path, or trail. The public roadway, sidewalk, shared use path, or trail shall be located between private property, including homes, and the park, recreation area, conservation area, natural area, lake, or general open space. (Added 09/11, Ord. 2009-28; Amended 11/12, Ord. 2012.20, Policy 2.6.11-r; Amended 01/16, Ord. 2016-04)

OBJ MA 4.7: INNOVATION WAY ECONOMIC DEVELOPMENT; Orange County shall promote economic development within Innovation Way through strategic job creation linkages to the University of Central Florida and Medical City/Orlando International Airport and the provision of incentives to attract High Tech/Clean Tech industries. These actions are intended to create economic diversification and increased average annual salaries while making Orange County a recognized national leader in merging development need with transportation system availability and environmental sustainability. (Added 08/08, Ord. 06-08, Obj. 8.6; Amended 01/16, Ord. 2016-04) (OBJ FLU5.7)

MA 4.7.1: Orange County will develop a program that includes: incentives to promote Innovation Way as a premiere high-tech/clean-tech community; the identification of public/private partnership opportunities for infrastructure planning and development supporting sites intended for high-tech/clean-tech industries; and, a target industry analysis of high-tech/clean tech companies that provides a framework for economic development strategies designed to attract and site such industries. Orange County will coordinate with the Linkage Program Area property owners in the development of the program. (Added 08/08, Ord. 06-08, Policy 8.6.2-r; Amended 01/16, Ord. 2016-04) (FLU5.7.1)

MA 4.7.2: Orange County shall develop programs that provide expedited site and development plan review for Innovation Way development proposals that include high-tech/clean-tech users, similar to the expedited development review process used for certified affordable housing projects. Orange County shall coordinate with appropriate state or regional entities in the expedited processing of approvals and permits for high-tech/clean-tech uses. (Added 08/08, Ord. 06-08, Policy 8.6.3; Amended 01/16, Ord. 2016-04) (FLU5.7.2)

OBJ MA 4.8: INNOVATION WAY TRAIL SYSTEM; Innovation Way should include a system of bicycle and pedestrian trails that will accommodate commuters as well as a greenway network that respects the natural environment, buffers incompatible land uses, and provides right-of-way for bicycle and pedestrian trails. (Added 08/08, Ord. 06-08, Obj. 8.9) (OBJ FLU5.9)

MA 4.8.1: Orange County will continue to develop the regional recreational trail system, where appropriate, that connects county parks and other publicly-owned environmentally sensitive areas. (Added 08/08, Ord. 06-08, Policy 8.9.1) (FLU5.9.1)

MA 4.8.2: Orange County will negotiate with developers and landowners to obtain rights-of-way that further the regional recreational trail system. (Added 08/08, Ord. 06-08, Policy 8.9.2) (FLU5.9.2)

MA 4.8.3: Orange County will work with the landowners and developers to ensure that sufficient land, commensurate with the needs of the projected population, is identified and set aside for an Activity-based Community/Regional Park within Innovation Way. (Added 08/08, Ord. 06-08, Policy 8.9.3) (FLU5.9.3)

OBJ MA 4.9: INNOVATION WAY FUNDING; Orange County will work with developers, landowners, MetroPlan Orlando, Florida Department of Transportation, Central Florida Expressway Authority, Lynx, and other transportation agencies as needed to ensure adequate funding for the transportation network. (Added 08/08, Ord. 06-08, Obj. 8.10; Amended 01/16, Ord.2016-04) (OBJ FLU5.10)

MA 4.9.1: The County will consider a full range of financing options to facilitate the funding the construction of Innovation Way. (Added 08/08, Ord. 06-08, Policy 8.10.2; Amended 01/16, Ord. 2016-04) (FLU5.10.1)

MA 4.9.2: Orange County shall evaluate alternative funding mechanisms to finance adequate public facilities in Innovation Way. The County may require, as a condition of development approval, the participation of the development in such funding programs. (Added 08/08, Ord. 06-08, Policy 8.10.3; Amended 01/16, Ord. 2016-04) (FLU5.10.2)

MA 4.9.3: An Innovation Way Transportation Agreement (IW-TA) financially feasible capital improvements plan, as defined by the County, and applicable policies in the Comprehensive Plan, including but not limited to Objective IMP 4.6 and implementing Policies IMP 4.6.5 and 4.6.6, shall be developed for the network. Funding sources for identified projects may include, but are not limited to, the following:

- Community Development District
- Transportation Impact or Mobility Fees
- General Fund
- Tax Increment Financing District
- Developer Contributions and other Public-Private Partnerships
- Municipal Service Taxing Unit/Municipal Service Benefit Unit
- Farebox Revenues
- Available State or Federal Highway or Transit Funds
- Others as approved by the Board of County Commissioners

(Added 09/11, Ord. 2009-28; Amended 11/12, Ord. 2012-20, Policy 2.6.13-r; Amended 01/16, Ord. 2016-04)

MA 4.9.4: Street types and functions shall be appropriate to Innovation Way's context, multimodal planning objectives, executed roadway network agreements and the Innovation Way – Transportation Agreement. (Added 09/11, Ord. 2009-28; Policy 2.6.5-r, Amended 11/12, Ord. 2012-20; Amended 01/16, Ord. 2016-04)

OBJ MA 4.10: INNOVATION WAY PUBLIC SCHOOLS; Recognizing that public schools are one of the key recruiting assets for new businesses, Orange County shall continue to work with the Orange County Public School (OCPS) to provide an excellent school system for Innovation Way and surrounding areas. Orange County in collaboration with OCPS will work to provide adequate resources to ensure public schools are provided in a timely manner to accommodate anticipated school age children and to locate school sites in close proximity to neighborhoods that promotes walking, creates community centers, provides opportunities for multi-use public spaces. (Added 08/08, Ord. 06-08, Obj. 8.11) (OBJ FLU5.11)

MA 4.10.1: Elementary schools shall be centrally located in neighborhoods. Housing units should generally be located within a half-mile of elementary schools. Where feasible, parks should be co-located with school sites. (Added 08/08, Ord. 06-08, Policy 8.11.1) (FLU5.11.1)

MA 4.10.2: Orange County shall provide technical assistance to OCPS and developers to ensure that school sites are planned and reserved during project master planning. (Added 08/08, Ord. 06-08, Policy 8.11.2) (FLU5.11.2)

OBJ MA 4.11: INNOVATION WAY WATER, WASTEWATER, AND RECLAIMED WATER; Orange County will provide a reliable water supply for the Innovation Way Study Area and will provide adequate wastewater treatment capacities. (Added 08/08, Ord. 06-08, Obj. 8.12; Amended 01/16, Ord. 2016-04) (OBJ FLU5.12)

MA 4.11.1: Orange County will work with the water management districts to explore alternatives to ensure adequate water capacity for qualified high tech users. This capacity may be obtained from a variety of sources to include withdrawal from surficial sources as may be appropriately permitted. (Added 08/08, Ord. 06-08, Policy 8.12.1) (FLU5.12.1)

MA 4.11.2: Orange County will require connection to central water, wastewater and reclaimed water collection and transmission infrastructure for all new development approved. (Added 08/08, Ord. 06-08, Policy 8.12.2; Amended 01/16, Ord. 2016-04) (FLU5.12.2)

MA 4.11.3: Water, wastewater, and reclaimed water transmission and collection infrastructure shall be sized to accommodate the ultimate flows at build-out associated with each Future Land Use Map Amendment Area (e.g., ICP, IWE, and Camino Reale). Sizes and connection points to existing utilities shall be in accordance with a detailed Master Utility Plan approved by Orange County Utilities. Water, wastewater and reclaimed water systems shall be designed to facilitate future extensions. (Added 01/16, Ord. 2016-04) (FLU5.12.3)

OBJ MA 4.12: SOUTH MARKET AREA RURAL SETTLEMENTS; Orange County shall protect and preserve the Rural Settlement(s) within the South Market Area and their established neighborhoods. This objective shall be made measurable by implementing the following policies for the Rural Settlements within the South Market Area. (Added 05/01, Ord. 01-11, Obj. 2.4) (OBJ FLU6.3)

MA 4.12.1: Orange County shall continue to address development impacts to the Lake Hart/Lake Whippoorwill Rural Settlement from adjacent properties in the City of Orlando via agreements or studies. (Added 5/01, Ord. 01-11, Policy 2.4.1-r) (FLU6.3.1)

MA 4.12.1.1: The Narcoossee Road-Lake Hart/Lake Whippoorwill Rural Settlement Study refers to properties fronting the eastern side of Narcoossee Road from Kirby Smith Road to Tyson Road. A map depicting this Study Area shall be incorporated into the Future Land Use Map Series as Map 20. (Added 10/09, Ord. 2009-28; Amended 11/15, Ord. 2015-20) (FLU6.3.1.1)

MA 4.12.1.2: To recognize the importance of protecting the visual, residential and environmental character of the Lake Hart/Lake Whippoorwill Rural Settlement and Lake Whippoorwill, which both adjoin the Study Area to the east, Orange County and the City of Orlando have entered into an interlocal agreement, approved by the Board of County Commissioners (BCC) on September 22, 2015, to provide general planning principles for the Narcoossee Roadway Corridor Study Area (depicted on Map 20 of the Future Land Use Map Series) in the event the City annexes or has annexed any portion of this Study Area and considers an application to amend the City's Growth Management Plan or an application for a development order for the area annexed. The interlocal agreement provides standards that ensure a transition from higher densities and intensities along the properties immediately abutting the east side of Narcoossee Road to lower densities and intensities abutting the Rural Settlement and Lake Whippoorwill, which are largely similar to standards outlined in Policies MA 4.12.2 through MA 4.12.4.2. (Added 11/15, Ord. 2015-20) (FLU6.3.1.2)

MA 4.12.2: On November 18, 2008, the Narcoossee Road-Lake Hart/Lake Whippoorwill Rural Settlement Study was presented to the Board of County Commissioners. The study's intent was to provide sound planning guidelines along the east side of Narcoossee Road in keeping with development occurring in the City of Orlando to the west, and to transition the intensity of land uses from Narcoossee Road east to the Rural Settlement in order to protect the Rural Settlement and Lake Whippoorwill. Policies MA 4.12.2.1 through MA 4.12.4.2 shall apply only to properties with direct frontage on the east side of Narcoossee Road between Kirby Smith Road and Tyson Road in the Lake Hart/Lake Whippoorwill Rural Settlement. Nothing in these policies shall be construed to convey entitlements of development rights.

To address the specific and unique issues affecting the Lake Hart/ Lake Whippoorwill Rural Settlement, applications for development approval for property fronting on Narcoossee Road in the Lake Hart/Lake Whippoorwill Rural Settlement shall be to ensure compatibility with the Rural Settlement. (Added 5/01, Ord. 01-11; Amended 10/09, Ord. 2009-28, Policy 2.4.2-r; Amended 11/15, Ord. 2015-20) (FLU6.3.2)

MA 4.12.2.1: Upon adoption by the Board of County Commissioners, a property which is granted a future land use change pursuant to Policy MA 4.12.2 will be included in the Urban Service Area (with the exception of any portion of the site that retains a Rural Settlement designation pursuant to Policies MA 4.12.2 and MA 4.12.2.2 and that will remain in the Rural Settlement). As part of the application submittal, the applicant must demonstrate that the request is consistent with Orange County's goals for the Narcoossee Road corridor and must identify three development zones: a 'frontage zone' which abuts Narcoossee Road; a 'rural settlement zone' adjacent to Lake Whippoorwill; and a 'transition zone' which is the remaining area between the 'frontage zone', and the 'rural settlement zone'. (Added 10/09, Ord. 2009-28; Amended 11/15, Ord. 2015-20) (FLU6.3.2.1)

MA 4.12.2.2: Compatibility requirements shall address transitional uses, appropriate mass and scale of structures, architectural features, increased buffers, and other required performance standards.

To provide transition between development occurring on Narcoossee Road and the land adjacent to the lake that will remain in the Rural Settlement, development standards shall be incorporated into the land development code to address the following:

A. **BUILDING HEIGHT TRANSITION:** Building heights and density and intensity of land uses within this Study Area shall transition downward from west to east, with the highest structures and highest density and intensity fronting Narcoossee Road, and development on the eastern boundary of the Study Area remaining compatible with the Rural Settlement.

B. **CROSS ACCESS:** To minimize ingress and egress onto Narcoossee Road from the Study Area, and/or to provide access to properties remaining within the Rural Settlement, development within the Study Area shall construct an accessway. The accessway shall generally be oriented north and south and located at the junction of the 'transition zone' and the 'rural settlement zone'. It shall accommodate vehicular and pedestrian traffic and, when functionally feasible, on-street parking. The accessway will also be included within a cross-access easement to adjacent developments, consistent with approved land use plans. Additionally, shared parking may be approved by Orange County on a case-by-case basis.

C. **ACCESS MANAGEMENT:** Any access to Tyson Road or Kirby Smith Road shall be designed to discourage trips heading east into the Rural Settlement.

D. **PHYSICAL BUFFERING:** Development on the eastern boundary of the Study Area must remain compatible with the Rural Settlement. A buffer averaging 300 feet from the normal high water elevation of Lake Whippoorwill shall be retained and included in the 'rural settlement zone'; and in no case shall such buffer be less than 200 feet. Within this buffer, a minimum of 100 feet shall remain undeveloped. This area may be planted with native species, and invasive species shall be removed as a condition of any future development order.

The western boundary of the 'rural settlement zone' shall generally align with the approved Rural Settlement boundary of adjacent properties within the Study Area (if any). This land may be utilized for: single-family detached housing at a maximum density of one (1) dwelling unit per two (2) acres of developable land; passive open space incorporating walks or trails; or conservation through protective covenants running with the land. Along with this transitional use, buffers between Study Area development and adjacent Rural Settlement properties shall be similar to those required in the Code between residential and non-residential uses.

E. **MANAGEMENT AND PROTECTION OF RURAL SETTLEMENT LANDS AND RESOURCES:** Those portions of the Study Area that will be preserved as part of the Lake Hart/Lake Whippoorwill Rural Settlement shall be protected and managed to preserve the natural resources and vegetation that provide wildlife habitat and a visual buffer between urban and rural land uses. All new development shall incorporate natural resource inventories and land management practices designed to:

a. Maintain, and supplement, where possible, the height and opacity of existing tree canopy and understory vegetation;

b. Remove or manage invasive vegetation; and

c. Reduce the direct flow and increase the quality of stormwater to Lake Whippoorwill.

F. **STORMWATER MANAGEMENT:** Stormwater retention and detention facilities designed to serve urban development may be permitted in the 'rural settlement zone', provided that all design standards for stormwater management facilities are met and such facilities are not located closer than 100 feet from the normal high water elevation of Lake Whippoorwill. However, a secondary system, such as a bioswale, may be allowed within that 100 feet in order to prevent overland stormwater flow from discharging into Lake Whippoorwill. In addition, the use of one or more Low Impact Development (LID) techniques approved by the County shall be strongly encouraged for all urban development within the Study Area. The purpose of utilizing Low Impact Development stormwater design techniques is to reduce pollutants entering Lake Whippoorwill by: capturing those pollutants close to the source; utilizing existing natural features and resources as stormwater filtering systems; and ensuring that stormwater retention and detention facilities are integrated into the overall project plan and designed, constructed, and maintained as project amenities.

(Original Policy FLU6.3.2.2 added 10/09, Ord. 2009-28; Policy deleted 11/15, Ord. 2015-20; new Policy FLU6.3.2.2 added 11/15, Ord. 2015-20) (FLU6.3.2.2)

MA 4.12.2.3: Allowable uses as part of the Planned Development shall be as follows:

A. **PROFESSIONAL OFFICE:** Professional office uses including, but not limited to, doctor's offices, attorney's offices, real estate offices, mortgage and finance offices and tax consultant services;

B. **COMMERCIAL:** Limited neighborhood and community-scale commercial and office development, such as small neighborhood-serving retail, eating and drinking places, and personal services.

Professional office and commercial (C-1) uses may be allowed subject to the following:

a. The maximum intensity (Floor Area Ratio) for any site where professional office and/or retail commercial may be allowed shall be limited to 0.35;

b. Retail commercial uses shall be restricted to sites within the 'frontage zone' that have direct access (one of the approaches to the intersection is either internal to the subject property or abuts the subject property) to: an existing signalized intersection with Narcoossee Road; or direct access to an intersection that is consistent with minimum spacing standards for signalized intersections;

c. Retail commercial uses shall be limited to the amount of square feet of non-residential use consistent with a neighborhood center, as defined through Comprehensive Plan Policy FLU1.4.6 (per intersection).

d. Strip commercial shall be prohibited; and

e. The size and shape of sites where professional office/retail commercial uses may be allowed shall be compact and oriented to a signalized intersection.

C. **RESIDENTIAL:** Residential uses shall be permitted consistent with the following criteria:

a. The maximum density within the 'frontage zone' and 'transition zone' shall be limited to 10 dwelling units per acre. The maximum density within the 'frontage zone' may be increased to 20 dwelling unit per acre when the 'transition zone' is used as a sending area and the units are transferred out of the 'transition zone' to the 'frontage zone' and tracked on a subsequent Preliminary Subdivision Plan (PSP) or Development Plan (DP). Once the units are transferred out of the 'transition zone', that area can only be used for stormwater, parking, or open space.

b. The total number of dwellings permitted under the adopted Future Land Use Map (FLUM) designation(s) and approved

zoning district(s) may be developed as single-family detached, attached or multi-family housing types, subject to the limitations described below.

- Multi-family three stories or higher shall be restricted to the 'frontage zone'.
- Where residential dwellings are planned in the 'transition zone' to abut lands remaining within the 'rural settlement zone', single-family detached or attached dwellings are permitted. The number of attached units within a single building shall be limited, and buildings shall generally be oriented toward the 'rural settlement zone'. In addition, attached dwelling buildings shall be spaced in a manner compatible with the spacing of residential dwellings within the Rural Settlement.

(Added 10/09, Ord. 2009-28; Amended 11/15, Ord. 2015-20) (FLU6.3.2.4)

MA 4.12.3: Development of property in the Lake Hart/Lake Whippoorwill Rural Settlement consistent with Policy MA 4.12.2 and/or existing or planned central utility services on or near Narcoossee Road or in the Lake Hart Planned Development shall not be the sole justification to allow increased land use intensity. Future adjacent uses with greater density or intensity shall be designed to produce minimal impact on local roads within the Lake Hart/Lake Whippoorwill Rural Settlement. (Added 5/01, Ord. 01-11; Amended 10/09, Ord. 2009-28, Policy 2.4.3) (FLU6.3.3)

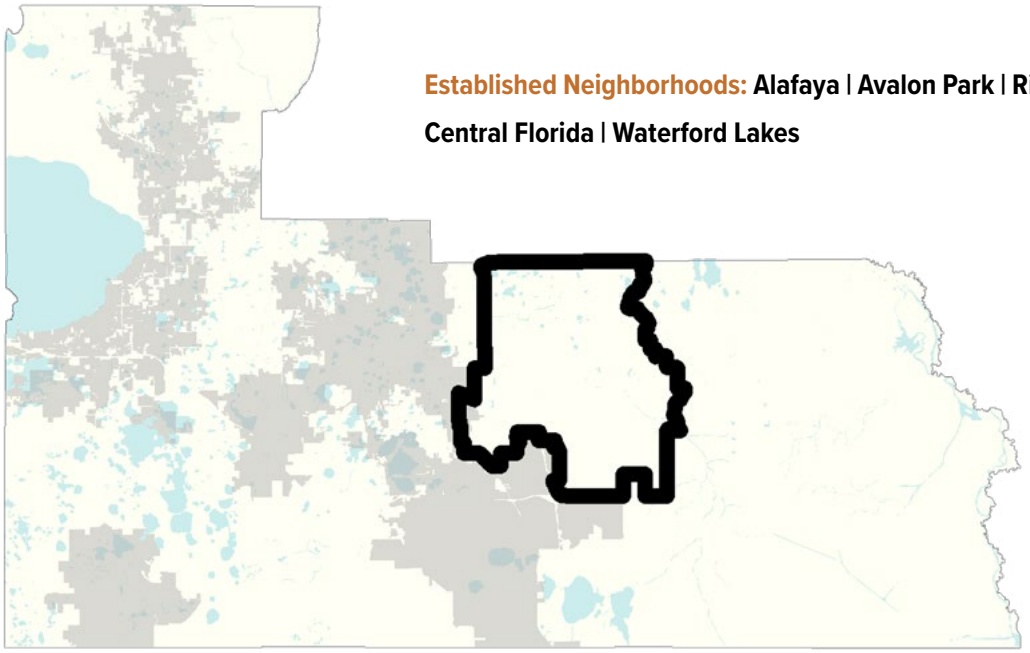
MA 4.12.4: New development fronting on Lakes Hart or Whippoorwill shall take into consideration existing tree canopy and wetland areas in project design. The County may apply reasonable performance standards to address impacts of building height and lighting on adjacent development and on view corridors from the lake. The County also may require connectivity of recreational facilities, such as equestrian and multi-use trails, between the properties included in the Study Area and development north and south of the study area. Orange County shall impose restrictions on the use of watercraft and access to lakes. Restrictions on lake access are not intended to apply to the development of a single-family home on a lot of record in the Rural Settlement, so long as applicable Land Development Code and State standards are met. (Added 5/01, Ord. 01-11; Amended 10/09, Ord. 2009-28, Policy 2.4.4; Amended 11/15, Ord. 2015-20) (FLU6.3.4)

MA 4.12.4.1: The County will establish a community identification signage program for the Narcoossee Road – Lake Hart/Lake Whippoorwill Rural Settlement Study Area that will recognize the physical boundaries of the area and will be used for identification of landmarks and historically significant features. The signage program shall be adopted by ordinance and shall apply to properties within the Study Area Boundary, as identified in Policy MA 4.12.2 (Added 10/09, Ord. 2009-28; Amended 11/15, Ord. 2015-20) (FLU6.3.4.1)

MA 4.12.4.2: Existing Planned Development – Land Use Plans (PD-LUPs) within the Narcoossee Road – Lake Hart/Lake Whippoorwill Rural Settlement Study Area Boundary, as identified in Map 20 of the Future Land Use Map Series, approved prior to November 19, 2013 have been determined to be consistent with Policies MA 4.12.1 through MA 4.12.4.2, as approved by Ordinance 2009-28, and shall not be subject to revisions of the specified policies after that date with the following two exceptions: (a) a Future Land Use Map amendment is requested on a parcel for which a PD-LUP had been previously approved; or (b) a change to a previously approved PD-LUP is requested that increases the density or intensity of an approved use. Subject to approval by the Board of County Commissioners, the County may determine to limit the scope or applicability of revised plan policies to the subject property based on the type and characteristics of the proposed Future Land Use Map amendment or PD-LUP change.

(Original Policy FLU6.3.4.2 added 10/09, Ord. 2009-28; Policy deleted 11/15, Ord. 2015-20; new Policy FLU6.3.4.2 added 11/15, Ord. 2015-20) (FLU6.3.4.2)

EAST ~~PLANNING~~ MARKET AREA



Established Neighborhoods: **Alafaya | Avalon Park | Rio Pinar | Union Park | University of Central Florida | Waterford Lakes**

86 SQUARE MILES

9% OF ORANGE COUNTY

1 SQUARE MILES OF INCORPORATED AREA

85 SQUARE MILES OF UNINCORPORATED AREA

The East Market Area represents Orange County suburban development evolving over time. Development nearest the Core commenced in earnest in the 1950s, while the establishment of the University of Central Florida and Valencia College in the 1960s accompanied a surge of residential development, particularly from the 1980s and later. As roadways extended access further east, so too did development, showcasing a blend of conventional suburban development and a more traditional neighborhood development pattern.

NATURE

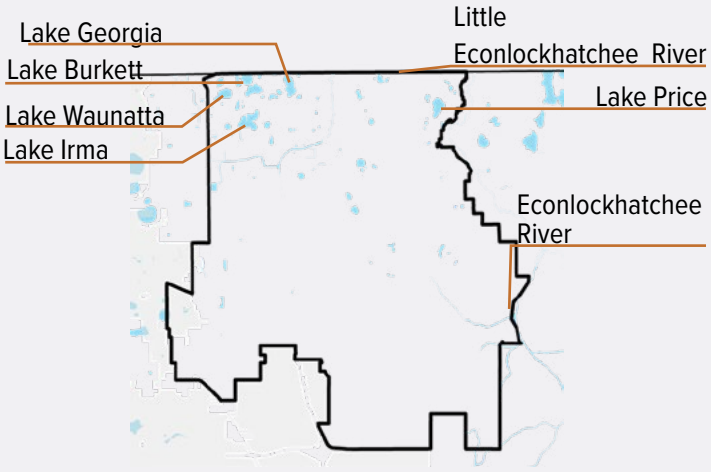
PARKS & OPEN SPACE

12 ORANGE COUNTY PARKS

414 ACRES WITHIN ORANGE COUNTY PARKS

3% OF ORANGE COUNTY PARK ACREAGE

WATER FEATURES

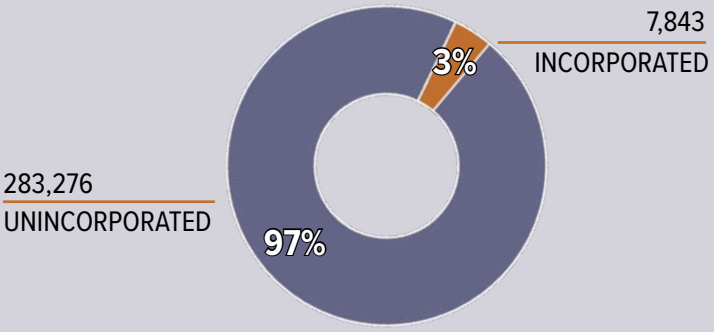


WATER AREA: **2** SQUARE MILES

POPULATION

291,119 RESIDENTS (INCLUDES BOTH INCORPORATED AND UNINCORPORATED POPULATION)

20% OF THE EAST PLANNING AREA POPULATION ACCOUNTS FOR THE TOTAL ORANGE COUNTY POPULATION



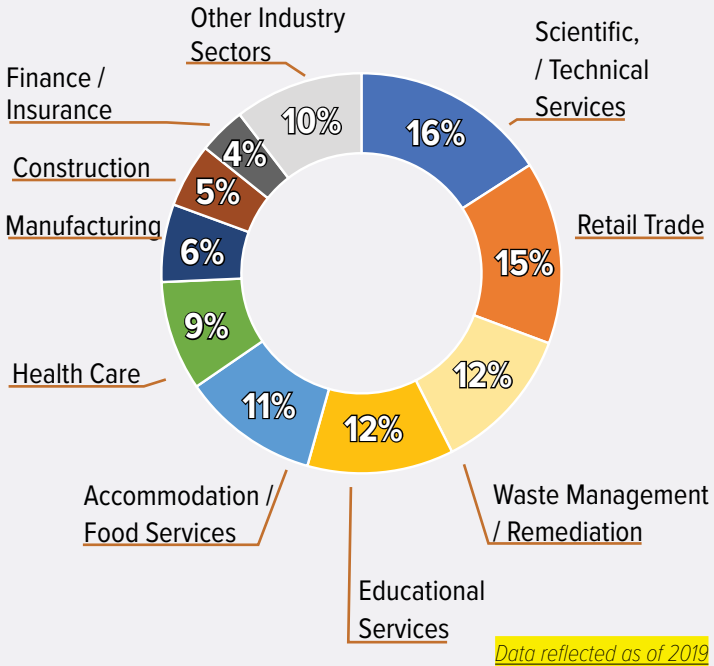
ECONOMY

88,430 JOBS

9% of Orange County

MAJOR EMPLOYERS

NAME	TYPE OF BUSINESS
UCF (15%)	Higher Education
Siemens Energy Inc (9%)	Energy Management
Aon Hewitt (3%)	Business Management
Adventist Health (2%)	Health Care
Reception Center (1%)	Government



Data reflected as of 2019

EAST ~~PLANNING~~ MARKET AREA

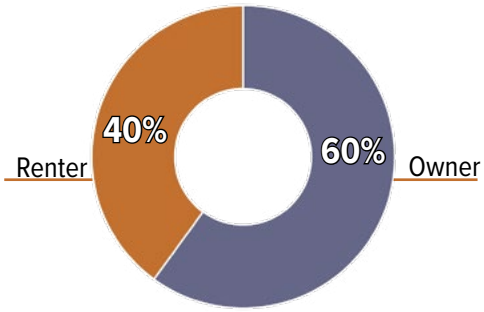
HOUSING

TOTAL DWELLING UNITS

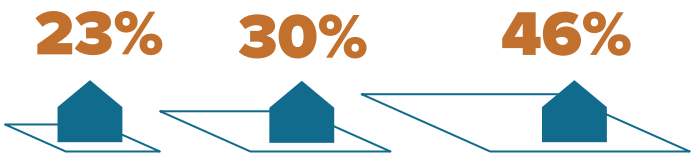
84,401 DWELLING UNITS

27% OF DWELLING UNITS WITHIN UNINCORPORATED ORANGE COUNTY

OCCUPANCY OF UNITS



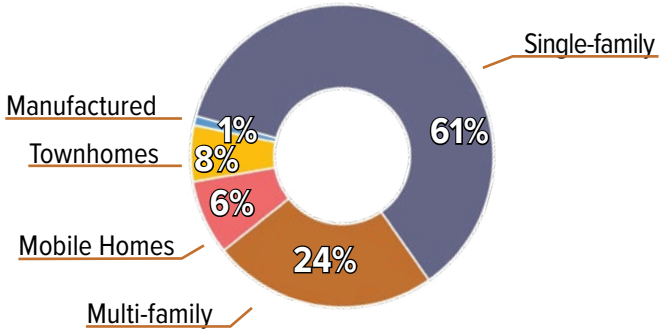
SINGLE-FAMILY LOT SIZE



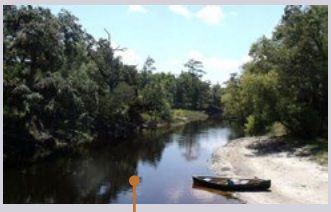
10,955 SQ. FT. AVERAGE LOT SIZE

1,624 SQ. FT. AVERAGE SINGLE-FAMILY HOME

HOUSING UNIT MIX



GROWTH & DEVELOPMENT (1900 - PRESENT)



Econlockhatchee River (natural eastern boundary)

Rio Pinar Golf Club

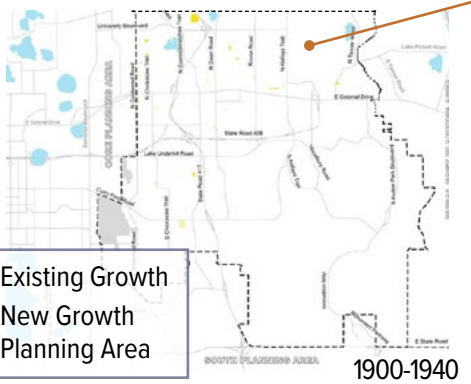
Orlando Osteopathic Hospital

Orlando General Hospital

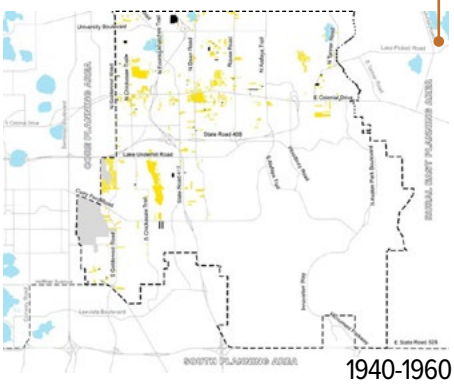
Florida Tech University (later named Univ. of Central Florida)

Full Sail University

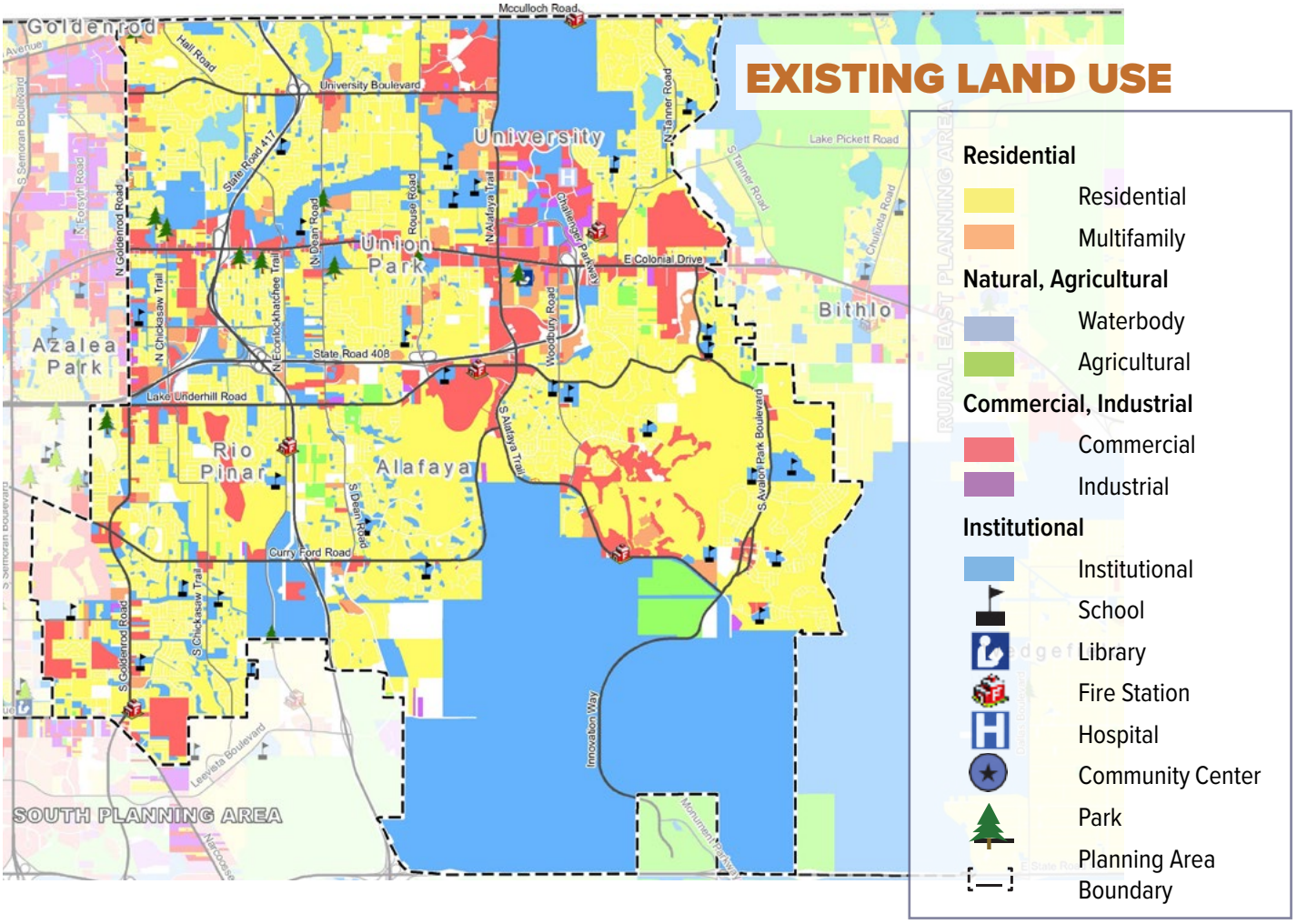
1920 | 1940 | 1960 | 1980

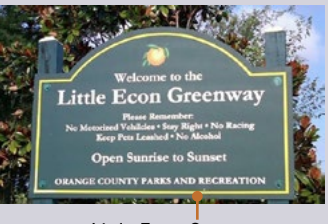


1900-1940

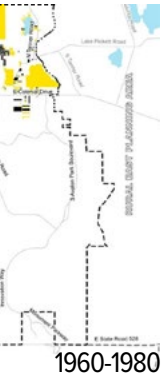


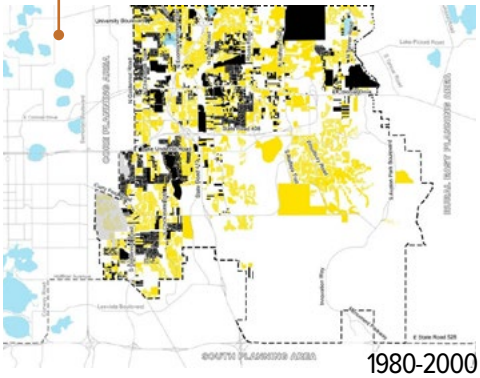
1940-1960

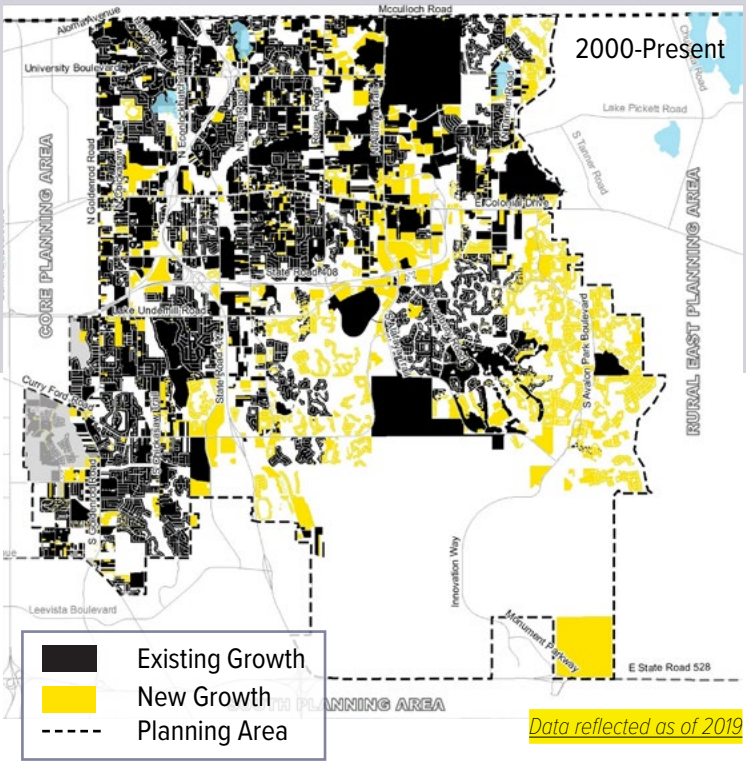




Little Econ Greenway
Stanton Energy Center
Full Sail University
(moves to current location)
Avalon Park
Brighthouse Networks
Stadium (UCF Football)
2000
2010







GOAL MA 5: EAST MARKET AREA

Orange County will protect and build on the livability of existing single family communities in the East Market Area, allow thoughtful infill development that enhances its diverse neighborhood cultures and institutions, and design infrastructure that strengthens its connectivity and vibrancy.

OBJ MA 5.1: AVALON PARK TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND); The County has amended the Future Land Use Map to classify lands within the East Market Area and Intended Sector as the Avalon Park TND (Traditional Neighborhood Development). The intent and purpose of the Avalon Park TND is to allow for development alternatives that will alleviate the pressure for urban sprawl, reinforce a more efficient pattern of development, provide interconnected wildlife corridors, reduce excessive travel demands, link road and transit networks, provide affordable housing and create a stronger sense of place through the layout of streets, arrangements of open space, appearance of streetscapes and linkage of neighborhoods to commercial services and jobs. (Added 8/93, Ord. 93-20, Obj. 1.6-r)

MA 5.1.1: The Avalon Park TND must contain the following general design elements:

A. Town and Village Centered Development. The project must be designed as a mixed-use community with "towns and villages" designed to be within an average one third mile walking distance of a central commercial area and transit stop. Village and town centers will allow for a mix of residential, retail, office, green space and public uses within a comfortable walking distance, making it possible for residents and employees to travel by bicycle, foot or transit, as well as by car.

B. Neighborhood Residential Area. Village and town centers shall be surrounded by a supporting neighborhood residential area that includes lower density housing, golf courses or other open spaces, public schools, community parks and a limited number of convenience retail centers.

C. Core Commercial Areas. Village and town centers must have centrally located mixed-uses, core commercial areas and contiguous residential areas of such size, density and intensity to permit the ability to include a feeder bus transit stop. Each core commercial area shall include a centralized shopping area, offices and public uses such as a post office, library, civic services, and village green. A smaller scale core commercial area with a similar mix of uses may be provided for each neighborhood.

D. Employment Centers. Employment centers must be included as a component of design in all TNDs. The core commercial centers will provide additional employment opportunities. Employment centers may include office, light industrial, and research, as well as convenience retail and commercial services oriented toward serving the needs of workers.

E. Multimodal Transportation Design. The development shall be designed in a manner that encourages multiple modes of transportation, walking, bicycling, park and ride, and transit. Both walking and transit is encouraged by locating residential neighborhood within 1,600 feet of transit stops.

F. Urban Design Standards. All applications for TND shall include Urban Design Standards and must address the building types to be included in the TND and the related requirements for use, placement, easements, parking, height, density, FAR, landscaping, street design and general architectural details relative to materials, configurations and technique unless or until Orange County approves a TND District. (Policy 1.6.1) (FLU3.1.1)

MA 5.1.2: The following density and intensity criteria shall be applied within the Avalon Park TND:

A. Residential Densities. Residential densities of TND projects shall not exceed 30 units per gross residential acre.

B. Office Intensity. Office intensities may be permitted up to a Floor Area Ratio (FAR) not to exceed 1.7 FAR. Multi story parking garages are not permitted in neighborhood centers.

C. Commercial Intensity. Commercial uses may be permitted up to a maximum of 1.00 FAR. Multi story parking garages are not permitted in neighborhood centers.

D. Industrial Intensity. Industrial uses should be permitted for development with a maximum 0.50 FAR. (FLU3.1.2)

MA 5.1.3: The Avalon Park TND shall be implemented through the provisions in the Land Development Code and developer's agreements as necessary. The Avalon Park TND is intended to facilitate high quality mixed-use communities developed under specific design standards and at a minimum, should incorporate the following performance standards:

A. A mix of residential, retail, office, green space and public uses at a scale and relation that is attractive to pedestrian and cycling activity, as well as at an intensity that makes transit a viable alternative to the automobile.

B. One or more core commercial areas that are centrally located to residential components. These core areas shall include uses such as, but not limited to, retail, office, light industrial, day care centers, and public uses, such as a post office, library, or village green.

C. The residential component of a TND shall be a mixture of building types, densities, and costs.

D. Design standards shall address land use, building placement, parking, landscaping, recreation, street design and general architectural controls relative to materials, configurations, and technique.

E. The application for TND approval shall include specific mechanisms to ensure the development will be connected to a regional mass transit system.

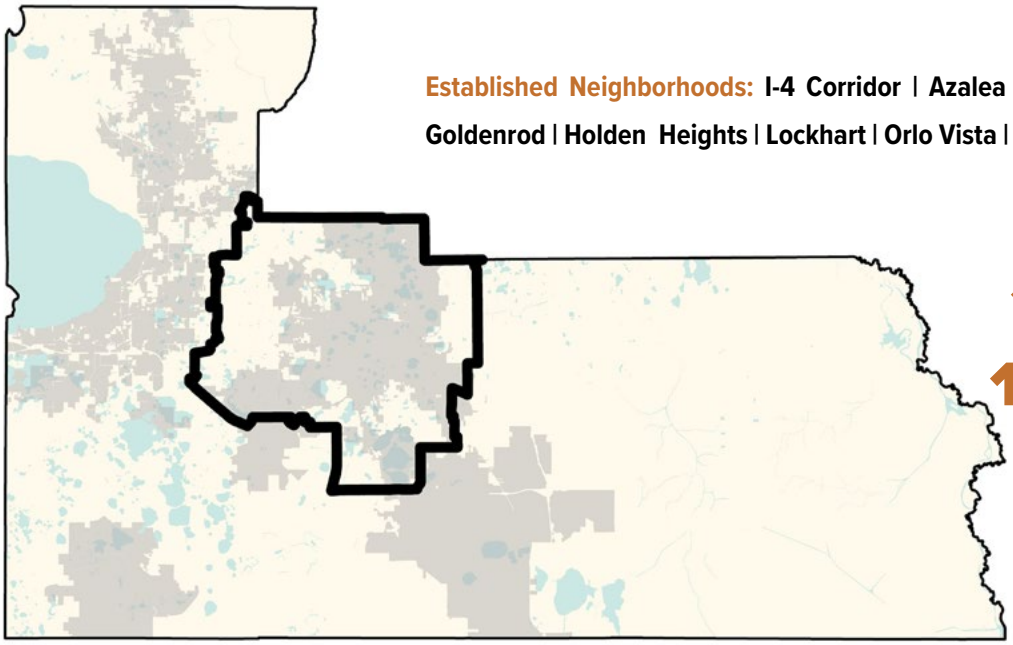
F. Specific requirements for public uses and public buildings, such as parks, plazas, and schools, shall be included in the design standards to facilitate their maximum accessibility to residents and employees of the TND.

G. Design criteria shall include street design criteria that promote construction of an interconnected road system. Cul-de-sacs shall be avoided.

H. Design criteria shall include requirements for pedestrian and bicycle systems.

I. Design criteria shall require stormwater management systems to be designed as amenities. The TND design criteria shall ensure that lakes and other natural resources are an amenity, visually accessible to the public. (FLU3.1.3)

CORE PLANNING MARKET AREA



Established Neighborhoods: **I-4 Corridor | Azalea Park | Conway | Fairview Shores | Goldenrod | Holden Heights | Lockhart | Orlo Vista | Pine Castle | Pine Hills | Sky Lake**

130 SQUARE MILES

13% OF ORANGE COUNTY

58 SQUARE MILES OF INCORPORATED AREA

72 SQUARE MILES OF UNINCORPORATED AREA

The area consists mostly of established neighborhoods as well as a few historic downtown areas like Winter Park and Orlando, and much of its development occurred in the span of time between the end of World War II and the opening of Disney. Orange County's early settlements of Goldenrod, Lockhart and Pine Castle are located in the Core Market Area, as are Orange County's earliest suburbs surrounding Orlando, including Azalea Park, Orlo Vista, and Pine Hills. The historic town of Winter Park and its surroundings, and the many burgeoning neighborhoods around Downtown Orlando are some of the highest value places in the market area—also of note is Baldwin Park, a major New Urbanist development with a pedestrian-friendly village center. The arrival of the SunRail commuter rail system provides an enduring investment to support the Core.

NATURE

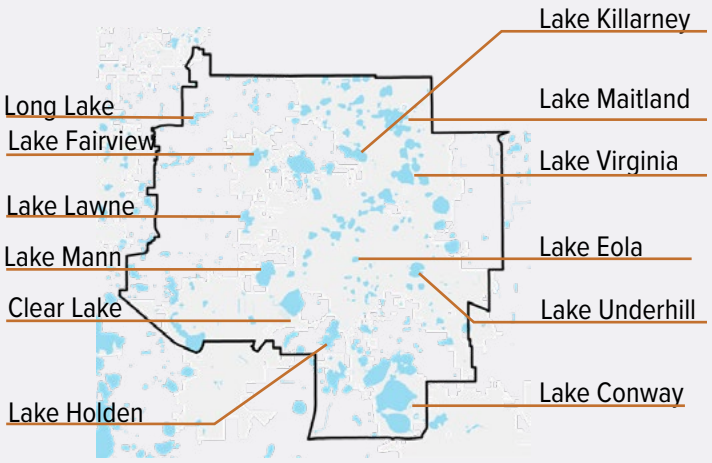
PARKS & OPEN SPACE

28 ORANGE COUNTY PARKS

278 ACRES WITHIN ORANGE COUNTY PARKS

2% OF ORANGE COUNTY PARK ACREAGE

WATER FEATURES

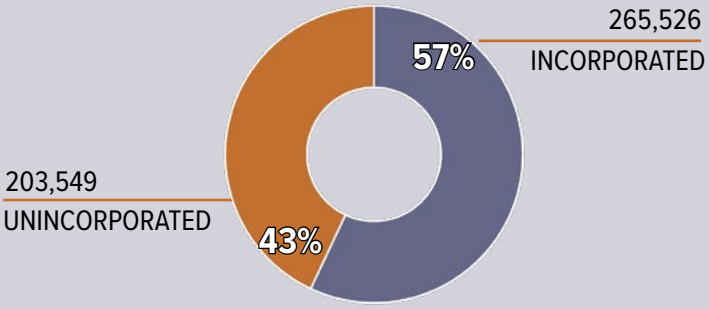


WATER AREA: **15** SQUARE MILES

POPULATION

469,075 (INCLUDES BOTH INCORPORATED AND UNINCORPORATED POPULATION)

33% OF THE CORE PLANNING AREA POPULATION ACCOUNTS FOR THE TOTAL ORANGE COUNTY POPULATION



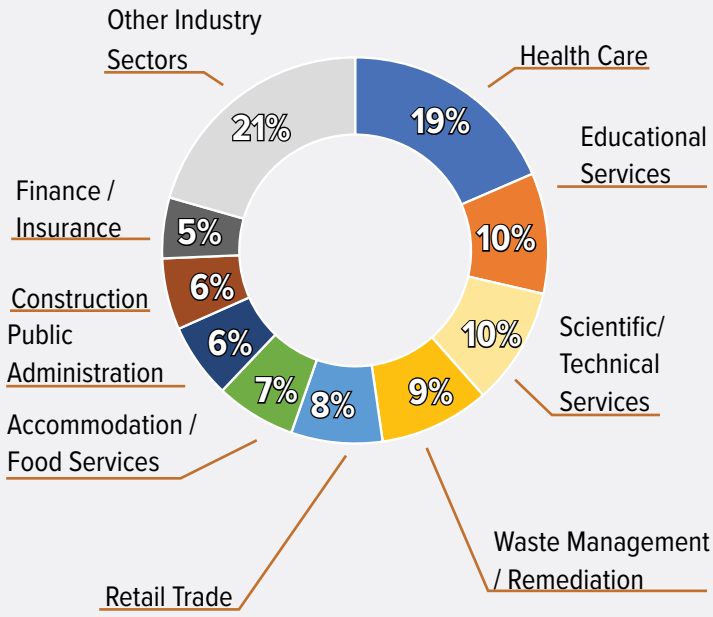
ECONOMY

359,485 JOBS

38% of Orange County

MAJOR EMPLOYERS

NAME	TYPE OF BUSINESS
Adventist Health (5%)	Health Care
Orlando Health (4%) Orlando Regional	Health Care
Medical Center (1.1%)	Health Care
Arnold Palmer (0.9%)	Health Care
Yellow Cab (0.8%)	Transportation Services



Data reflected as of 2019

CORE PLANNING MARKET AREA

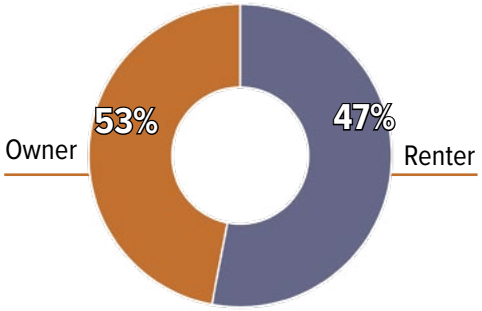
HOUSING

TOTAL DWELLING UNITS

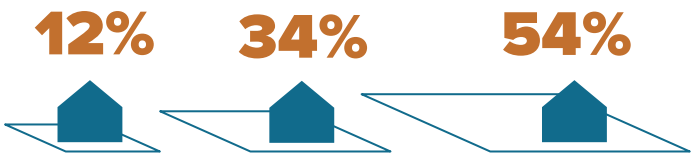
85,330 DWELLING UNITS

27% OF DWELLING UNITS WITHIN UNINCORPORATED ORANGE COUNTY

OCCUPANCY OF UNITS



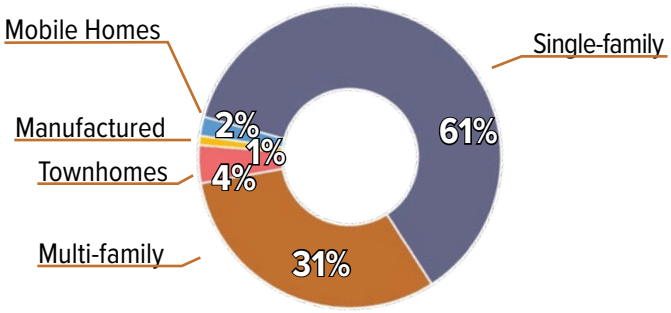
SINGLE-FAMILY LOT SIZE



13,518 SQ. FT. AVERAGE LOT SIZE

1,352 SQ. FT. AVERAGE SINGLE-FAMILY HOME

HOUSING UNIT MIX



GROWTH & DEVELOPMENT (1900 - PRESENT)

Orlando (est 1875)
Winter Park (est 1882)
Conway (Settled 1850s)

Florida Hospital
Orange General Hospital

1920

Orlando Exec. Airport

1940

Azalea Park

Pine Hills

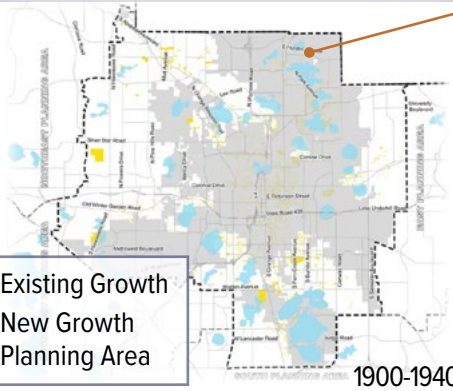
Interstate- 4

1960

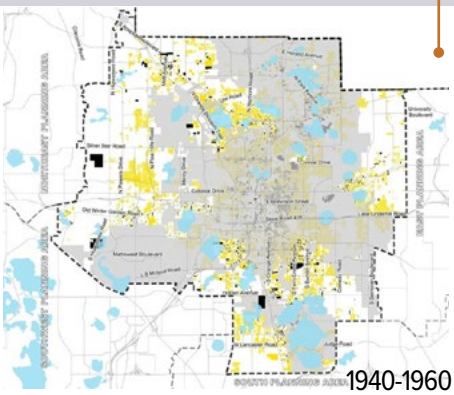
Fashion Square Mall

Full Sail University

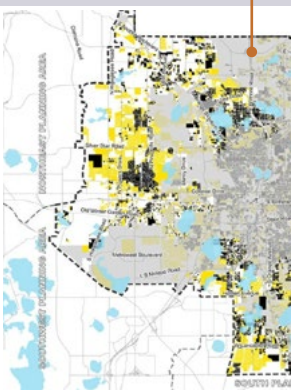
1980



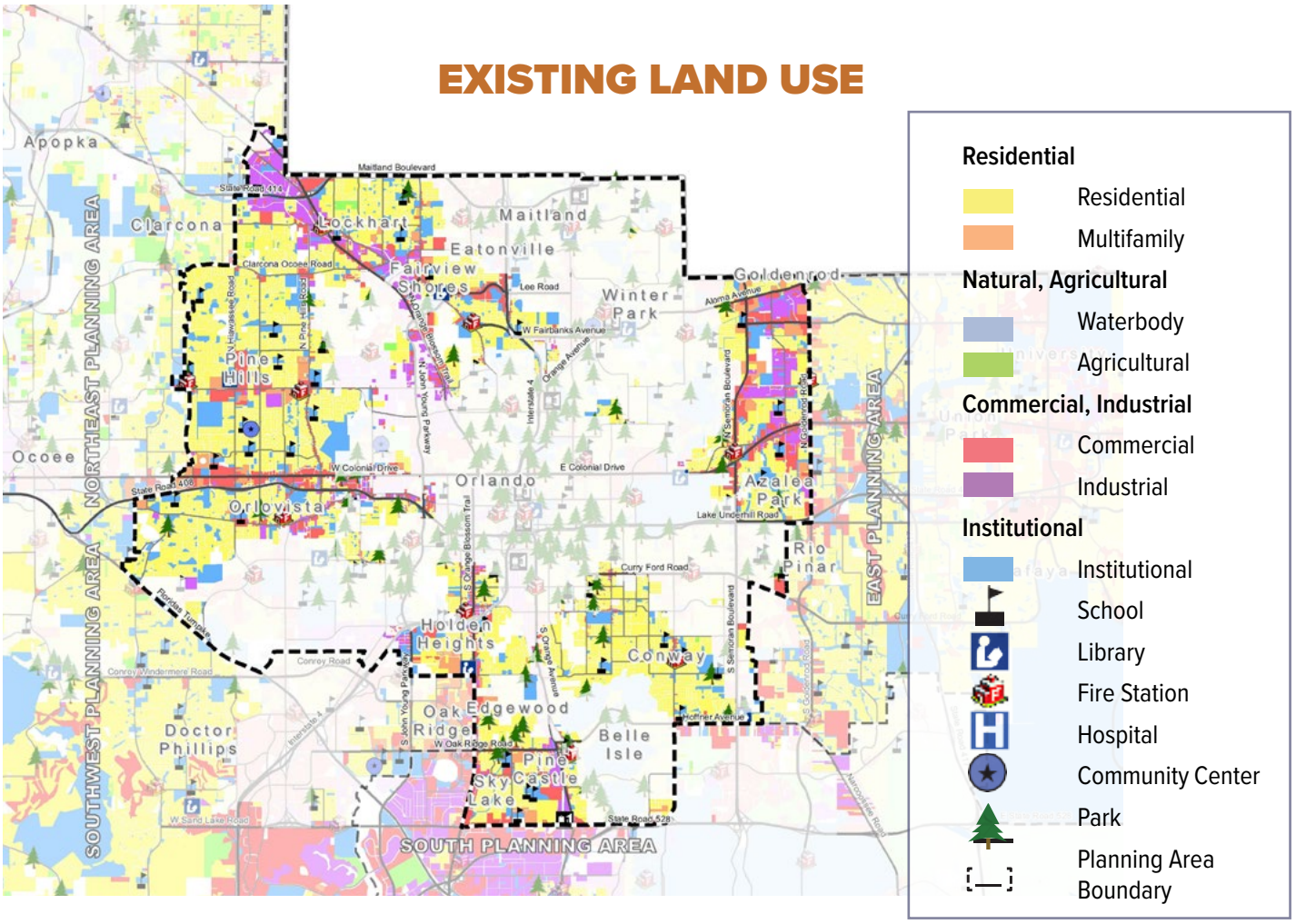
1900-1940



1940-1960



EXISTING LAND USE



Sun Trust Center

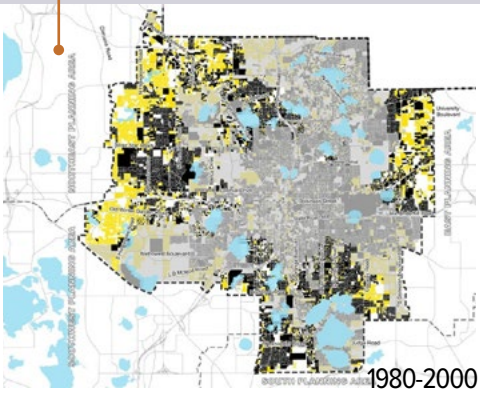
Amway Center

SunRail

2000

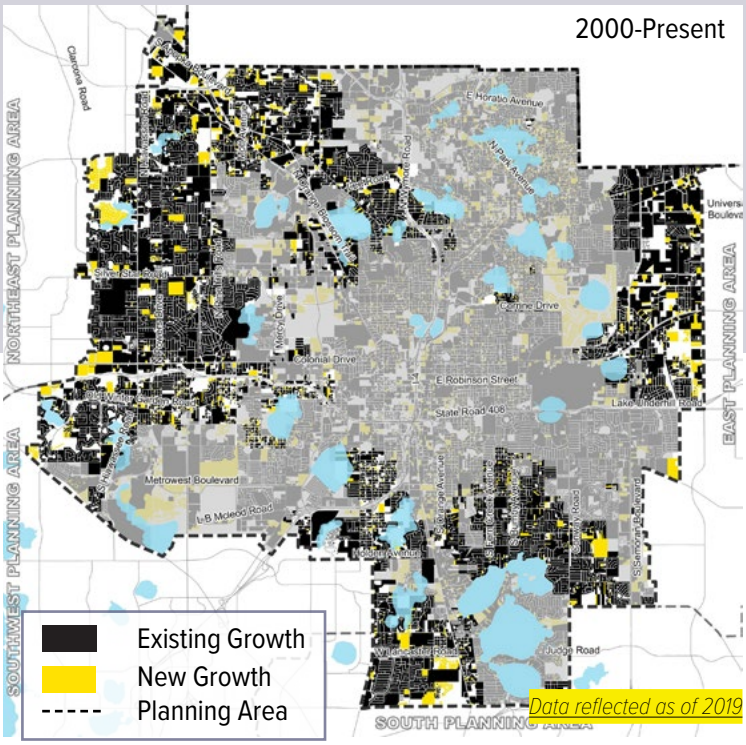
2010

1960-1980



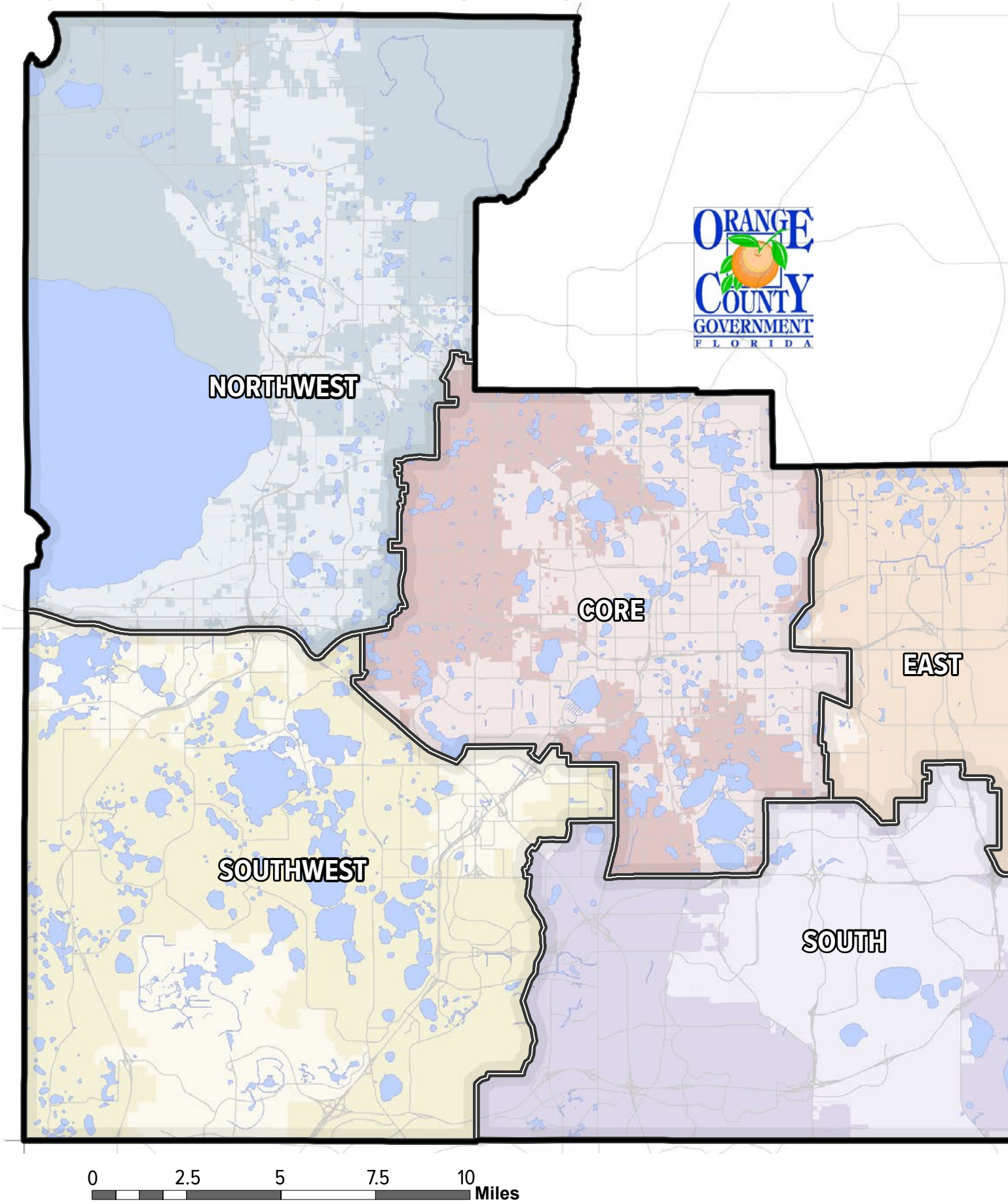
1980-2000

2000-Present

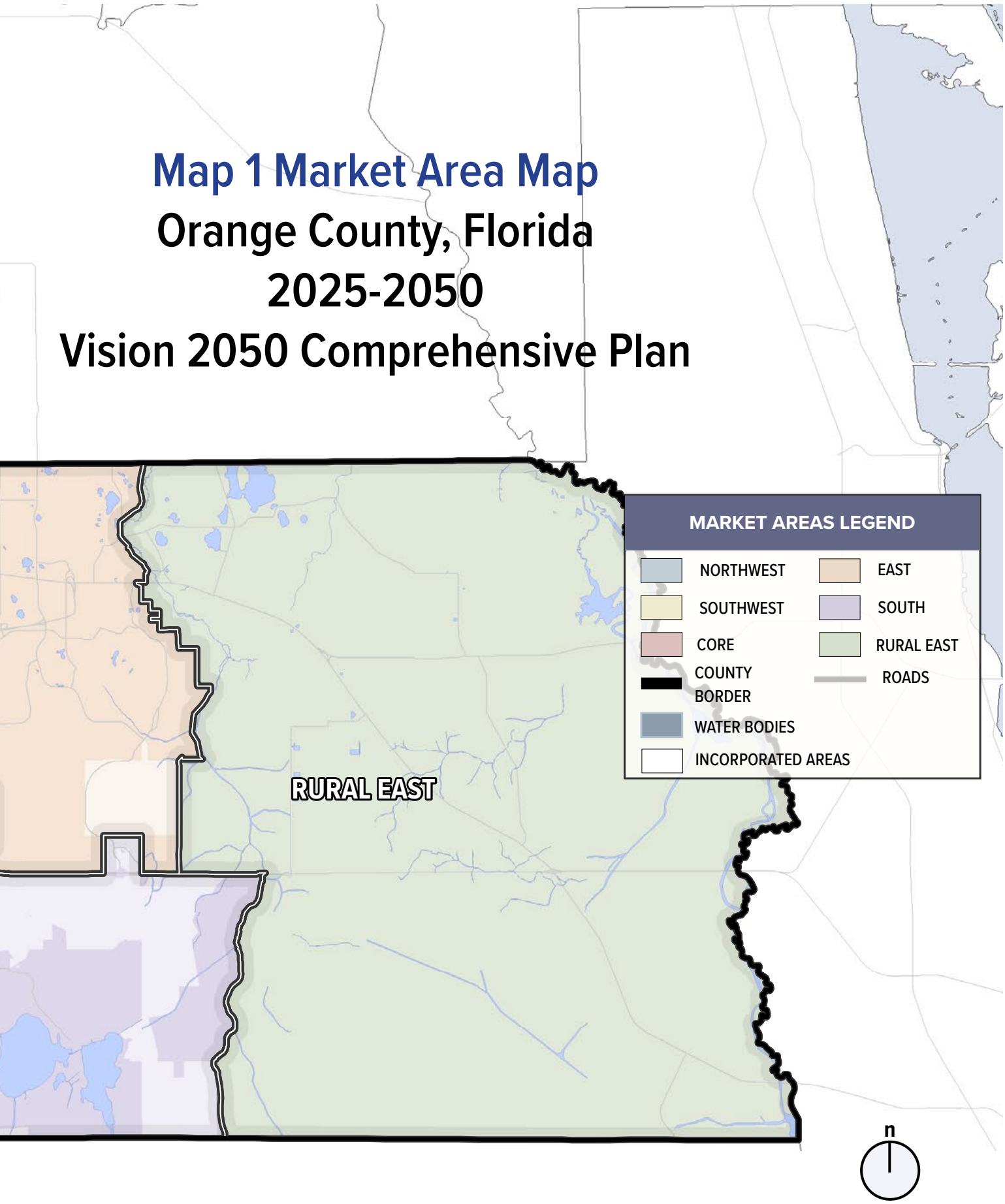


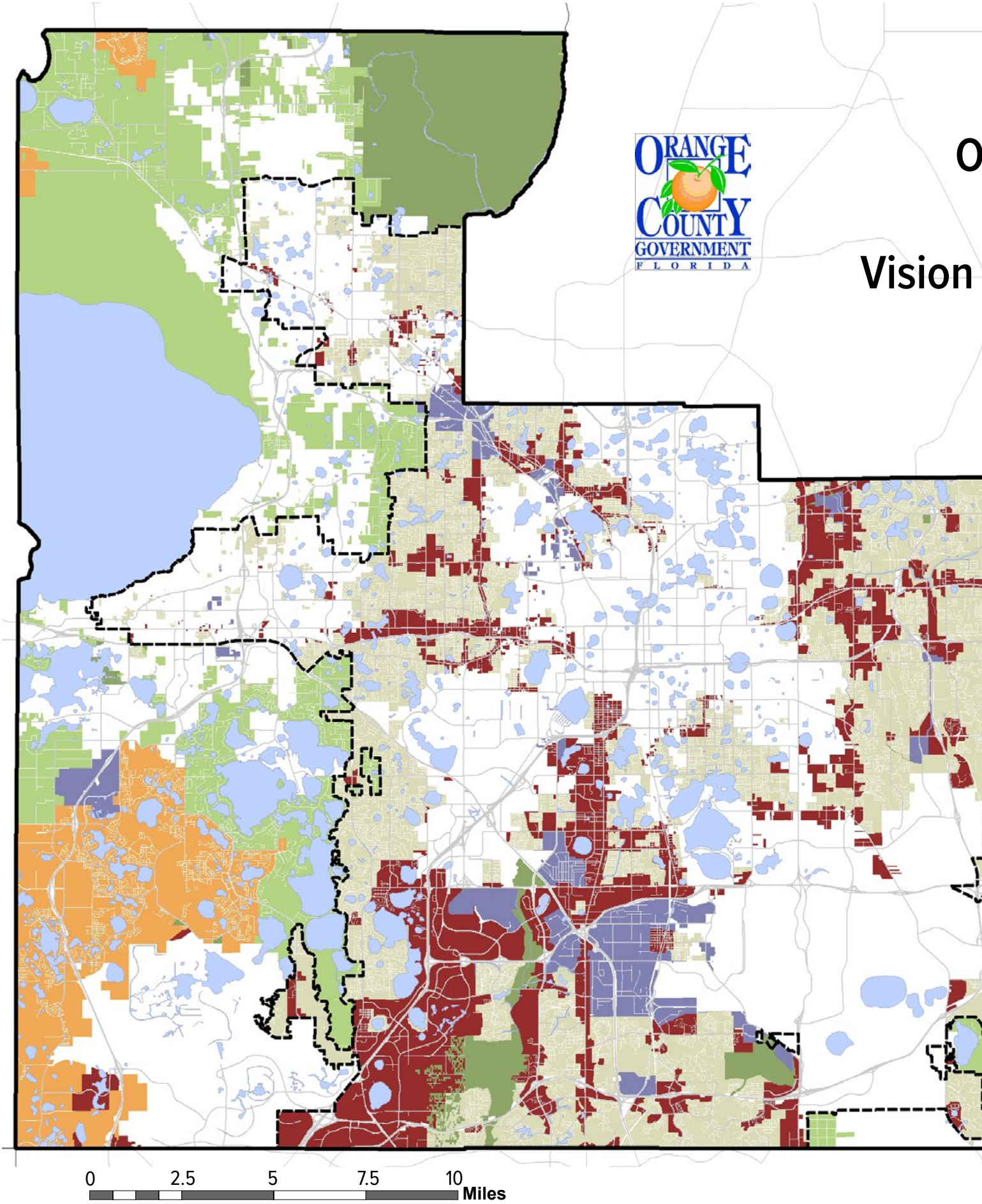
Data reflected as of 2019

APPENDIX
FUTURE LAND USE MAP SERIES



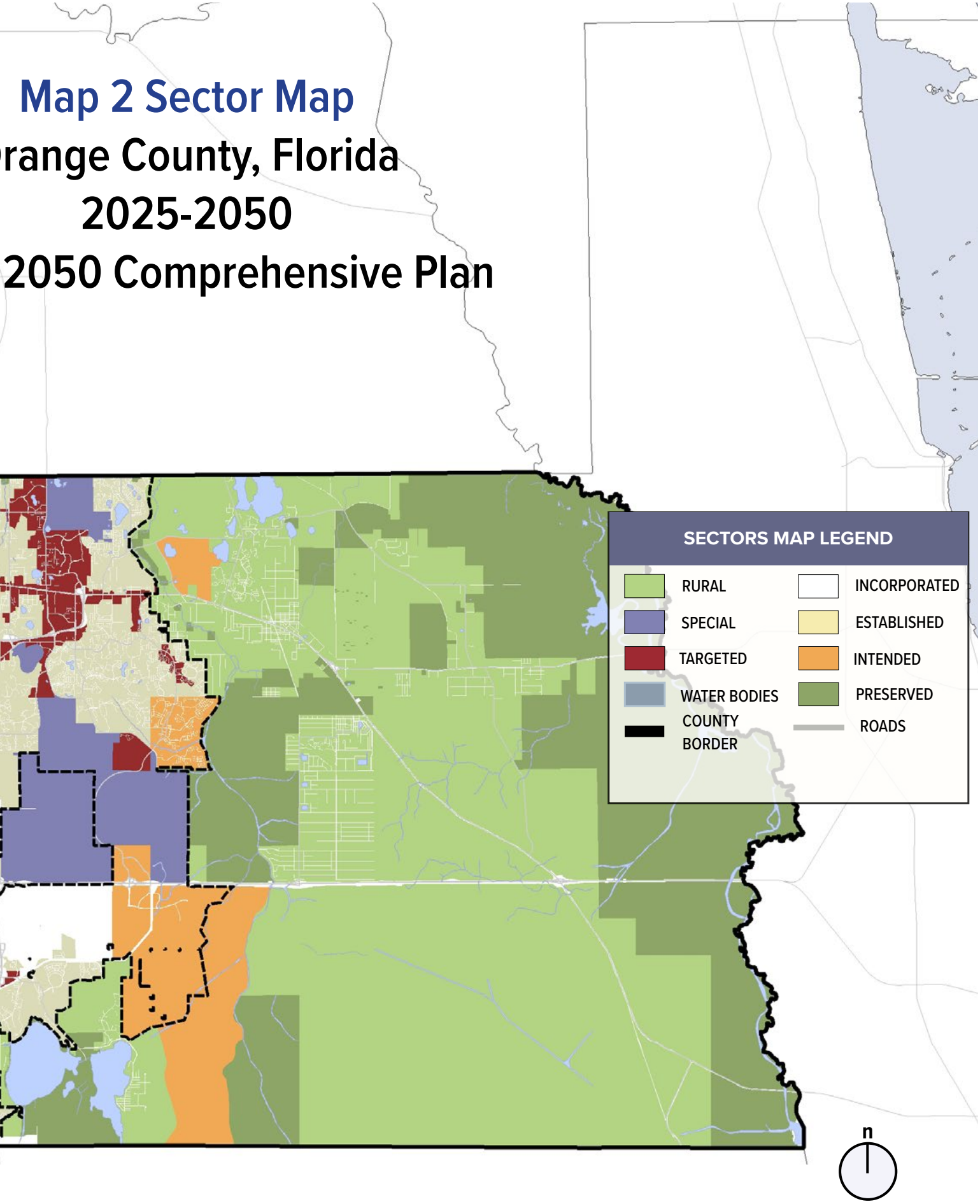
Map 1 Market Area Map
Orange County, Florida
2025-2050
Vision 2050 Comprehensive Plan

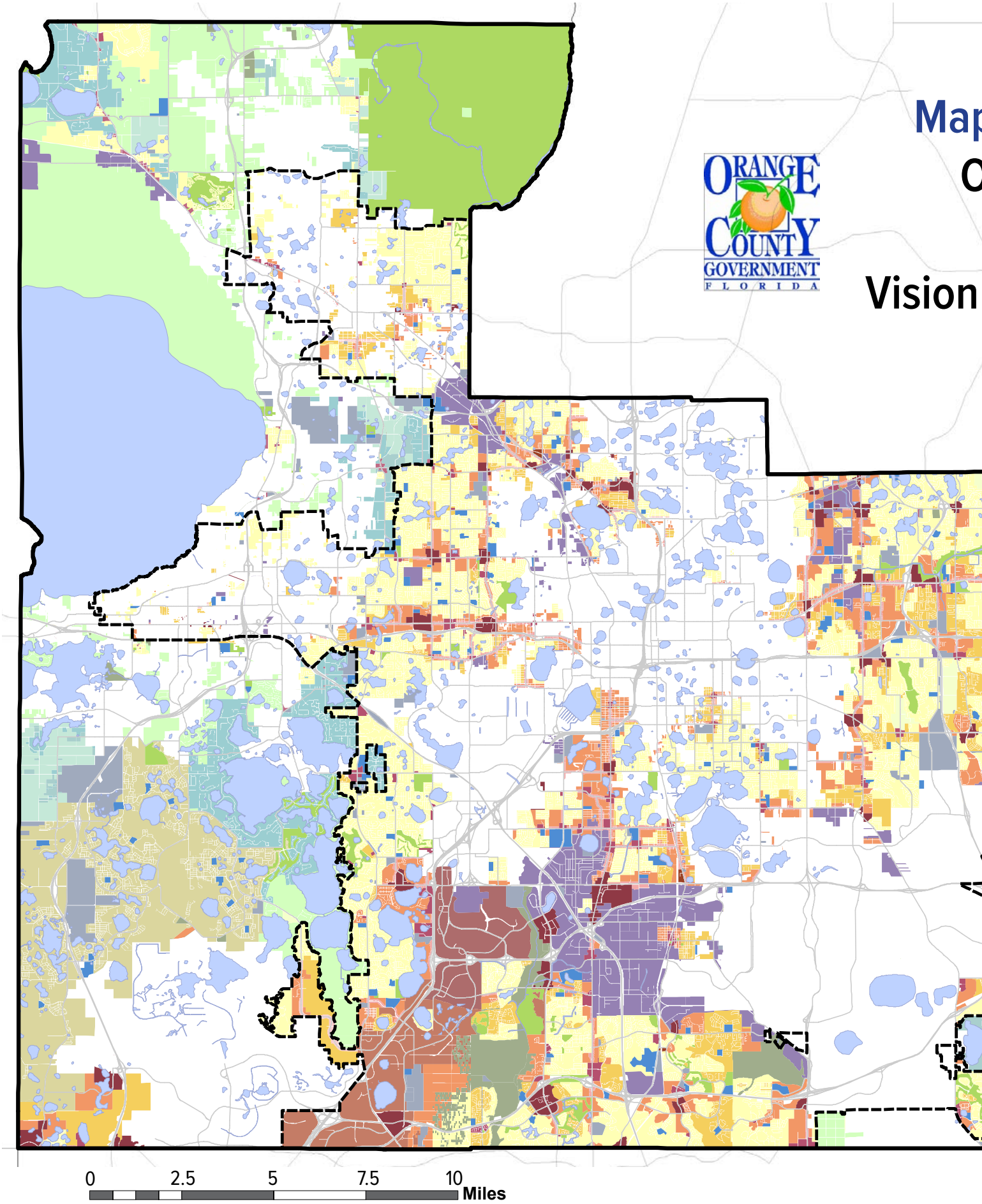



ORANGE COUNTY GOVERNMENT FLORIDA
O
Vision
0
2.5
5
7.5
10
Miles

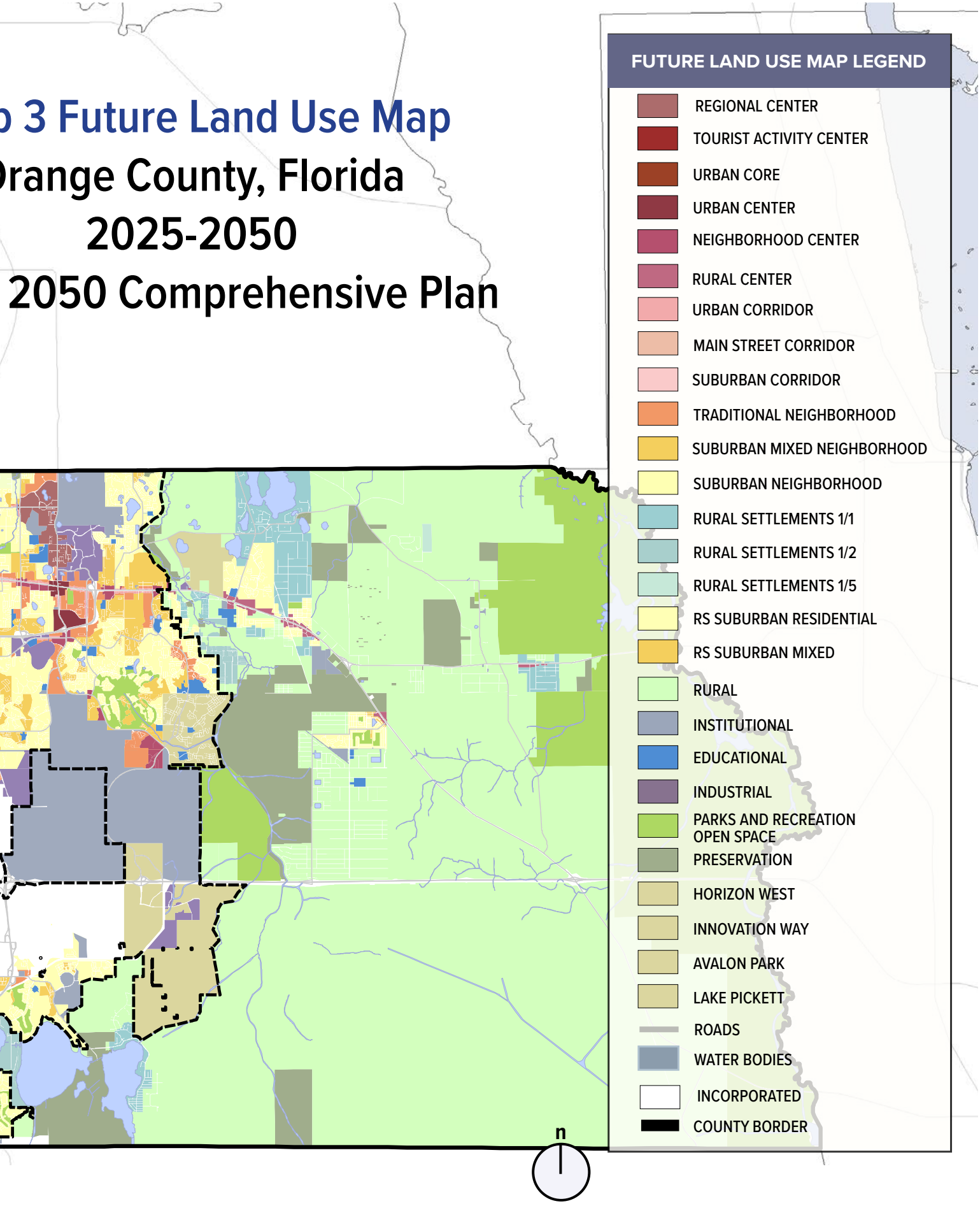
Map 2 Sector Map

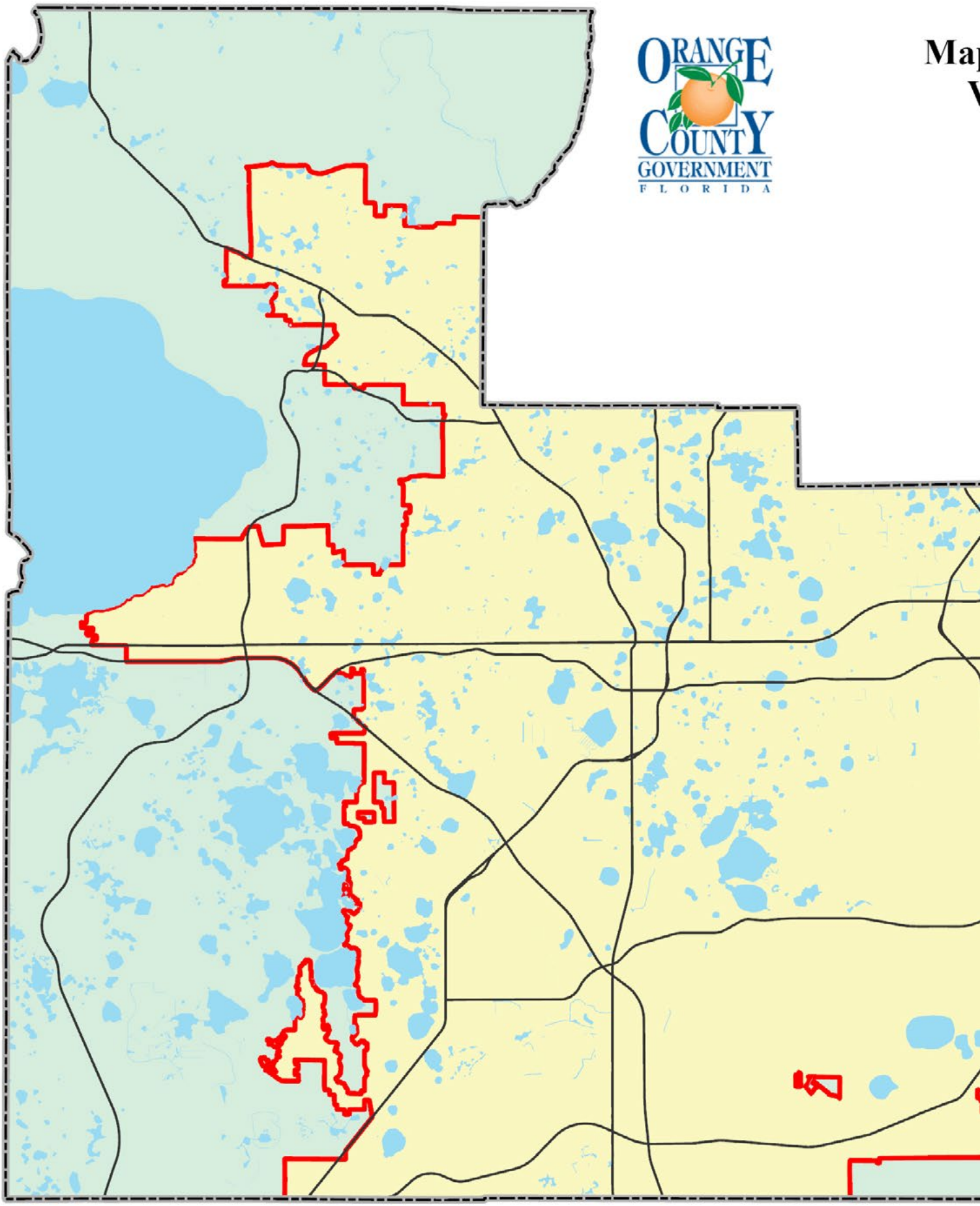
range County, Florida
2025-2050
2050 Comprehensive Plan




Map
C
Vision
ORANGE COUNTY GOVERNMENT FLORIDA
0
2.5
5
7.5
10
Miles

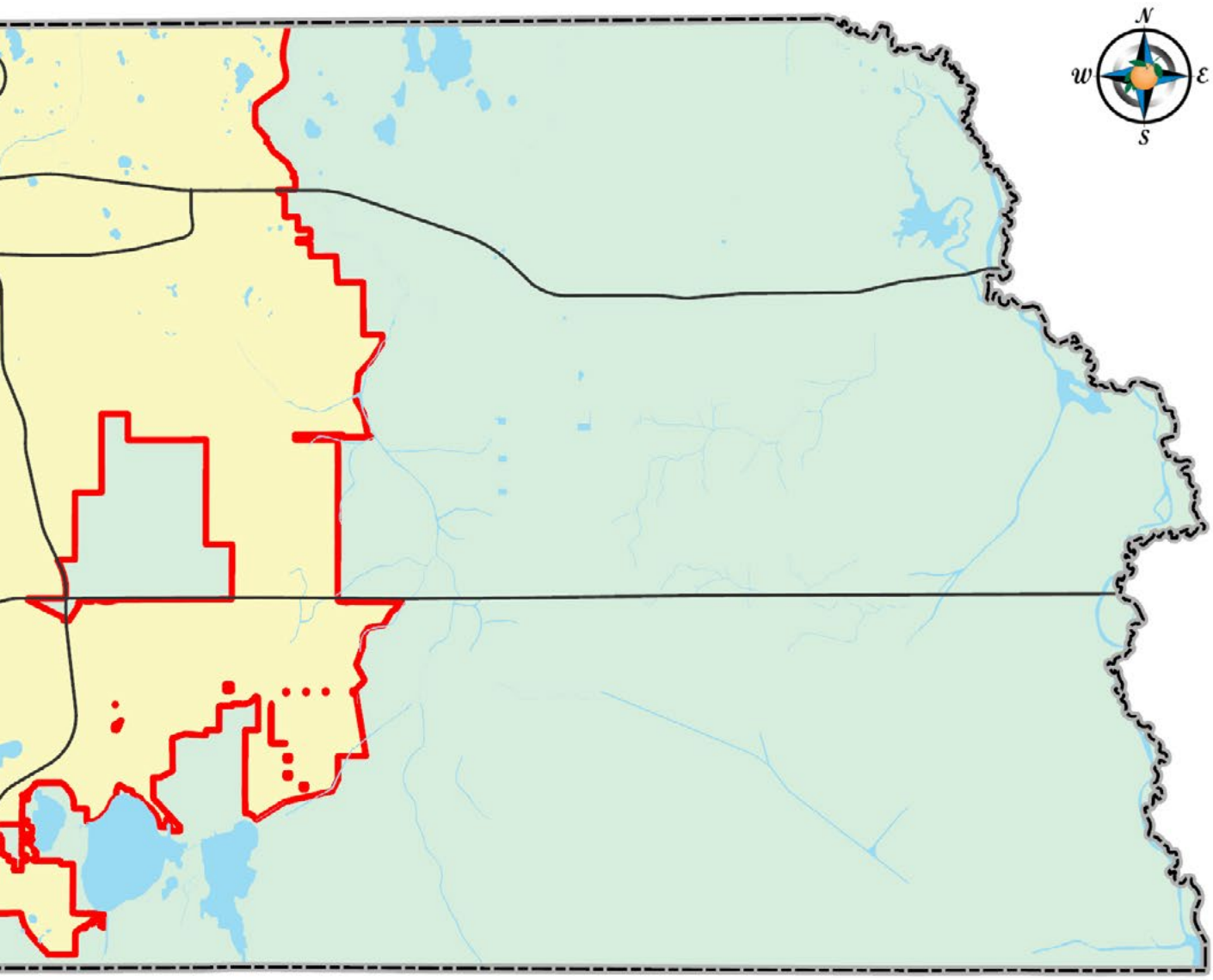
p 3 Future Land Use Map
Orange County, Florida
2025-2050
2050 Comprehensive Plan

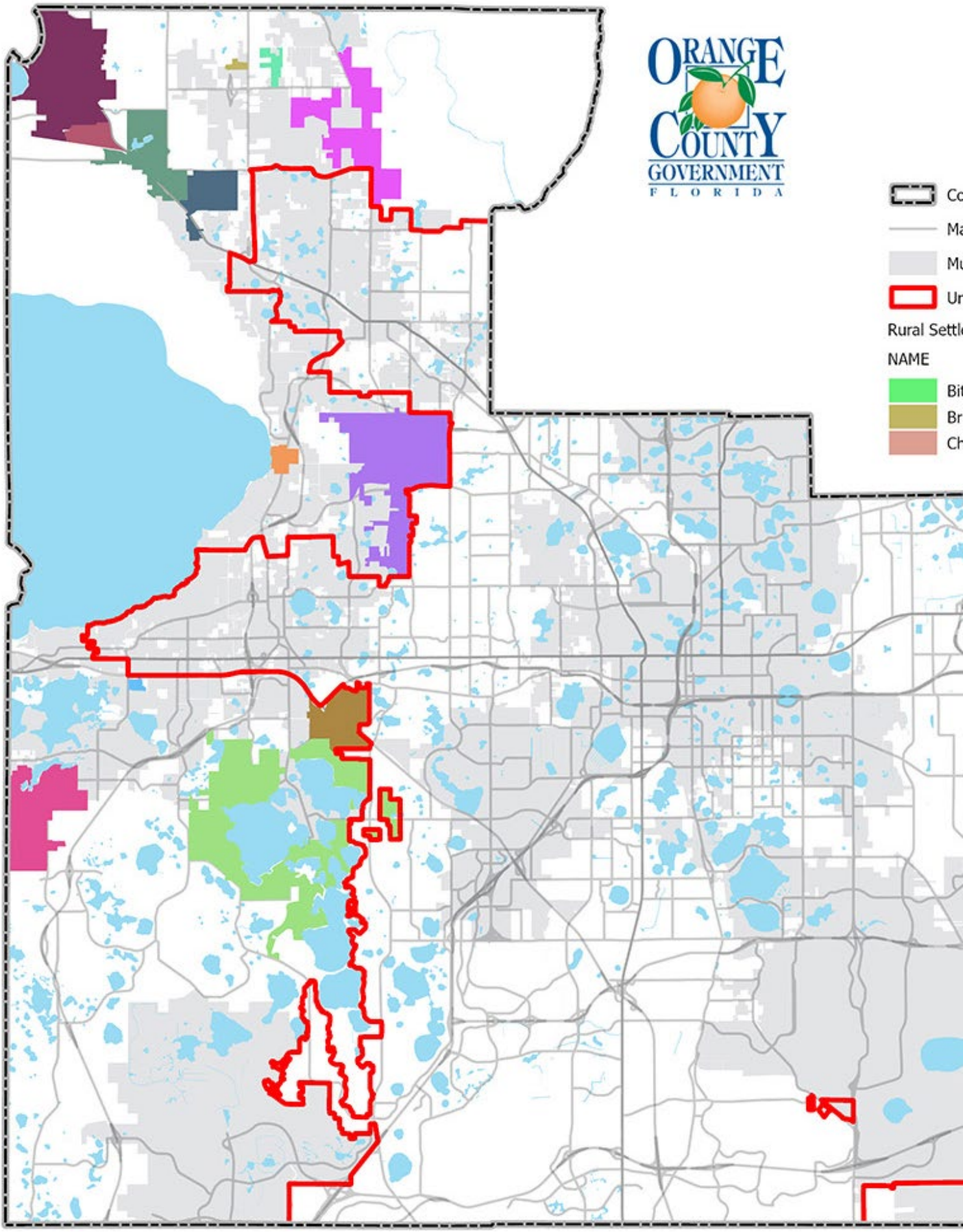



ORANGE
COUNTY
GOVERNMENT
FLORIDA
Ma

p 4 Urban and Rural Service Areas
Vision 2050 Comprehensive Plan
2025 - 2050

- Urban Service Area
- Rural Service Area
- County Boundary
- Primary Streets
- Hydrology

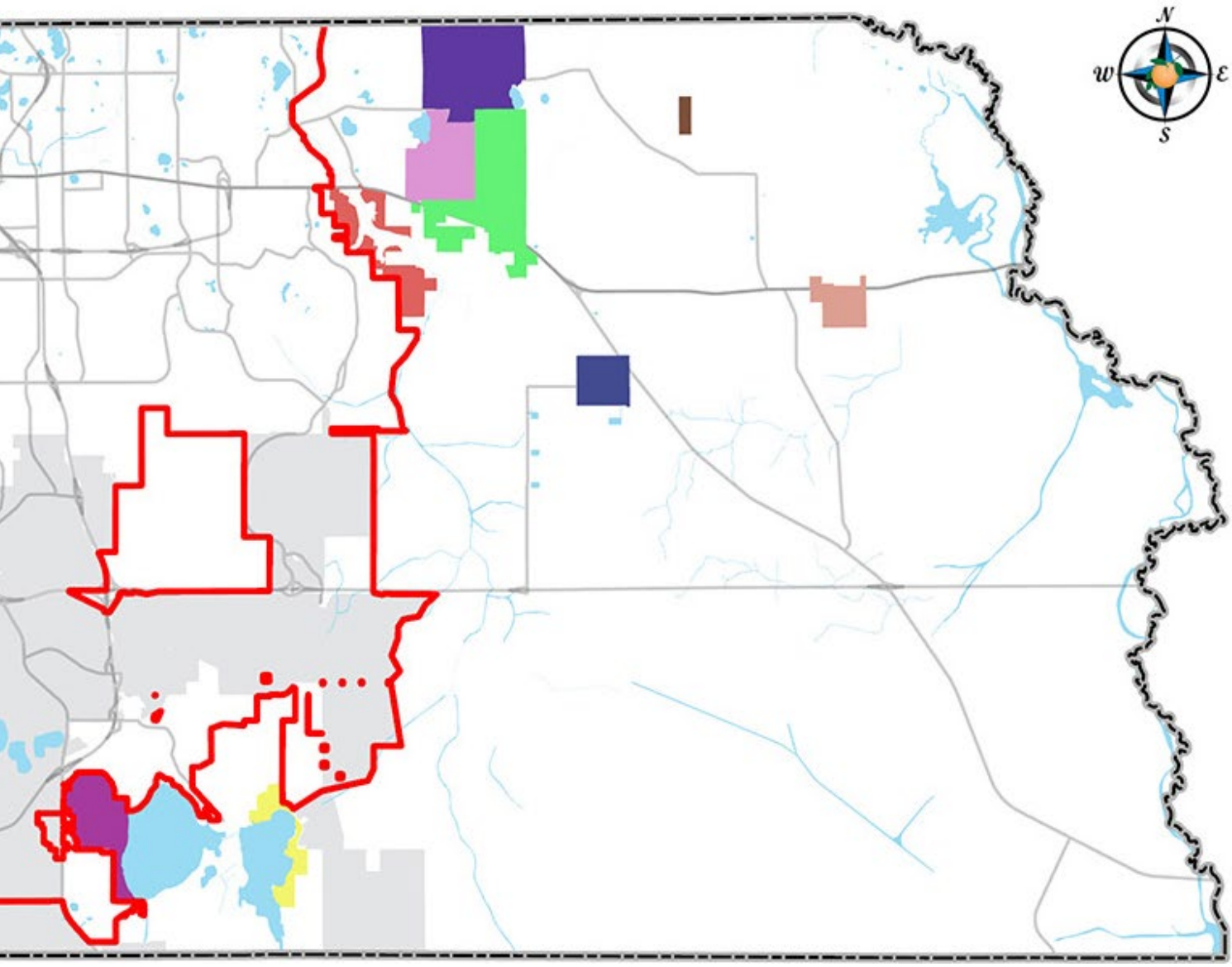


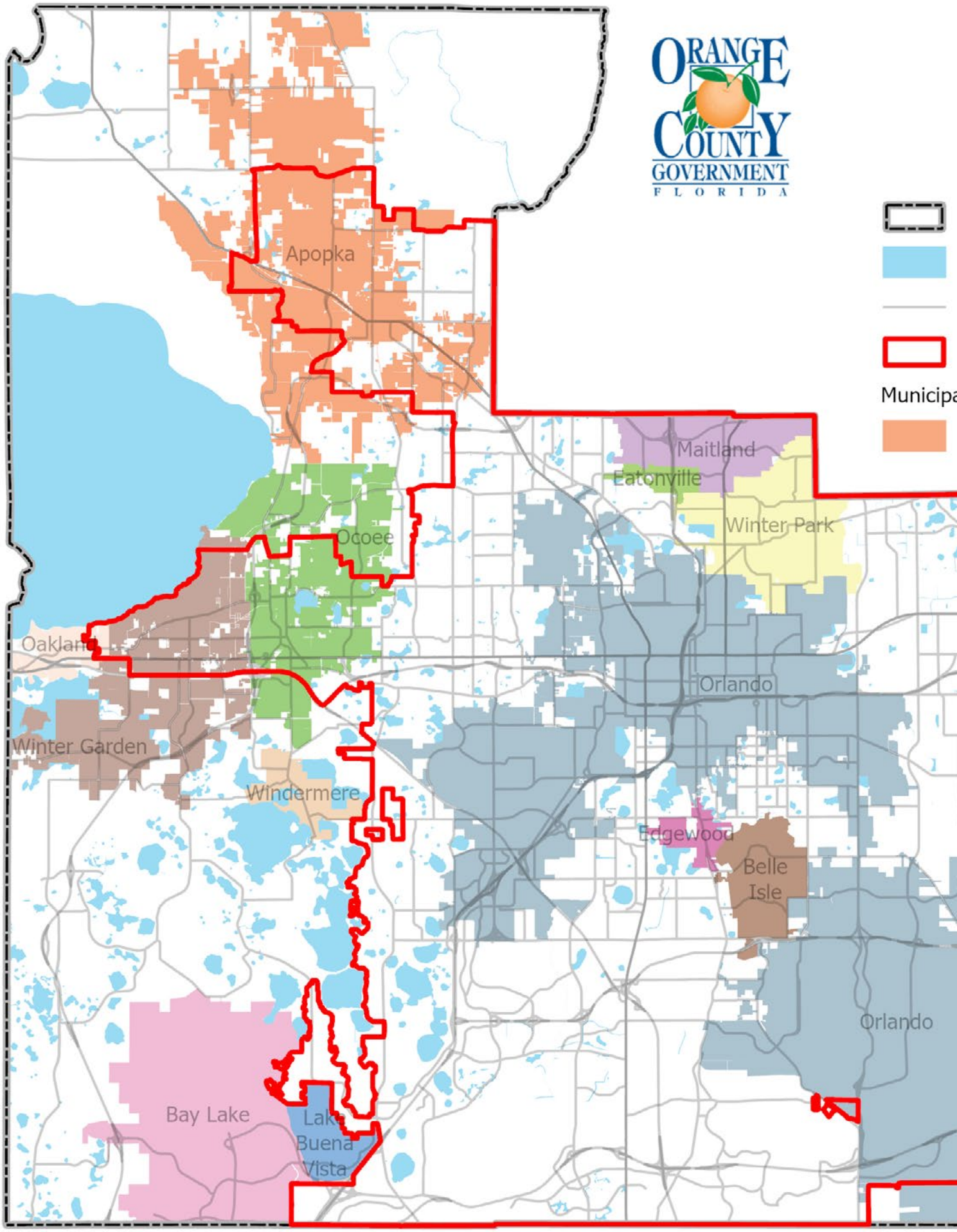

ORANGE COUNTY GOVERNMENT
FLORIDA
Rural Settl
NAME

Map 5 Rural Settlements
Vision 2050 Comprehensive Plan
2025 - 2050

unty Boundary
jor Streets
unicipalities/Jurisdictions
ban Service Area
ements
thlo
idlepath
ristmas

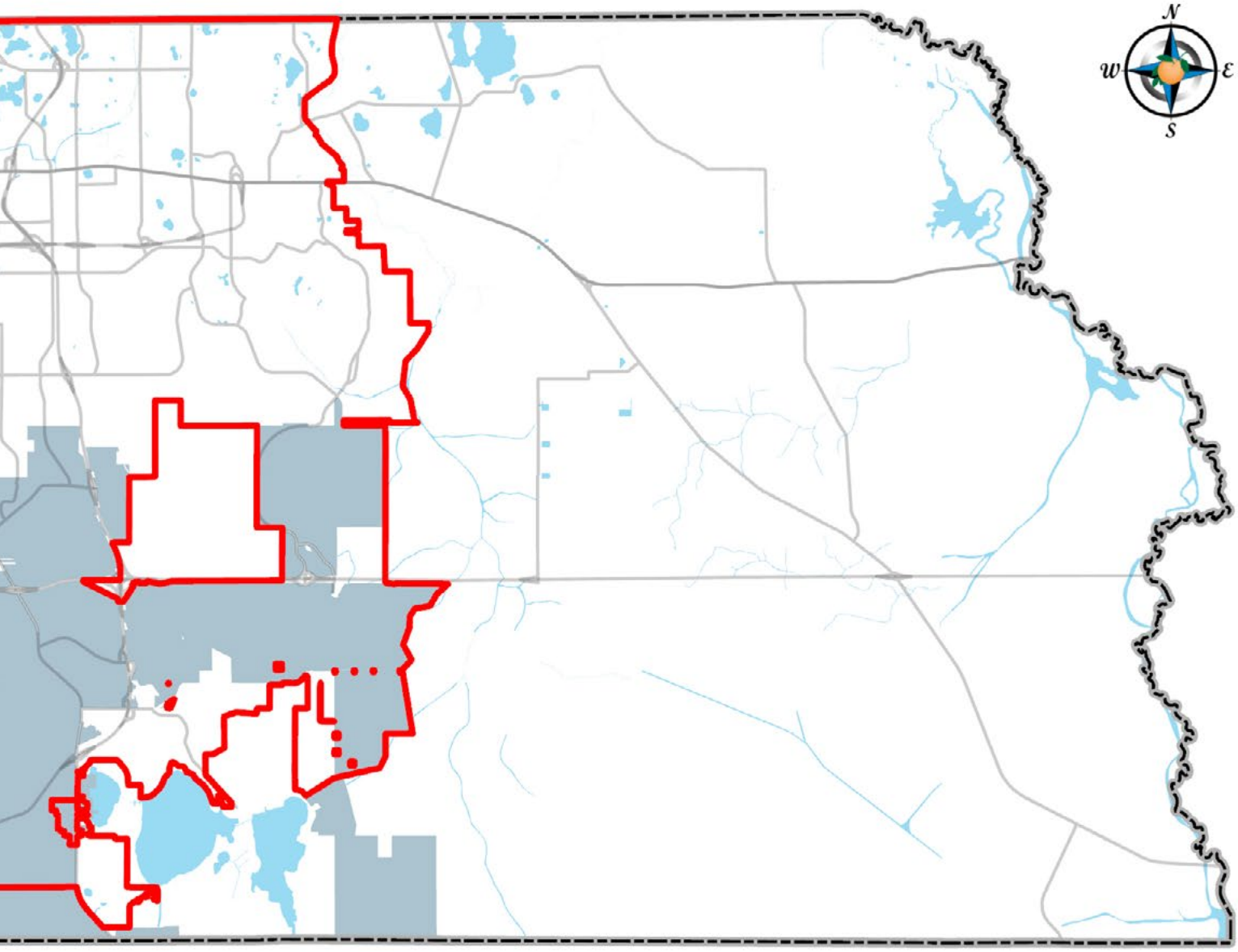
- Clarcona
- Corner Lake
- Gotha
- Lake Avalon
- Lake Hart / Lake Whipoorwill
- Lake Mary Jane
- Lake Pickett
- North Apopka / Wekiva
- North Christmas
- Otter Lake
- Paradise Heights
- Rainbow Ridge
- Sunflower Trail
- Tangerine
- Tildenville
- Wedgefield
- West Windermere
- Zellwood
- Zellwood Station
- Hydrology



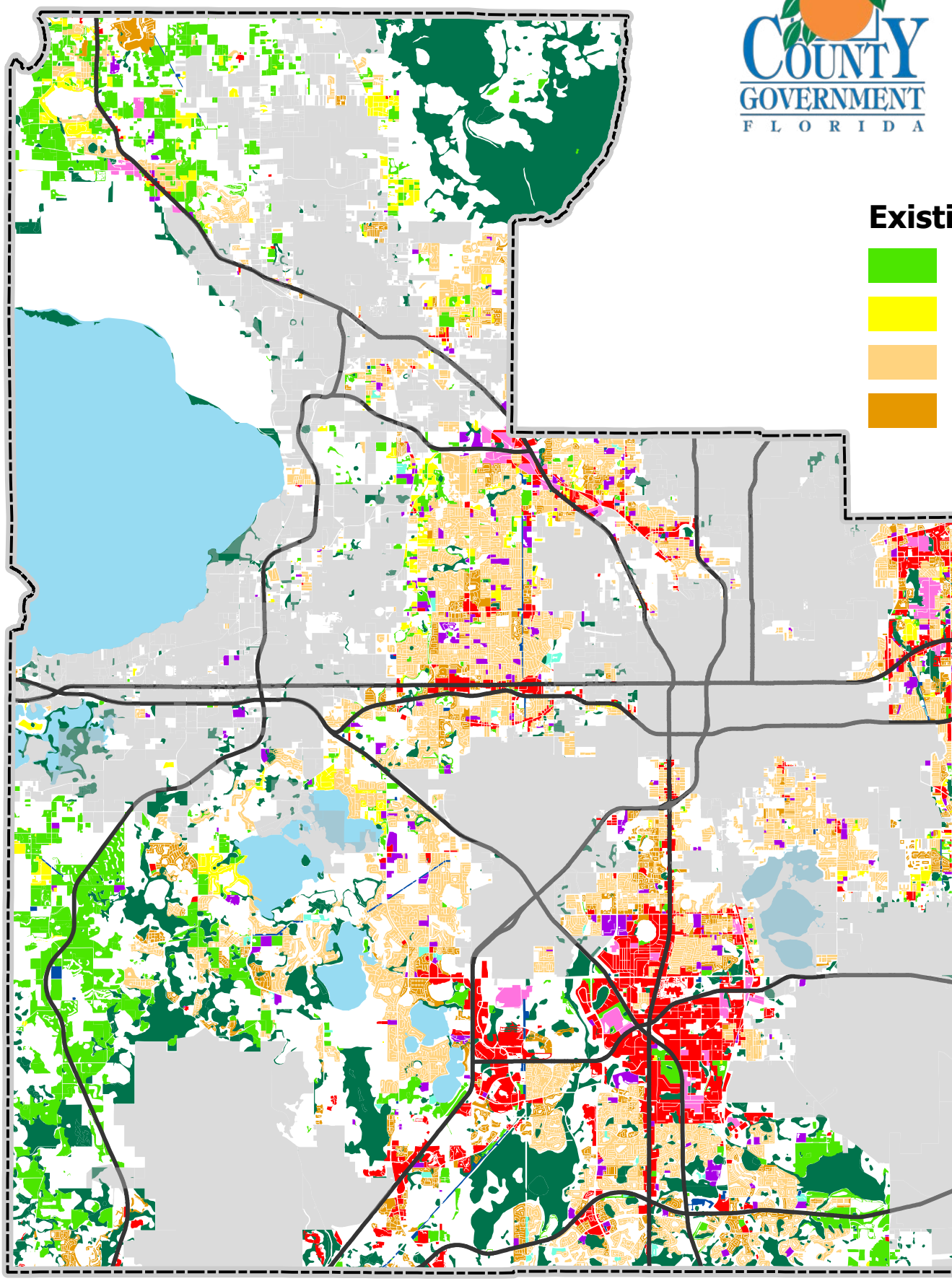

ORANGE COUNTY GOVERNMENT FLORIDA
Municipa
Apopka
Maitland
Eatonville
Winter Park
Ocoee
Oakland
Orlando
Winter Garden
Windermere
Edgewood
Belle Isle
Orlando
Bay Lake
Lake Buena Vista

Map 6 Municipal Boundaries
Vision 2050 Comprehensive Plan
2025 - 2050

County Boundary
Hydrology
Major Streets
Urban Service Area
alities/Jurisdictions
Apopka
Bay Lake
Belle Isle
Eatonville
Edgewood
Lake Buena Vista
Maitland
Oakland
Ocoee
Orlando
Windermere
Winter Garden
Winter Park



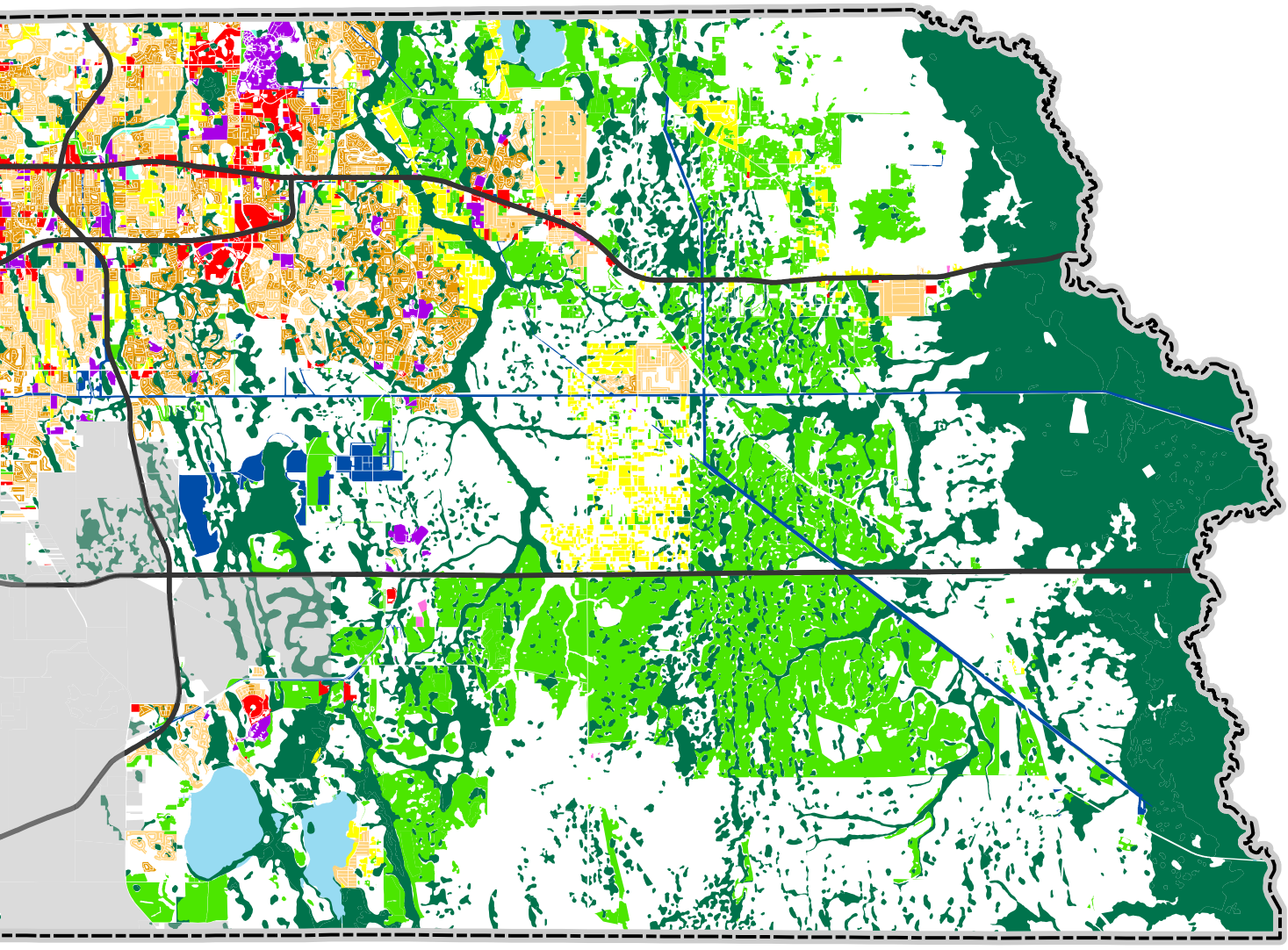
ORANGE COUNTY GOVERNMENT
FLORIDA

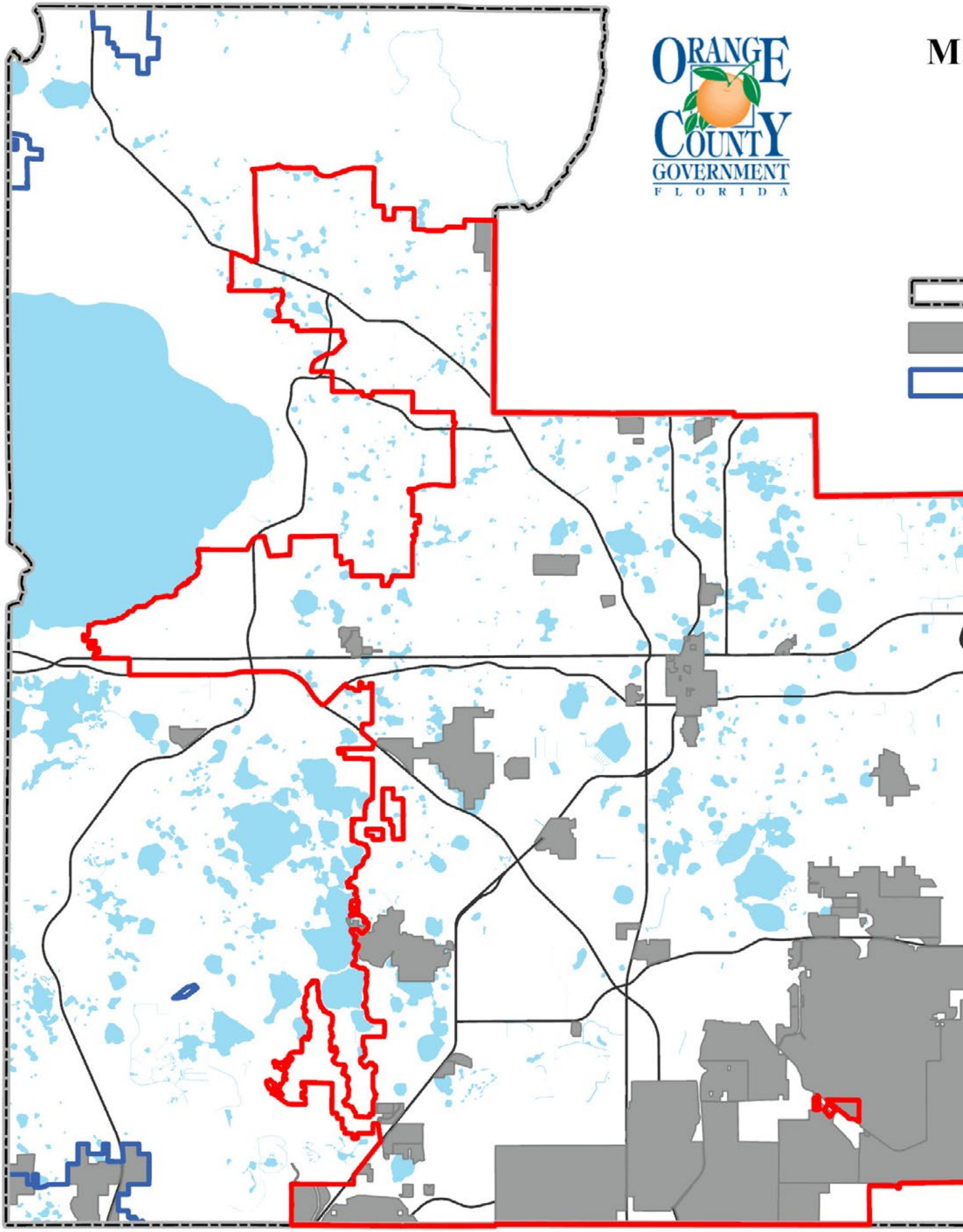


Map 7 Existing Land Uses Unincorporated Orange County Vision 2050 Comprehensive Plan 2025-2050

ing Land Use

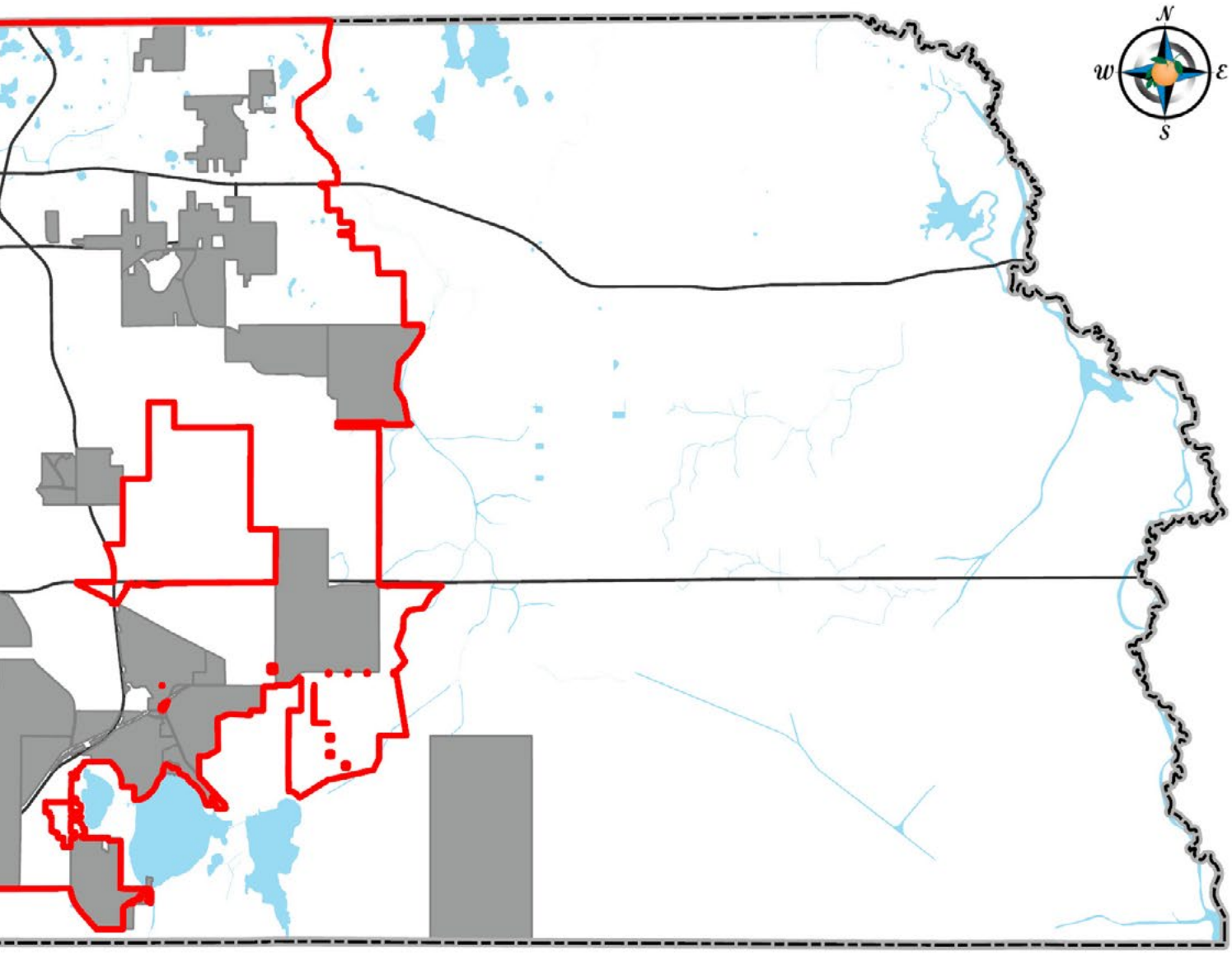
- Rural/Agriculture
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Institutional
- Parks and Zoos
- Highway Rights of Way
- Utilities
- Hydrology
- County Boundary
- Municipalities
- Primary Streets

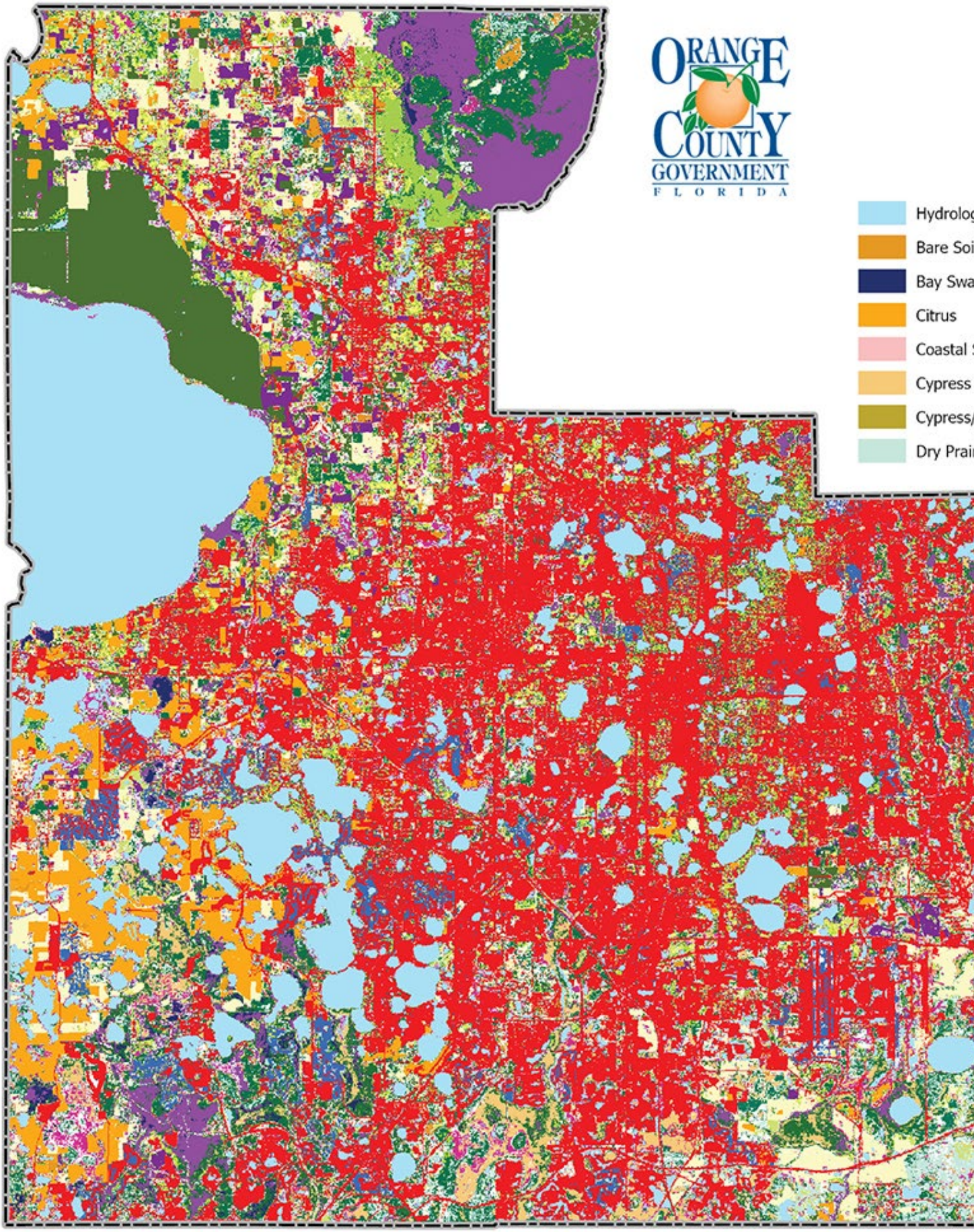



ORANGE
COUNTY
GOVERNMENT
FLORIDA
M

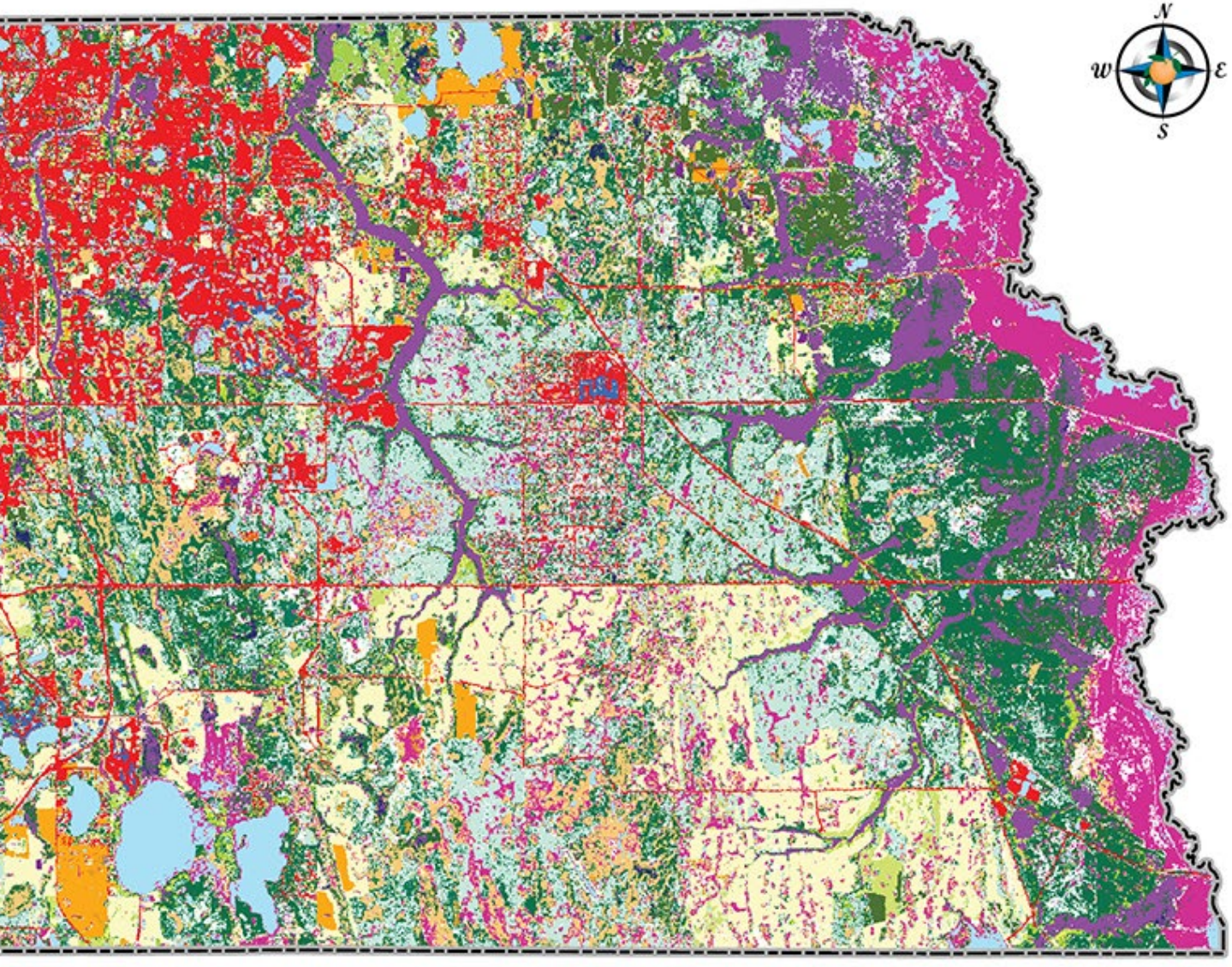
ap 8 Developments of Regional Impact
Vision 2050 Comprehensive Plan
2025 - 2050

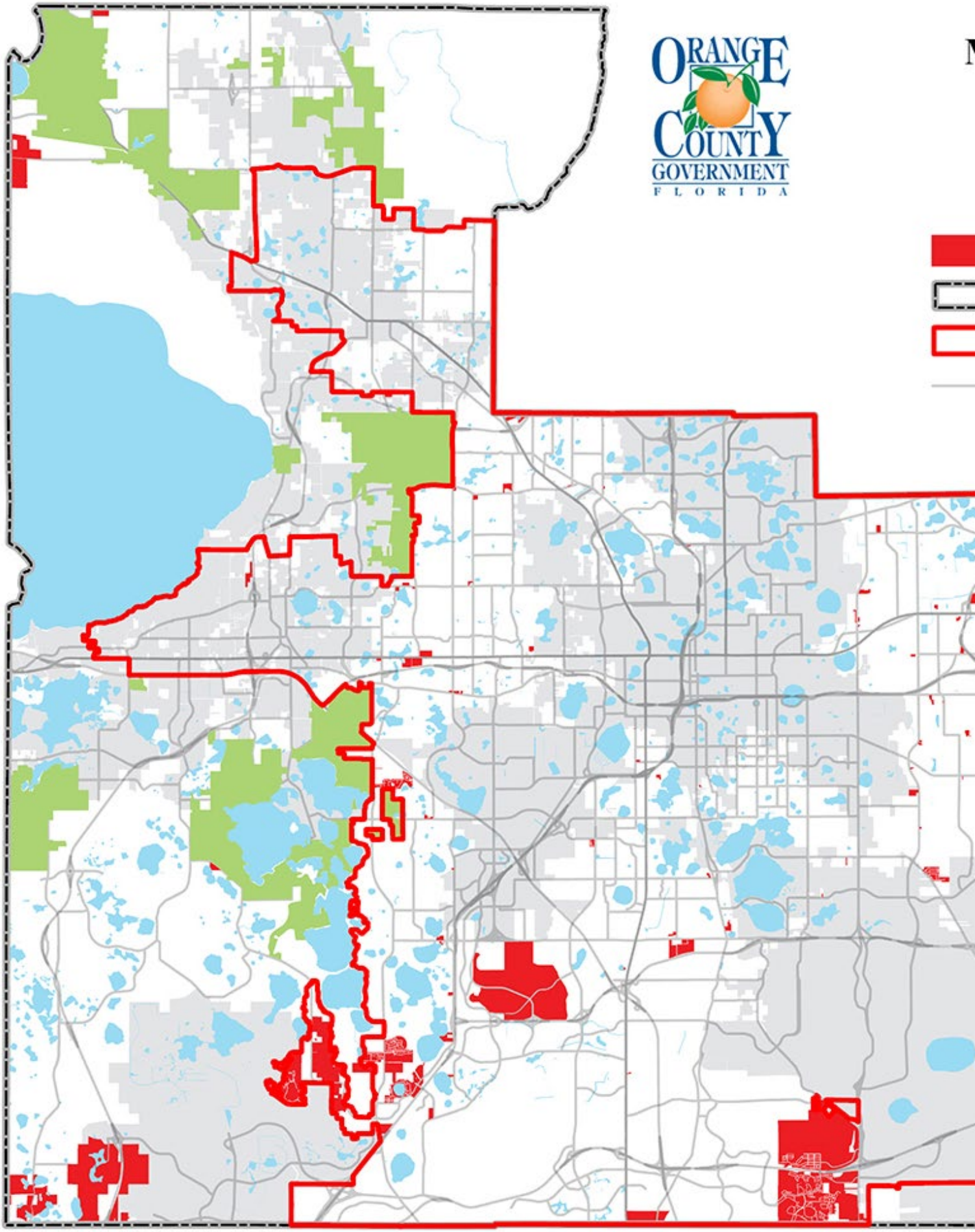
County Boundary
Development of Regional Impact (DRI)
Growth Centers
Urban Service Area
Hydrology
Primary Streets




ORANGE
COUNTY
GOVERNMENT
FLORIDA
Hydrolog
Bare Soi
Bay Swa
Citrus
Coastal
Cypress
Cypress/
Dry Prai

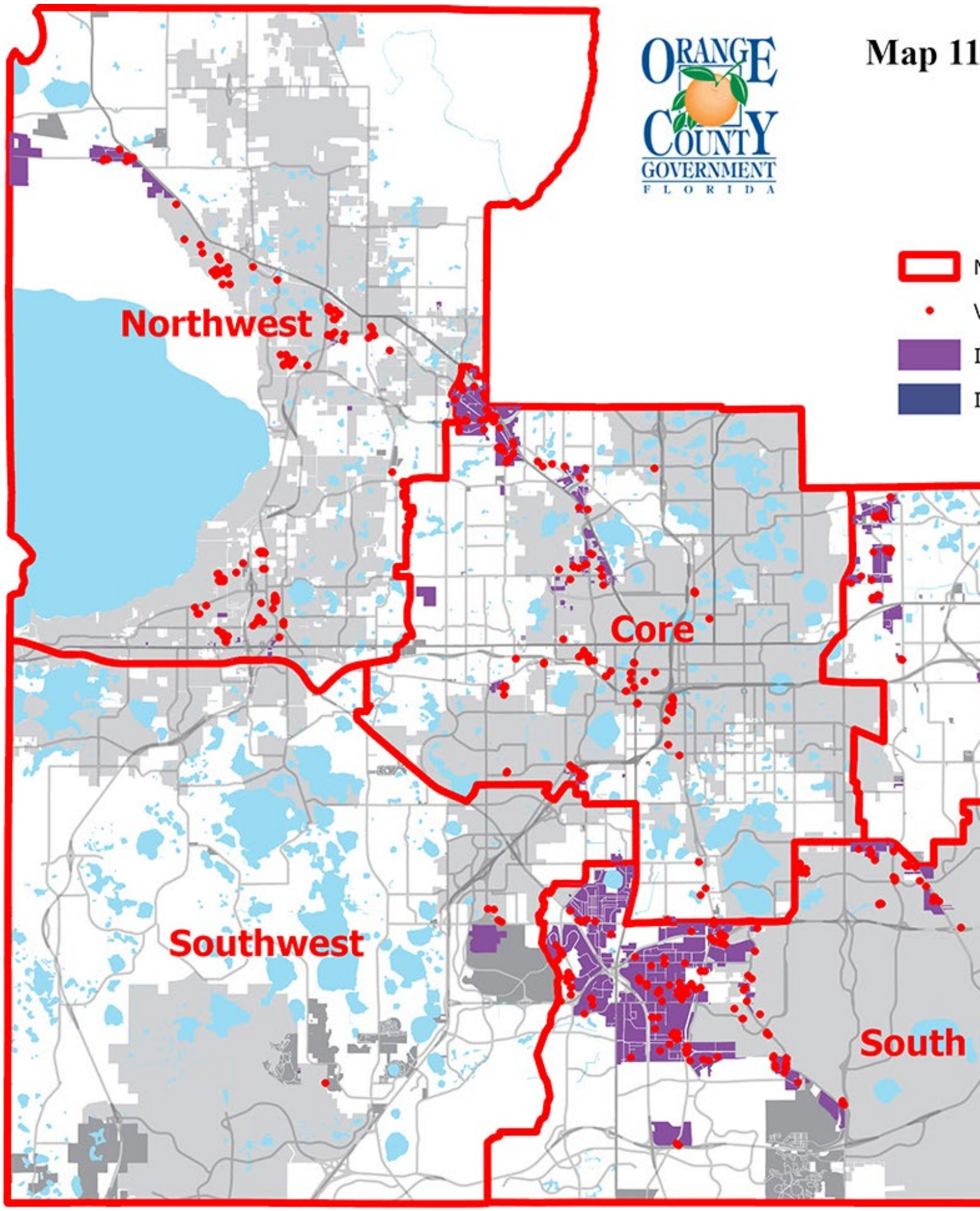
Map 9 Vegetation and Land Cover
Vision 2050 Comprehensive Plan
2025 - 2050




ORANGE
COUNTY
GOVERNMENT
FLORIDA

Map 10 Committed Land Inventory
Vision 2050 Comprehensive Plan
2025 - 2050

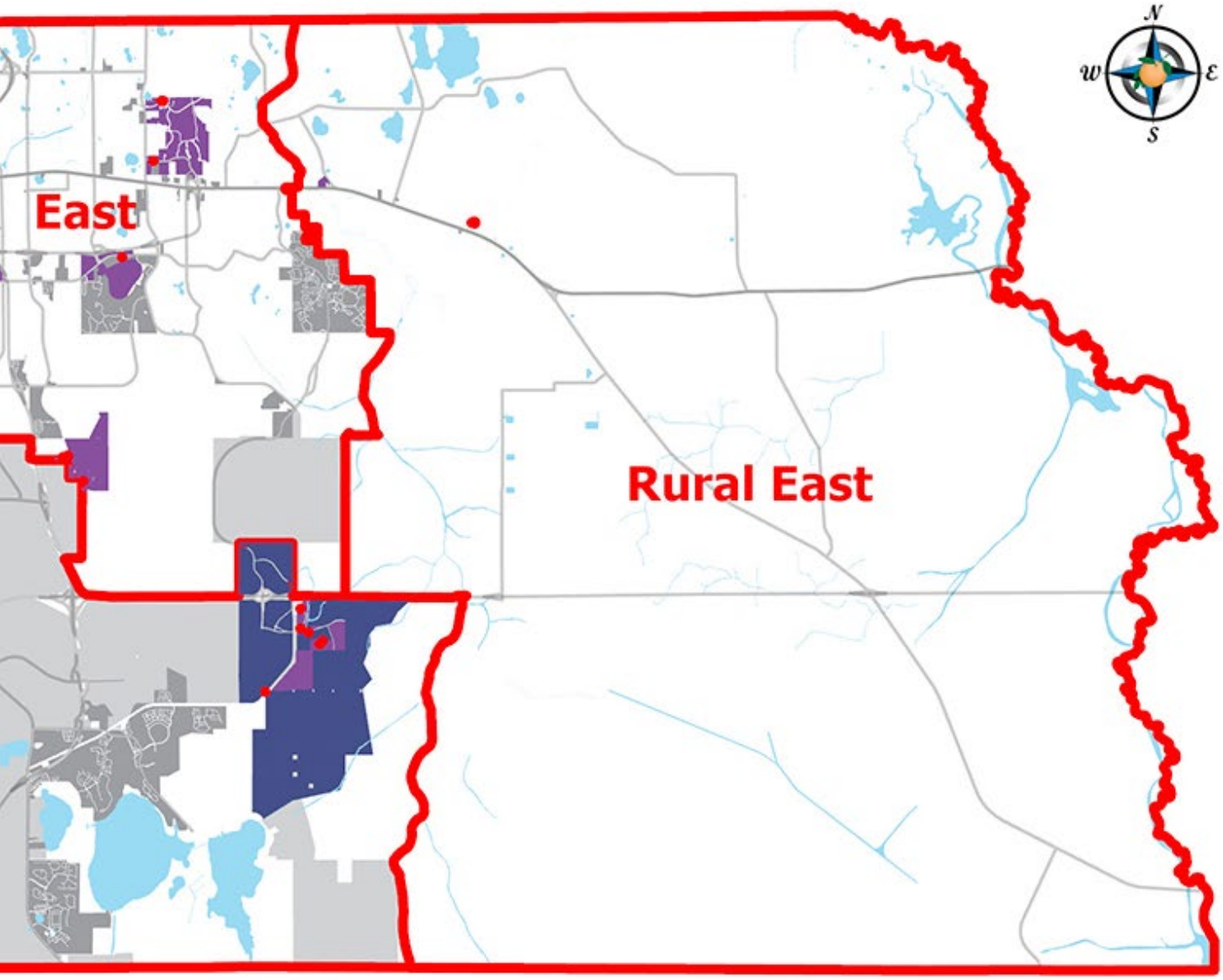
- Committed Land
- County Boundary
- Urban Service Area
- Major Streets
- Hydrology
- Municipalities/Jurisdictions
- Rural Settlements

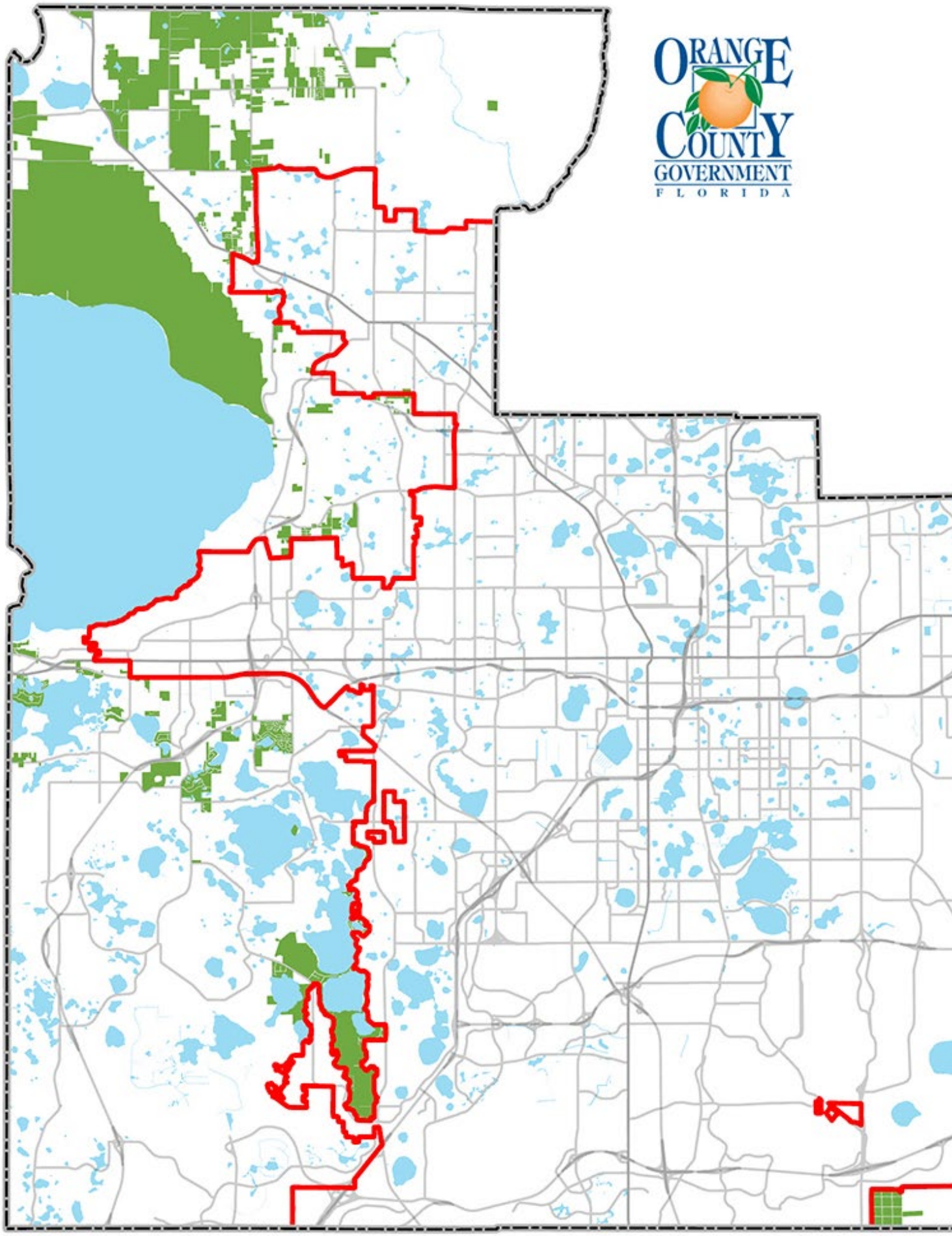

ORANGE COUNTY GOVERNMENT FLORIDA
Map 11
Northwest
Core
Southwest
South

Vacant Industrial Land by Market Area
Vision 2050 Comprehensive Plan
2025 - 2050

Marke Area
Vacant Industrial Parcels
ndustrial
nnovation Way

Planned Development
Hydrology
Municipalities/Jurisdictions
Major Streets





Map 12 Agricultural Land
Vision 2050 Comprehensive Plan
2025 - 2050

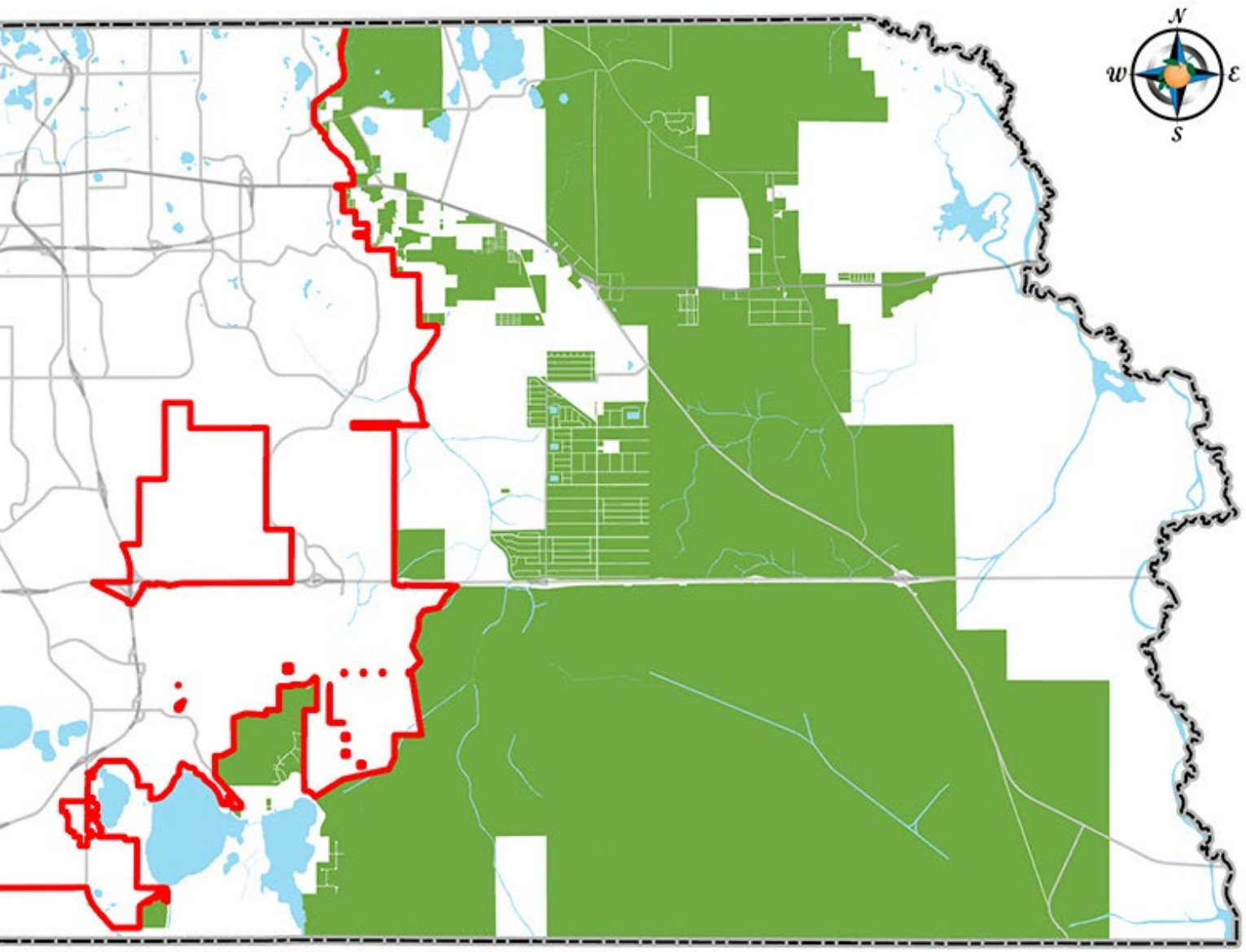
County Boundary

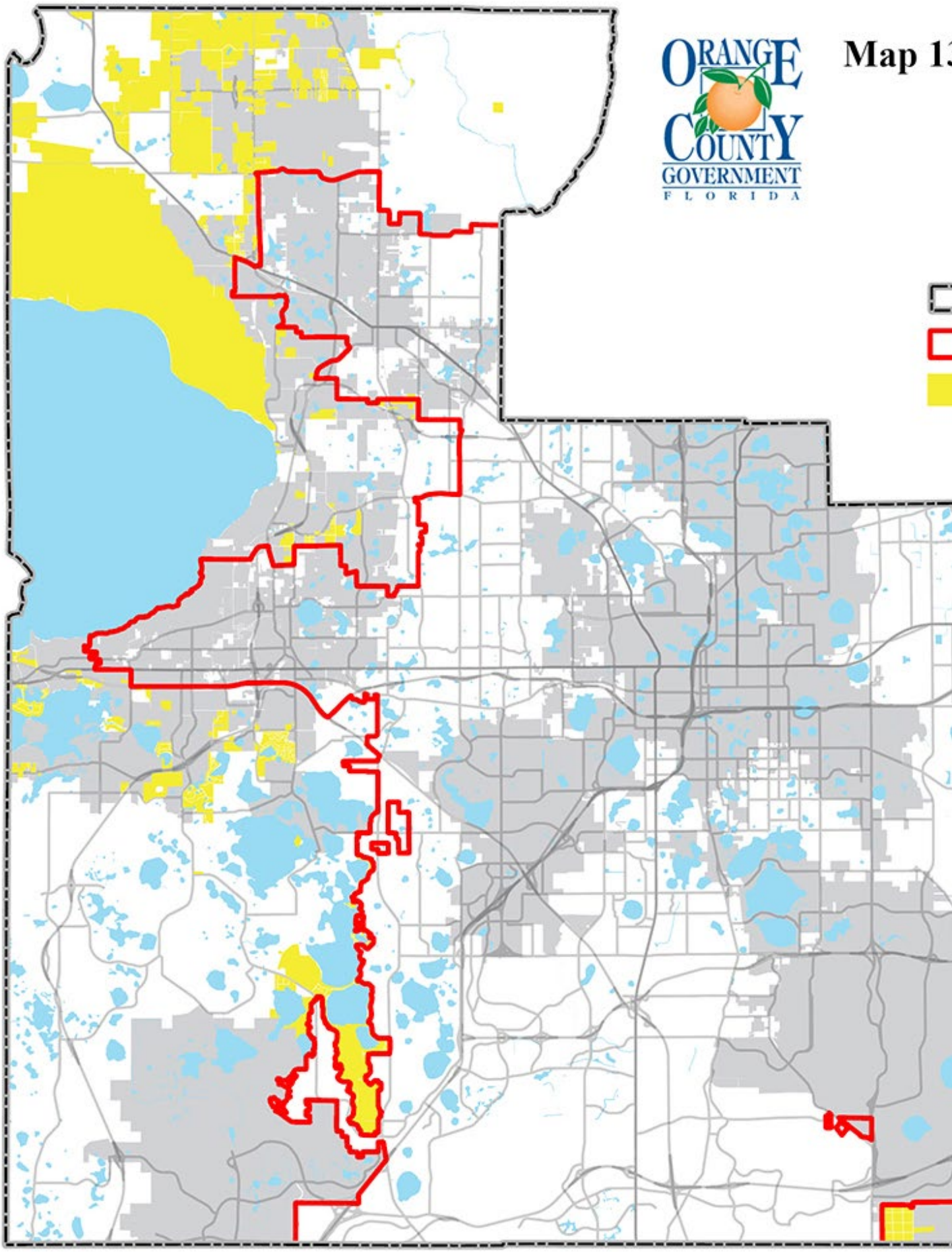
Urban Service Area

Agricultural Land

Hydrology

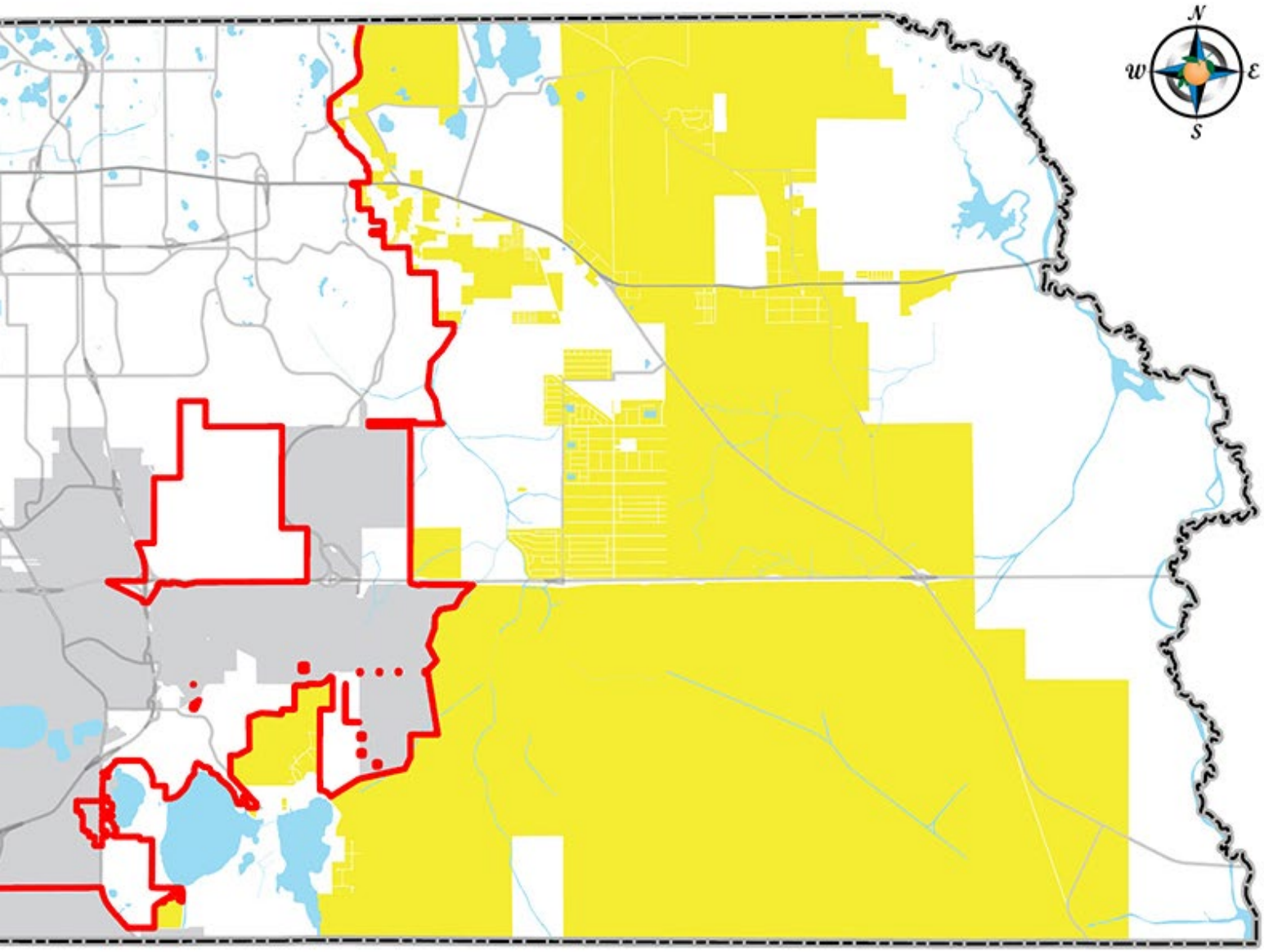
Major Streets

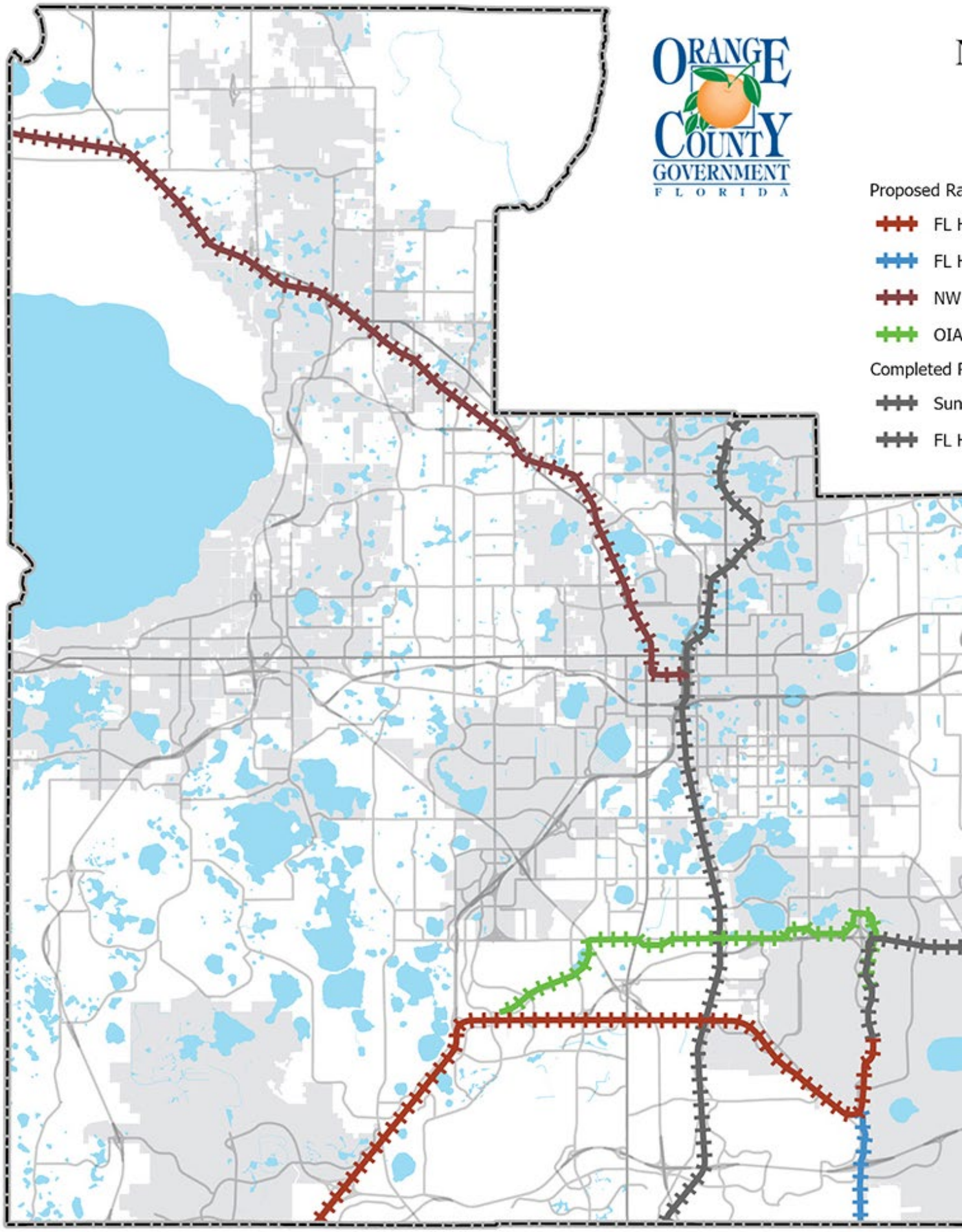



ORANGE COUNTY GOVERNMENT
FLORIDA
Map 13

3 Vacant Land, Unincorporated Orange County
Vision 2050 Comprehensive Plan
2025 - 2050

County Boundary
Urban Service Area
Vacant Land
Hydrology
Municipalities/Jurisdictions
Major Streets

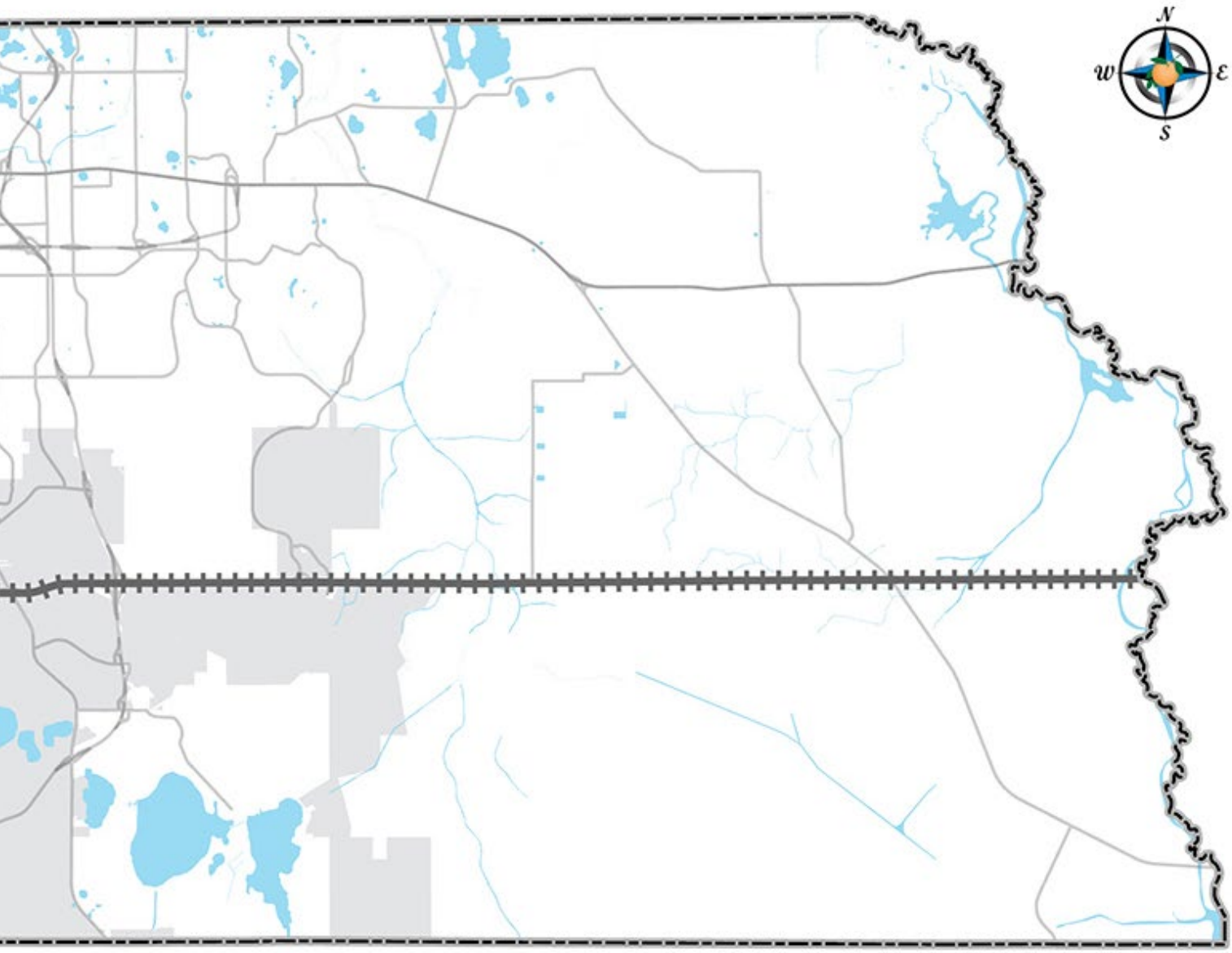


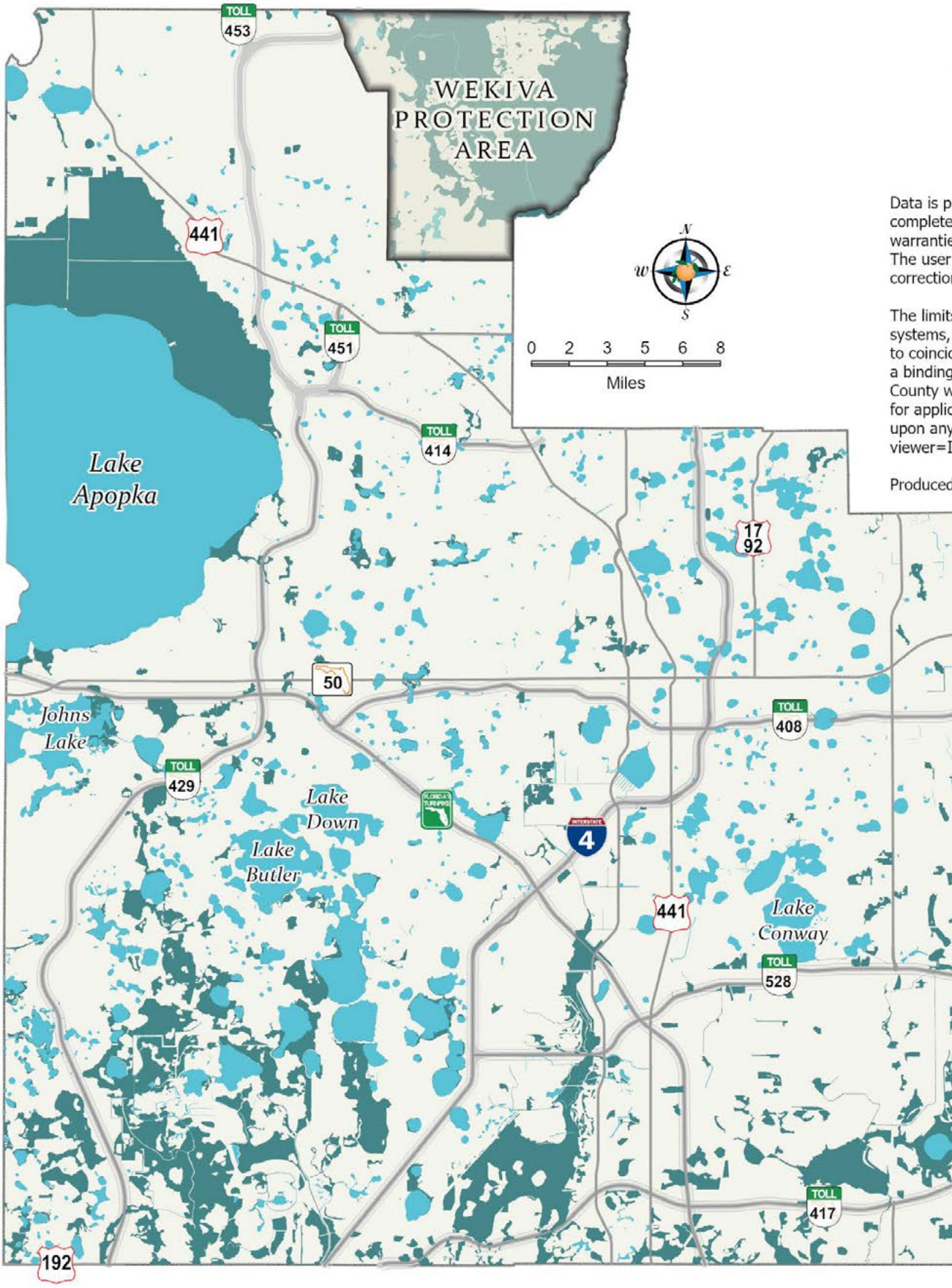

ORANGE COUNTY GOVERNMENT
FLORIDA
Proposed Ra
FL H
FL H
NW
OIA
Completed F
Sun
FL H

Map 14 Planned Commuter Rail Lines
Vision 2050 Comprehensive Plan
2025 - 2050

il Alignments
High Speed Rail
High Speed Rail (Turnpike Alignment) Orlando - Miami
Corridor Commuter Rail
Connector Light Rail
Rail Alignments
Rail
High Speed Rail (I-95 Alignment) Orlando - Miami

County Boundary
Municipalities/Jurisdictions
Hydrology
Major Streets




WEKIVA PROTECTION AREA
Lake Apopka
Johns Lake
Lake Down
Lake Butler
Lake Conway
TOLL 453
441
TOLL 451
TOLL 414
17 92
50
TOLL 408
TOLL 429
4
441
TOLL 528
TOLL 417
192
N
W
E
S
0 2 3 5 6 8
Miles
Data is p
complete
warrantie
The user
correctio
The limit
systems,
to coinci
a binding
County w
for applic
upon any
viewer=I
Produced

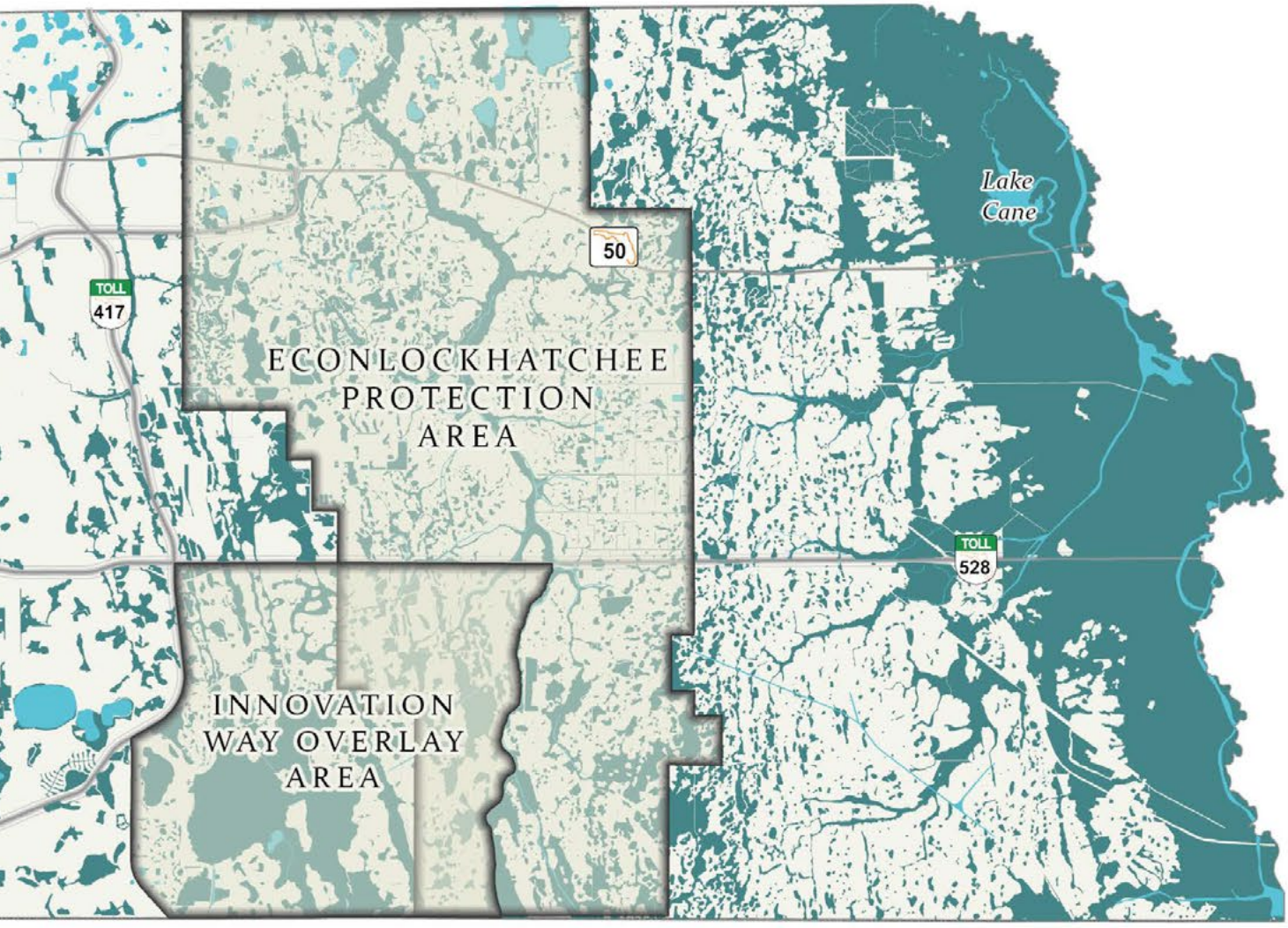
Orange County
Florida
Important Wetlands and Surface Waters

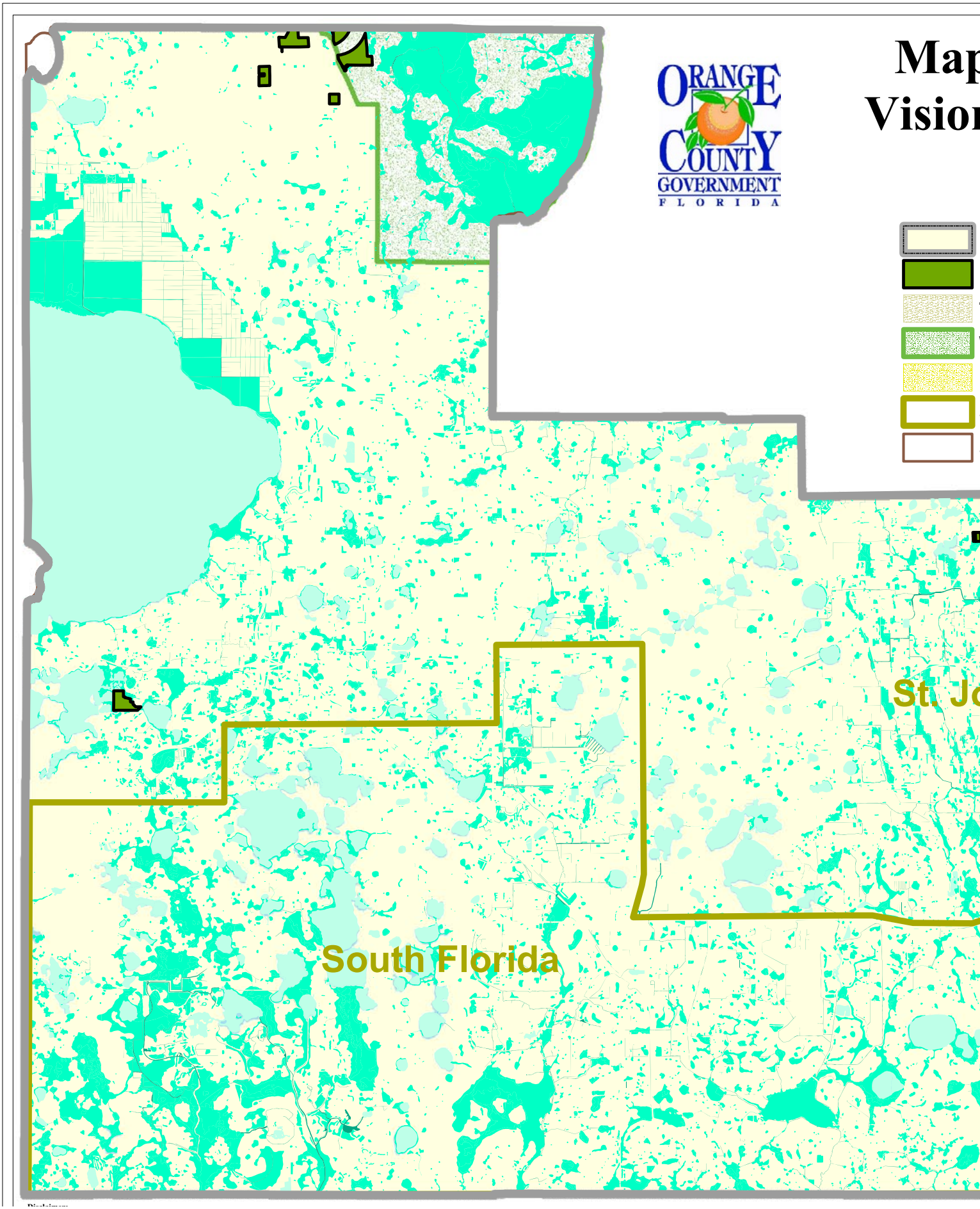
Surface Waters Wetlands Protection Area

rovided 'as is' without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, eness, timeliness, merchantability and fitness for, or the appropriateness for, use rests solely on the user. The County makes no es, express or implied, as to the use of the data. There are no implied warranties of merchantability or fitness for a particular purpose. acknowledges and accepts the limits of the data, including the fact that the data is dynamic and is in a constant state of maintenance, n, and update.

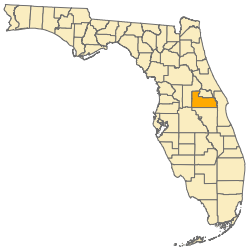
s of wetlands and surface waters displayed on this map are illustrative in nature, designed to display the general location of these and should not be considered as regulatory lines. The exact boundaries of the depicted wetland and surface waters shall be construed de with the jurisdictional boundaries set by Orange County, utilizing the state methodology in Chapter 62-340. F.A.C., or as established in determination issued by the appropriate Water Management District, or the Florida Department of Environmental Protection. The ill not approve or deny applications based solely on the data. Applicants for permits and licenses must inquire of the relevant department cable requirements. The County shall have no liability for the data or lack thereof, or any decisions made, or actions taken in reliance of the data. An electronic version of this map may be accessed at: https://ocgis4.ocfl.net/Html5Viewer/Index.html?
nfoMap_Public_HTML5.InfoMap_Public

l by: Orange County Environmental Protection Division and GIS Section.



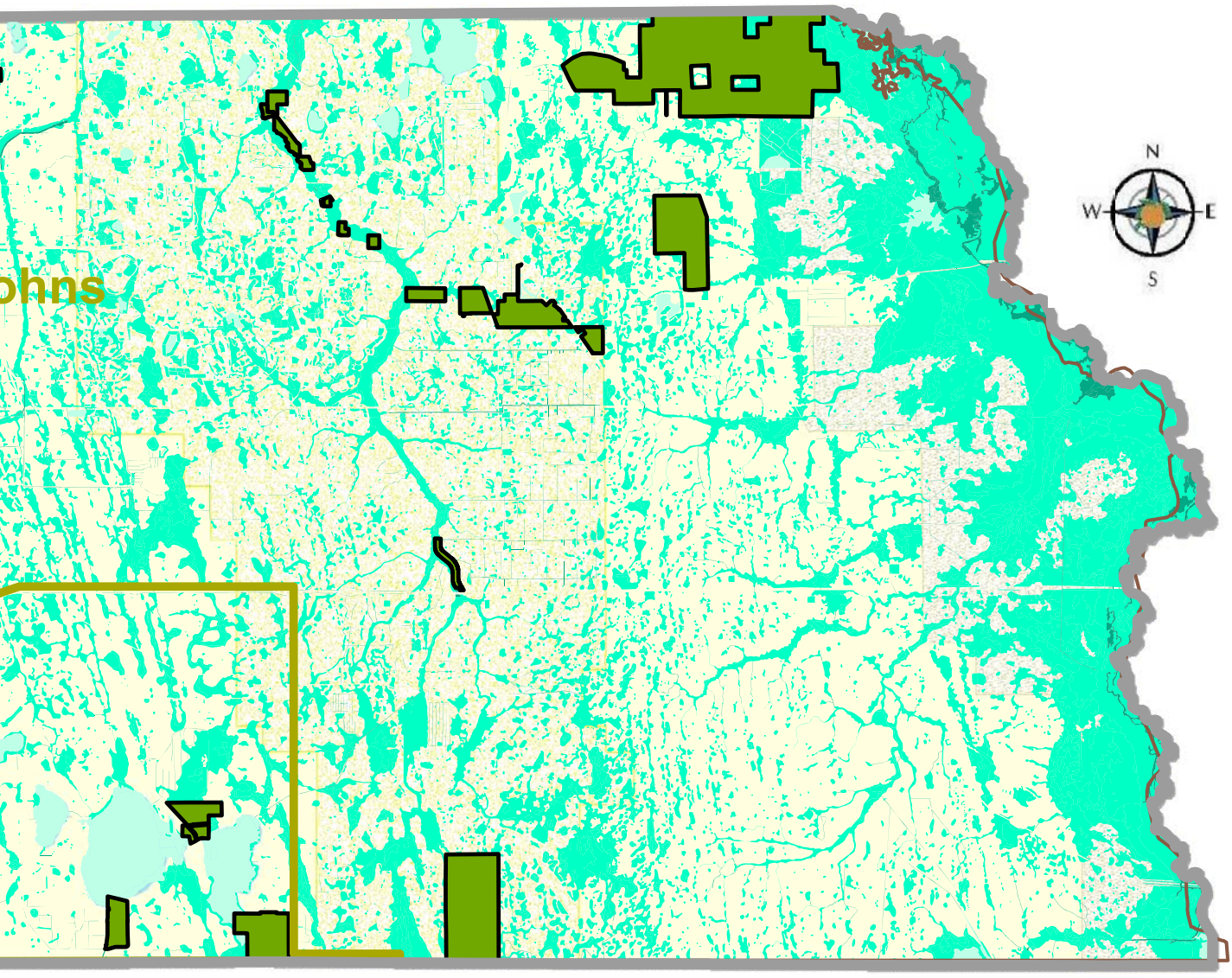

ORANGE COUNTY GOVERNMENT FLORIDA
South Florida

p 16 Environmental Assets
n 2050 Comprehensive Plan
2025 – 2050

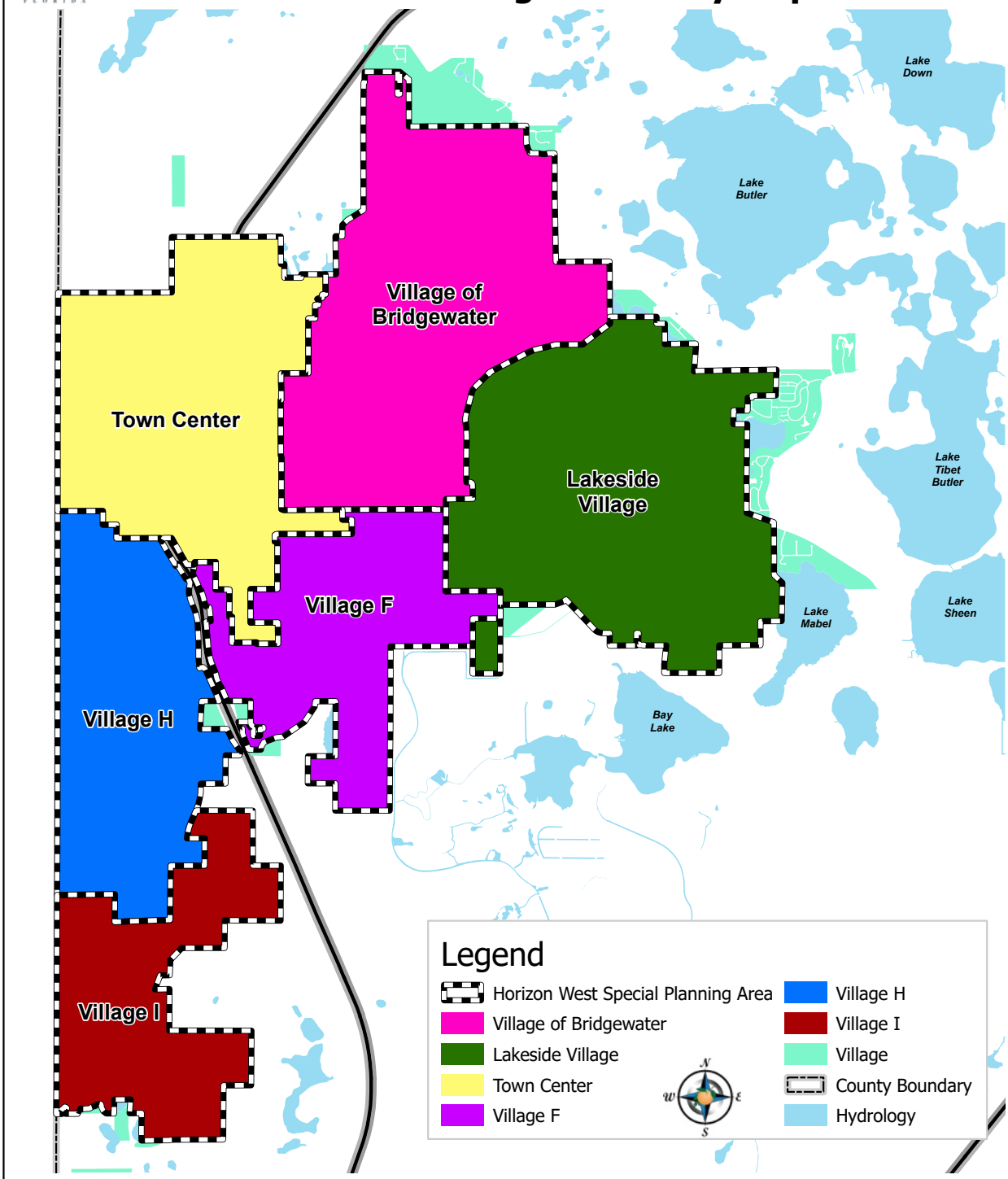


County Boundary
Green Place Properties
Tosohatchee State Park
Wekiva Protection
Econ Protection Area
South Florida Water Managment District
St. Johns Water Managment District

Wetland Inventory
- **Riverine**
- **Palustrine**
- **Lacustrine**
- **Upland**
- **Hydrology**



Map 17 Horizon West Special Planning Area and Village Boundary Map

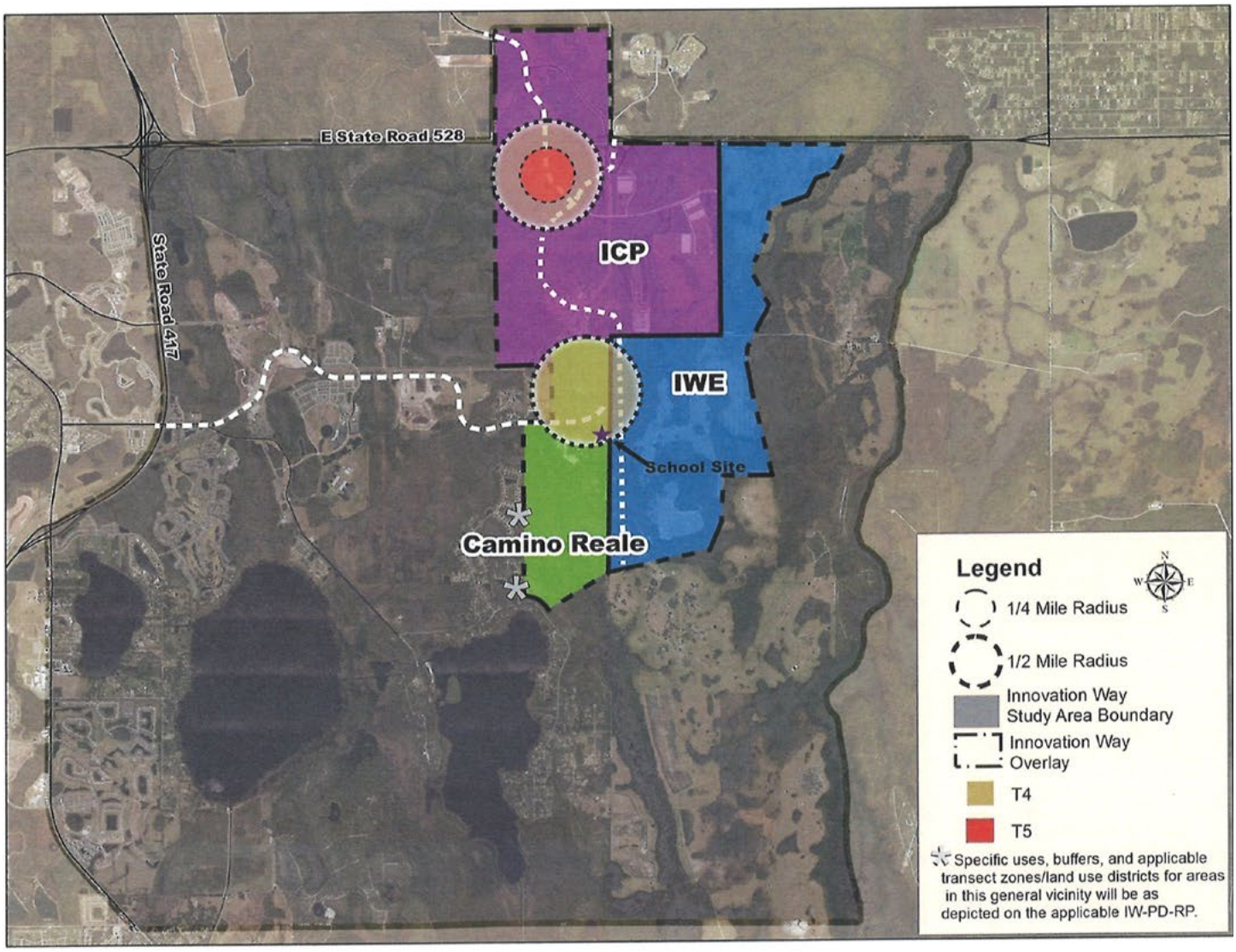


For more specific Land Use designations within each Village and Town Center please reference the Horizon West Special Planning Area Land Use Map, available for inspection at the offices of the Orange County Planning Division.

Source: 2023

Page 17

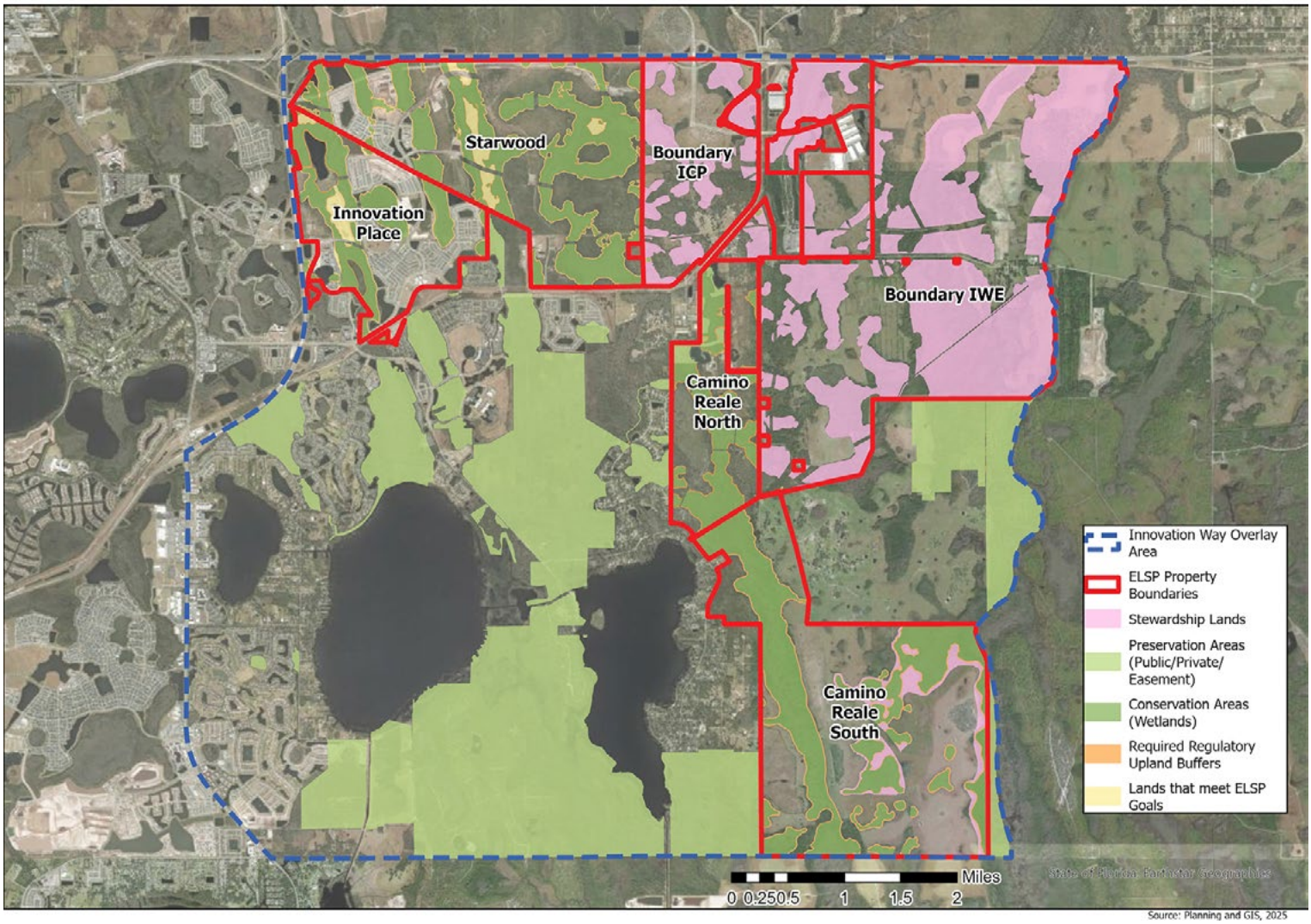
Map 18 Innovation Way Overlay



(Amended 01/16, Ord.2016-04)

ORANGE COUNTY GOVERNMENT FLORIDA

Vision 2050 Comprehensive Plan
Map 19 Innovation Way Environmental Land Stewardship Program
2025-2050

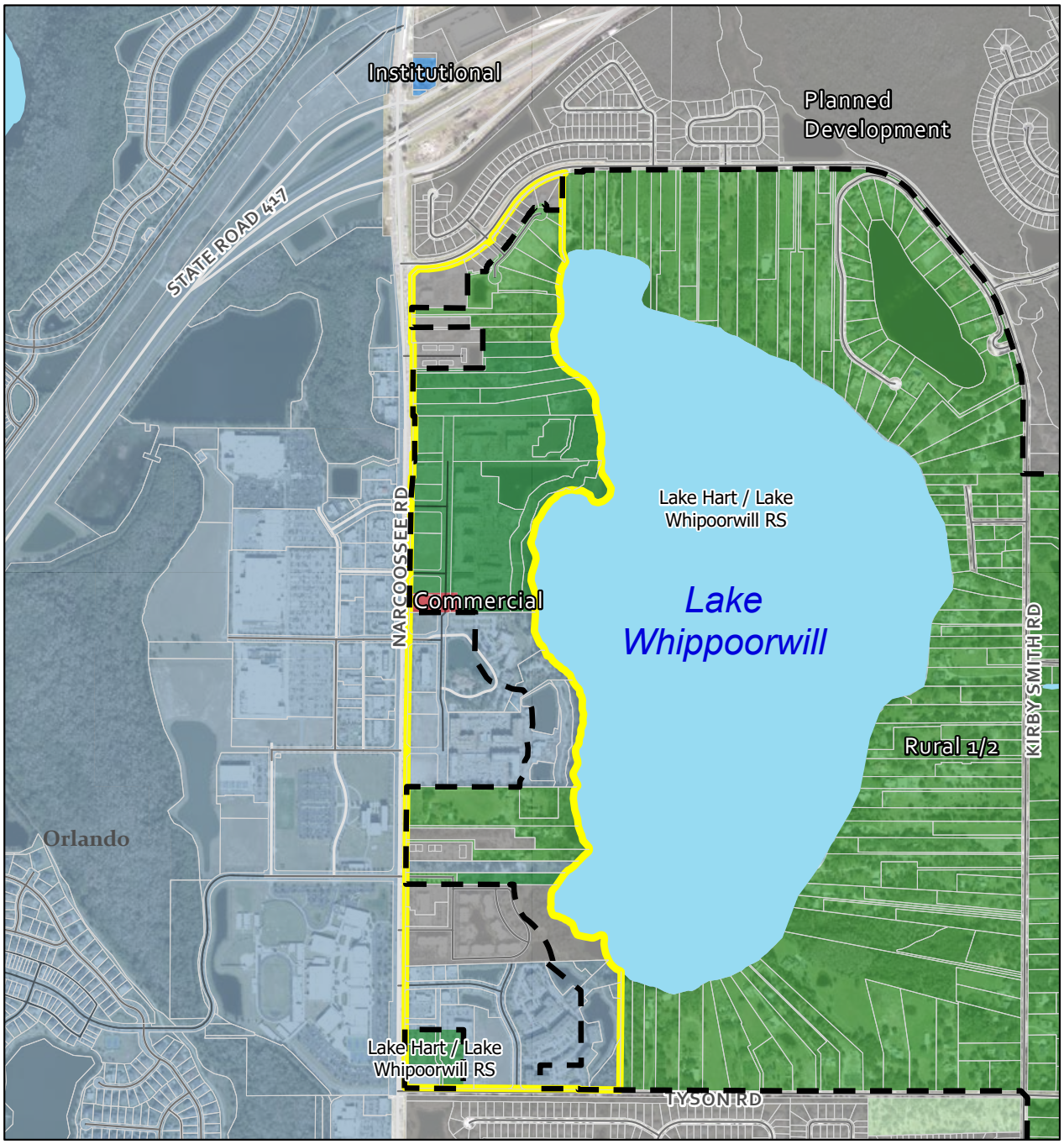


ORANGE COUNTY GOVERNMENT FLORIDA

Vision 2050 Comprehensive Plan

Map 20 - Narcoossee Road - Lake Hart/ Lake Whippoorwill Rural Settlement Study

2025-2050



Rural Settlements

Study Area

N W E S

Miles

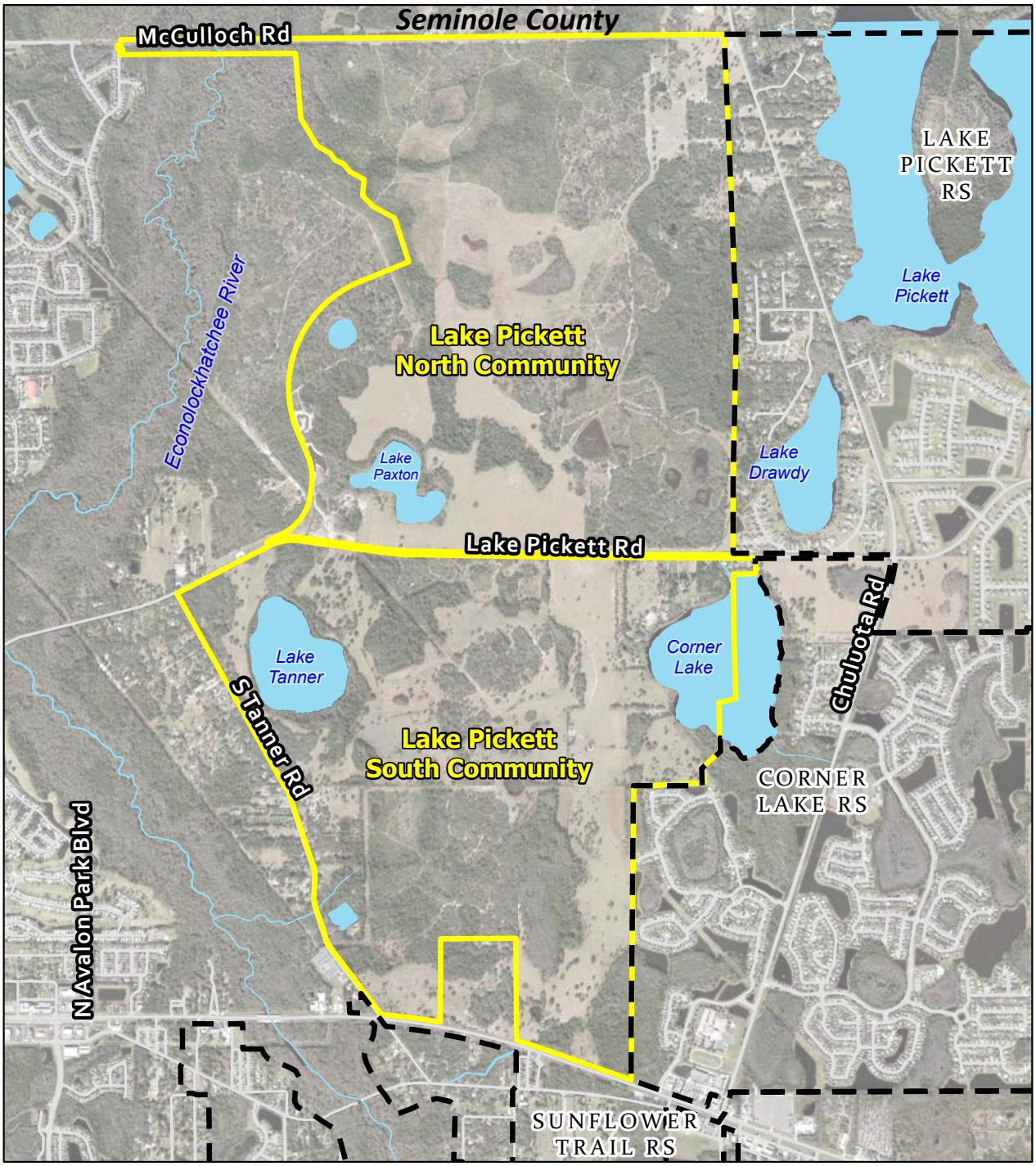
0 0.25 0.5

Published by: Planning and Orange County GIS, 2023. Page 20

Vision 2050 Comprehensive Plan

Map 21 - Lake Pickett Study Area and Communities

2025-2050



Rural Settlements

Lake Pickett Study Area

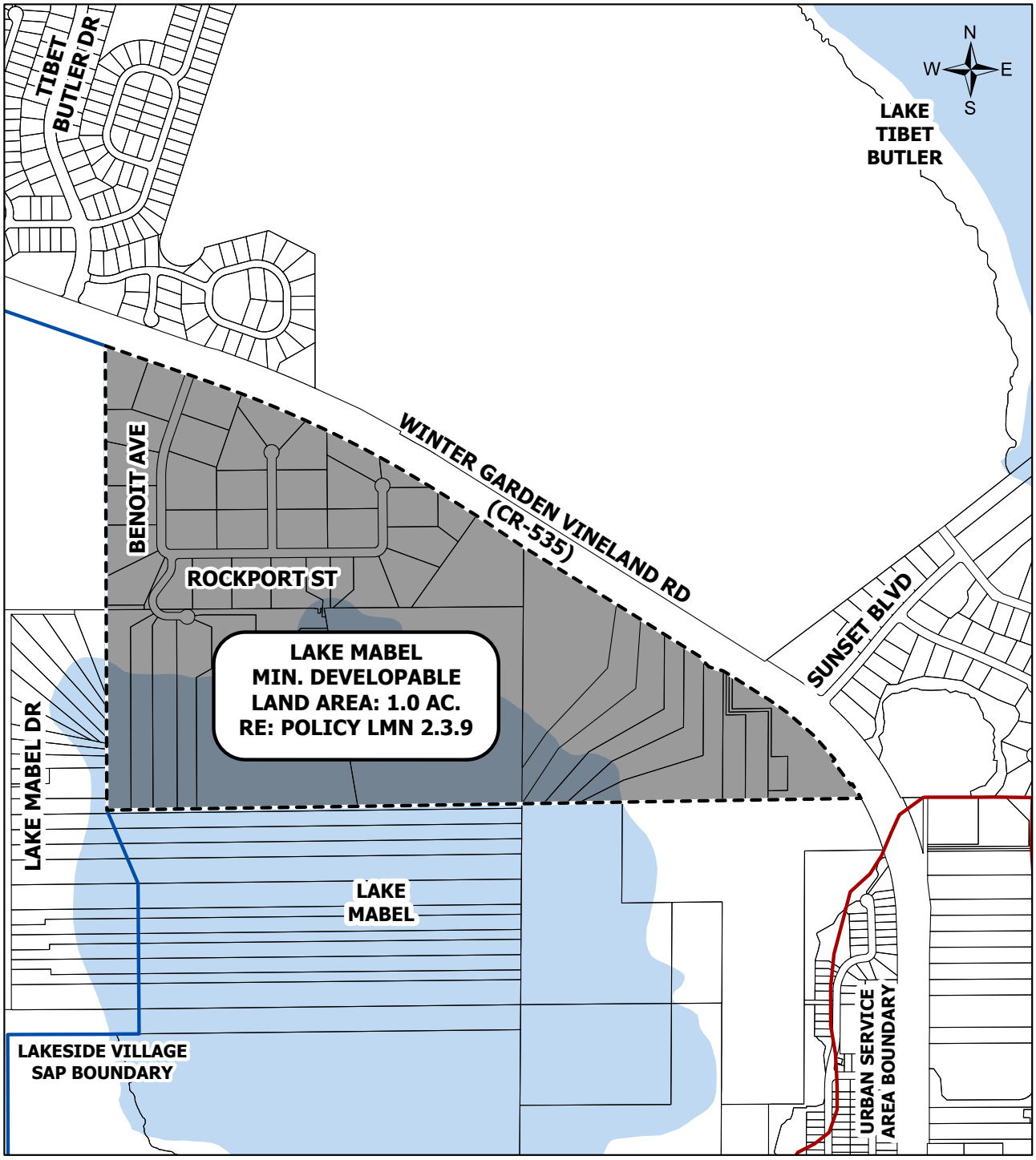
0 0.25 0.5 1 Miles

N W E S

Published by: Planning and Orange County GIS, 2023.

Page 21

Map 22(a) Lake Mabel
Rural Residential Enclave

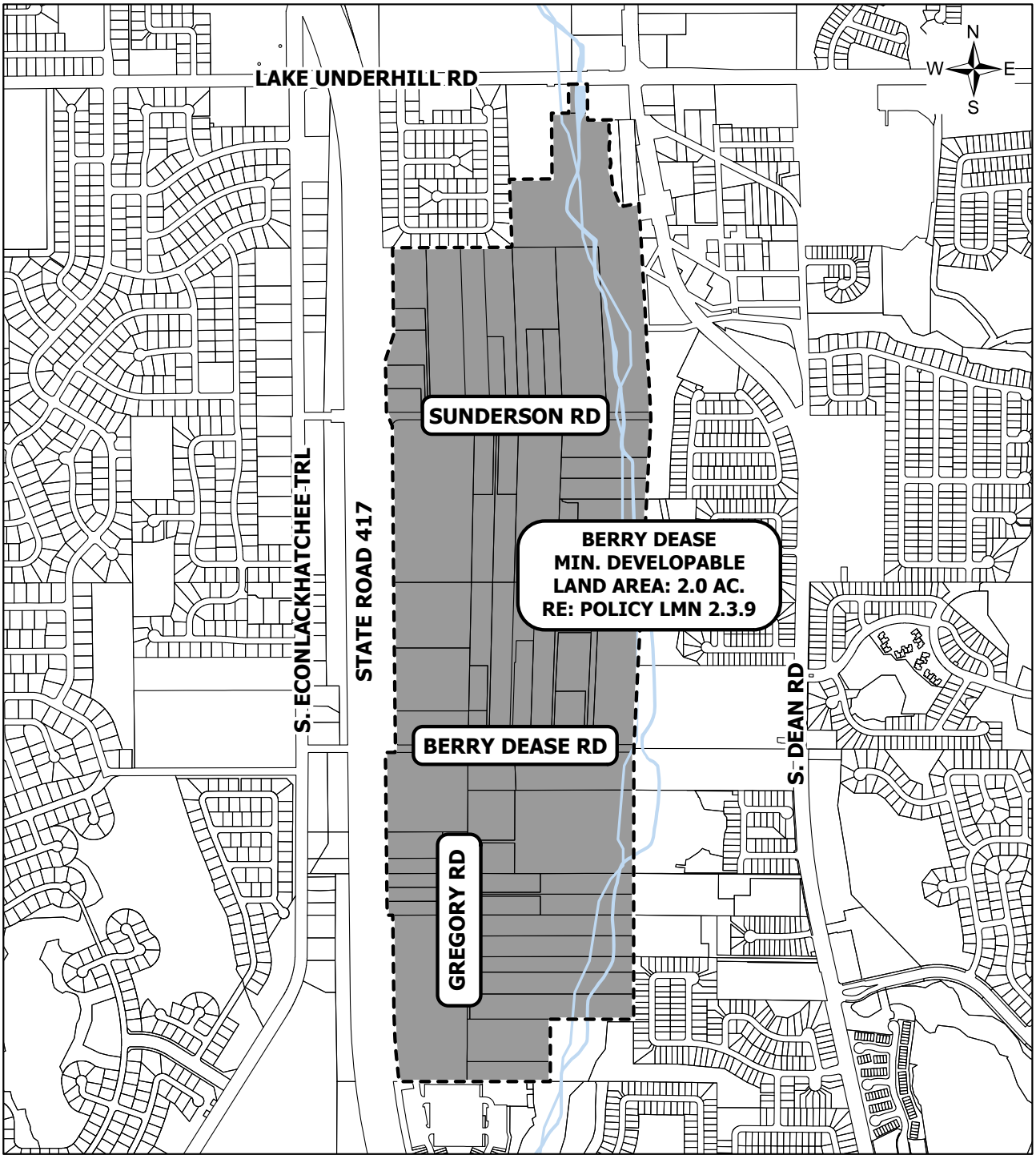


Rural Residential Enclave Boundary

0 500 1000 Ft

Page 22

Map 22(b) Berry Dease Rural Residential Enclave



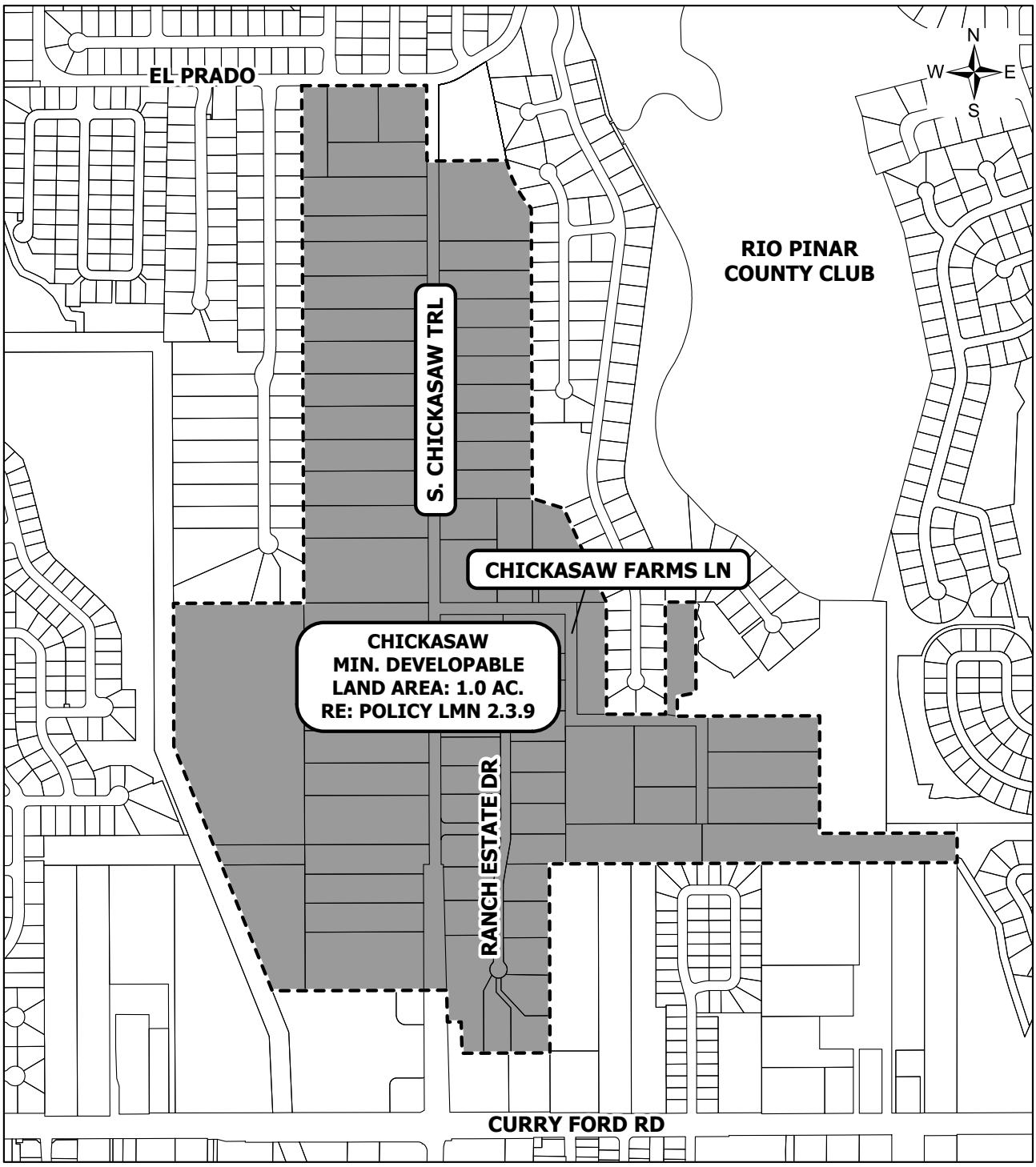
Rural Residential Enclave Boundary

LABEL **Identified Rural Residential Corridors - Re: Policy LMN 2.3.9 Table 2.3.11(a)**

0 500 1000 Ft

Page 23

Map 22(c) Chickasaw Rural Residential Enclave



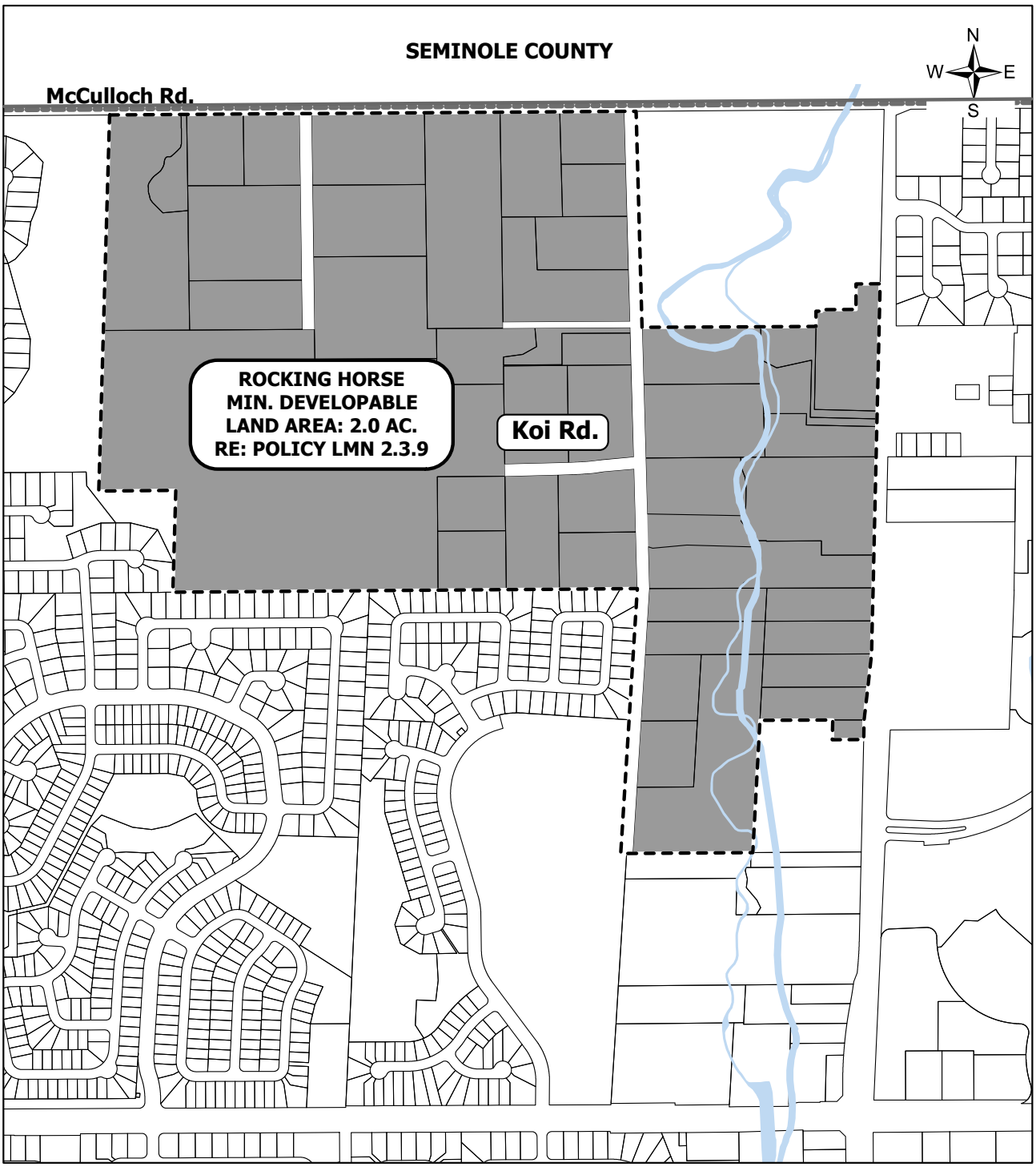
Rural Residential Enclave Boundary

LABEL Identified Rural Residential Corridors - Re: Policy LMN 2.3.9 Table 2.3.11(a)

Page 24

0 500 1000 Ft

Map 22(d) Rocking Horse Rural Residential Enclave



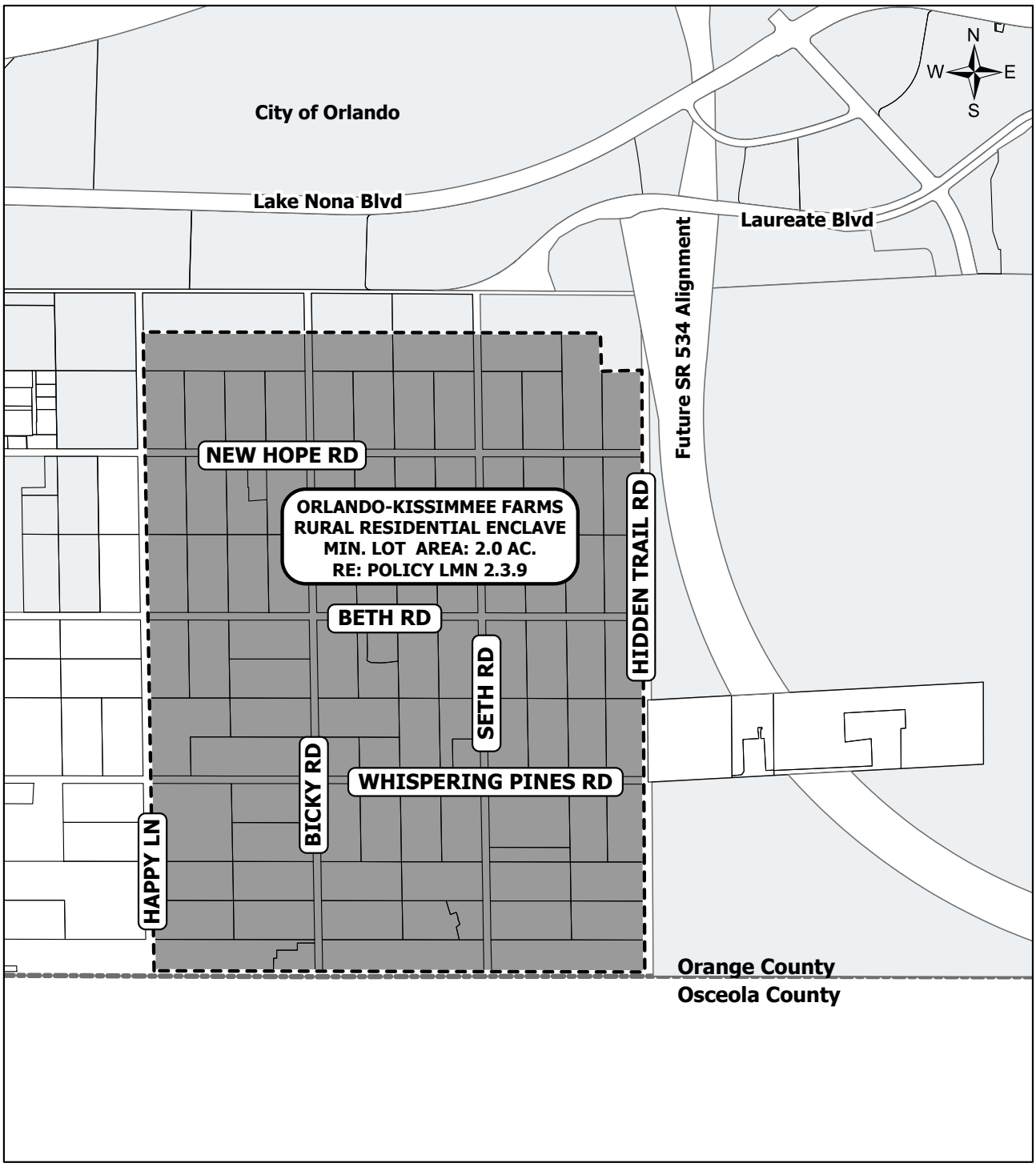
Page 25

Rural Residential Enclave Boundary

LABEL **Identified Rural Residential Corridors - Re: Policy LMN 2.3.9 Table 2.3.11(a)**

0 500 1000 Ft

Map 22(e) Orlando-Kissimmee Farms Rural Residential Enclave



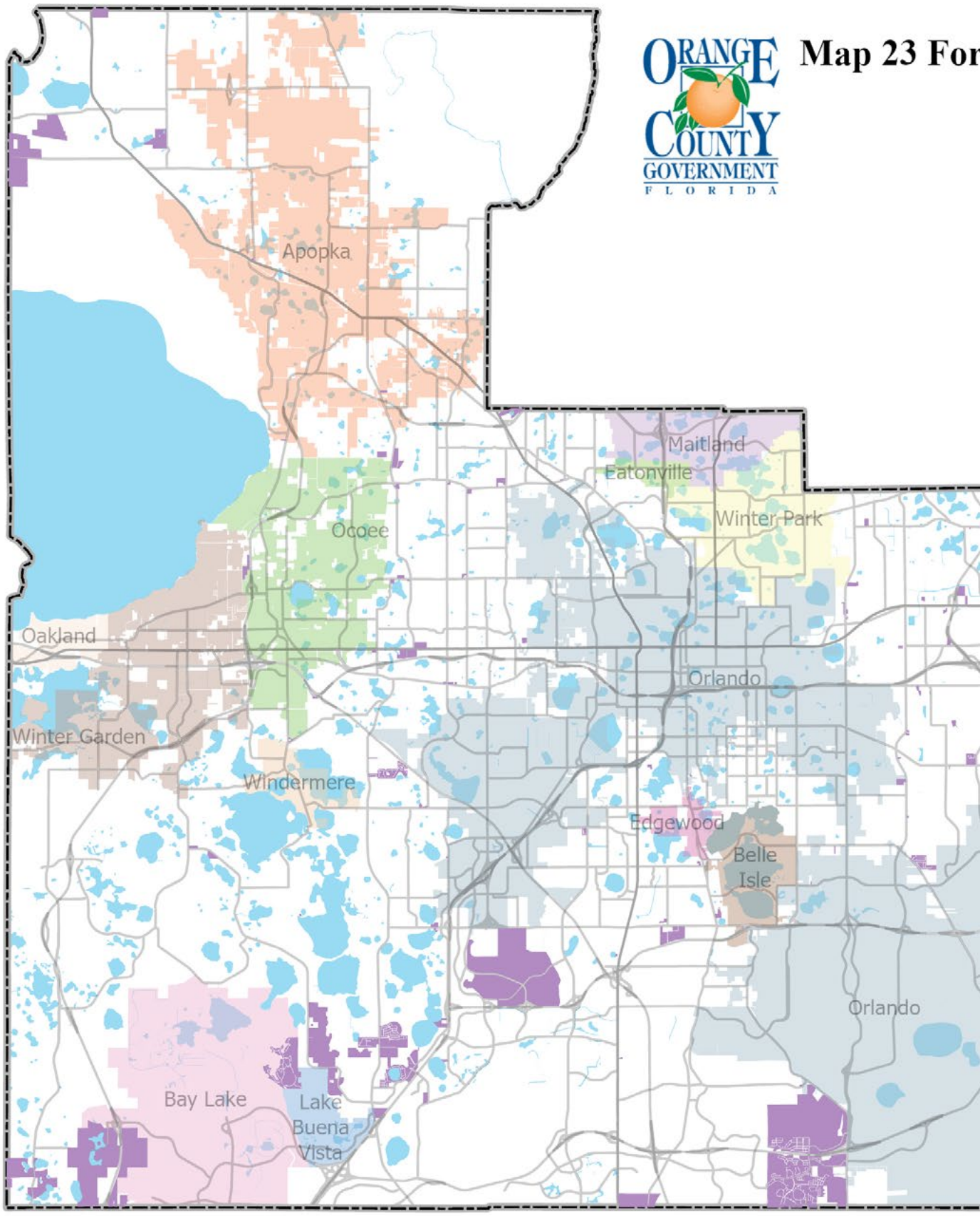
Rural Residential Enclave Boundary

LABEL Identified Rural Residential Corridors - Re: Policy LMN 2.3.9 Table 2.3.11(a)

Incorporated Area (City of Orlando)

0 500 1000 Ft

Page 26



DISCLAIMER
Data is provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.

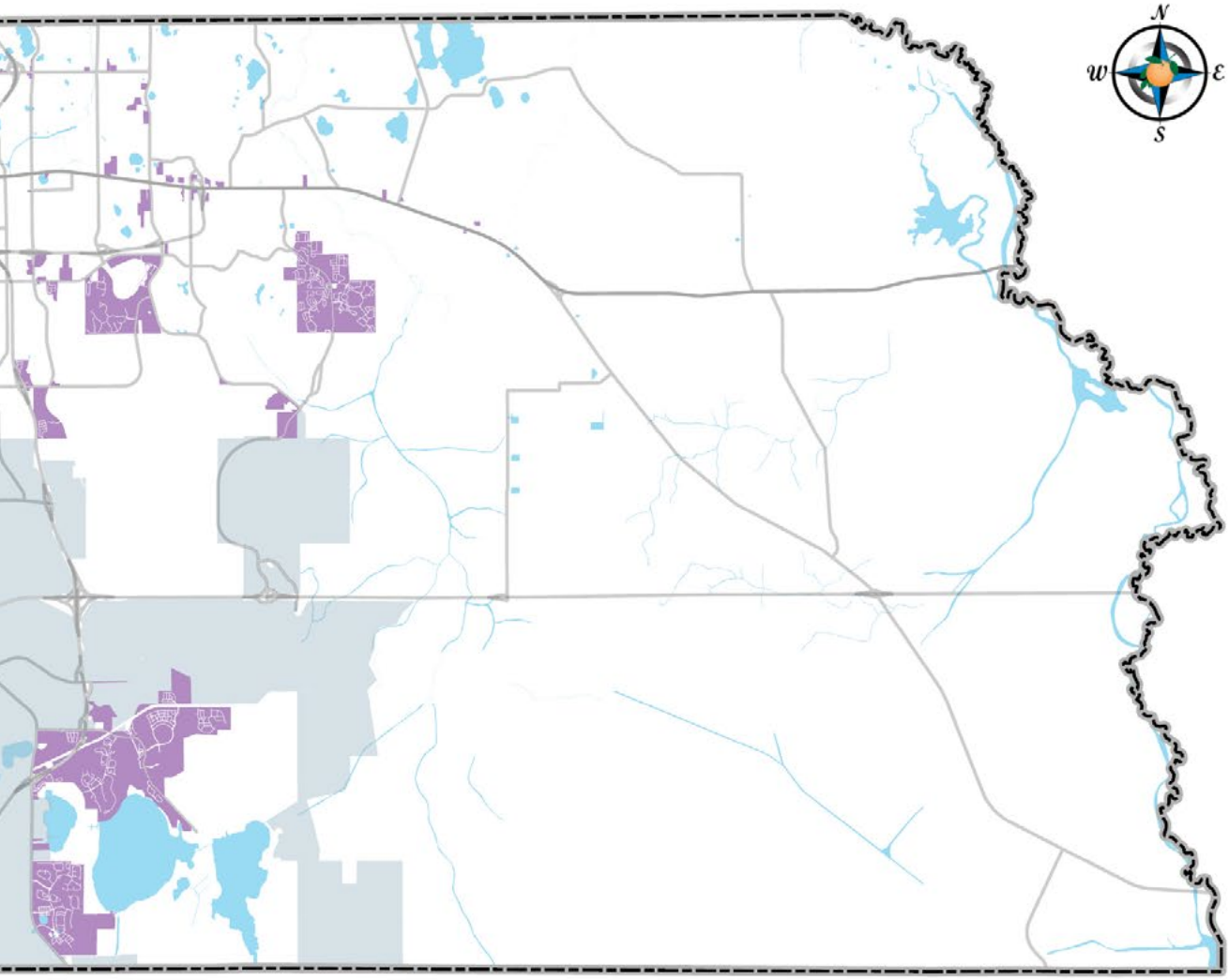
0 1.5 3

rmer Planned Development Future Land Uses
Vision 2050 Comprehensive Plan
2025 - 2050

Major Streets

Hydrology

Planned Development



6 9 12 Miles

Source: Planning and GIS, 2024

Former PolicyFLU8.1.4

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

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2006-1-D-4-1 Innovation Place	Planned Development (PD)-Low Medium Density Residential (LDR)/ Medium Density Residential (MDR)/ Innovation Way Activity Center (IWAC)/Urban Service Area Expansion	Single family residential – 665 dwelling units on 154.85 acres Multi-family residential – 377 dwelling units on 17.03 acres Innovation Way Activity Center – consists of 476.28 acres containing up to 729 single family dwelling units and up to 3,729 multi-family dwelling units at a maximum density of 100 dwelling units per acre Retail – 1,235,000 square feet Office – 2,267,000 square feet Hotel – 200 rooms Institutional – 32.45 acres Parks/open space/undeveloped uplands – 114.36 acres Roads – 66.5 acres Easements – 7 acres Future Interchange ROW – 13 acres Preserved wetland areas – 382.4 acres Surface waters – 40.4 acres Total = 1,284 acres for the entire DRI	2007-11
2007-2-A-1-1 Northeast Resort Parcel	Planned Development (PD)-Low Density Residential/ Commercial(Timeshare)	Residential – 241 acres at 4 dwelling units per acre and a maximum development program of 573 units Commercial (Timeshare) – 8 acres at a Floor Area Ratio of 3.0 and a maximum development program of 60 units	2007-18
2007-2-A-2-5 Clarcona Ocoee Road	PD-Low Medium Density Residential (LMDR)	Residential – 8.84 acres at 10 dwelling unit per acre and a maximum development program of 57 units	2007-18
2007-2-A-4-1 Sadler Road	PD-Low Density Residential	Residential – 100 acres at 4 dwelling units per acre and a maximum development program of 400 units	2007-18
2007-2-A-6-1 Swiss and LeGrange	PD-Medium Density Residential (MDR)	10.23 acres at 20 dwelling units per acre and a maximum development program of 205 multifamily units.	2007-18
2007-1-A-1-1 Black Lake Road	Growth Center-Commercial (Urban Service Area) USA Expansion - (Tourist Commercial)	Commercial – Minimum 0 square feet to maximum of 150,000 square feet Hotel/Timeshare/Age Restricted Multi-Family – Minimum 363 units to maximum of 1,354 units *Maximum trip generation for the project is 12,081 ADT (Average Daily Trips) and may be achieved by a single use or a combination of uses within the above minimum/ maximum range	2008-05
2007-1-A-4-1 Boggy Creek Road	Planned Development (PD) – Commercial (USA Expansion)	Commercial – 170,000 square feet	2008-05
2007-1-A-5-3 Addison Place	PD-High Density Residential (HDR)/Student Housing	418 student housing units	2008-05
2008-1-A-1-1 Bay Ct/Reams Road	Village Specific Area Plan – Townhome/Apartment; Greenbelt/APF Park; and Conservation	Residential development at a maximum density of 12 dwelling units per acre on 12.5 net developable acres for a maximum development program of 72 units	2008-09

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2008-1-A-4-1 Starwood	PD-Low Medium Density Residential (LMDR); Medium Density Residential (MDR); Innovation Way Activity Center (IWAC); and Urban Service Area Expansion (USA)	Residential – 4,700 single family townhomes and multi-family residential dwelling units on 800 acres IWAC – 897 acres containing up to 4,300 townhome and multi-family dwelling units at a maximum density of 100 dwelling units per acre Non-residential – Retail – 1,475,000 square feet Office – 2,200,000 square feet High-Tech Flex – 2,200,000 square feet Light Industrial – 1,350,000 square feet Hotel – 500 rooms Additional acreage will be used for Institutional uses; park/open space; undevelopable uplands; roads; preserved wetlands and buffers	2008-09
2008-1-A-4-2 Fieldstream	PD-Office/ Commercial/ Institutional/Conservation	150,000 square feet of non-residential development specifically consisting of 72,500 square feet of commercial/retail and 77,500 square feet of office and 140,000 square feet of non-residential development specifically consisting of 112,000 square feet of flex space/light industrial/warehousing and office support uses which are limited to 20% of the total equaling 28,000 square feet	2008-09
2008-1-A-4-5 Gondola (TOD)	PD-C/O/MDR	239 single family/multi-family dwelling units 19,000 square feet office 19,000 square feet commercial	2008-09
2008-1-A-4-4 Morgran	Planned Development—Commercial/Low Medium Density Residential/Parks and Recreation/Open Space (PD-C/LMDR/PR/OS	237,000 square feet commercial 250 M/F units 6,000 square feet clubhouse 26 acre park	2008-21
2010-1-A-1-2 East Crown Point	Planned Development-Industrial (PD-IND)	546,214 square feet Light Industrial - 96,389 square feet office	2010-07
2010-1-A-2-1 Aviation Growth Center (AGC)	Creation of new Growth Center (GC) – AGC Planned Development-Aviation/Industrial/Commercial/Office (PD-Aviation/IND/C/O) See also FLU7.4.8 through FLU7.4.11	750,000 s.f. aviation 2,800,000 s.f. industrial 50,000 s.f. commercial 150,000 s.f. office All impacts to the Lake County transportation network shall be mitigated. Transportation impacts on Lake County's transportation network shall be addressed prior to PD/LUP approval.	2011-08
2010-1-A-4-1 Lake Barton	Planned Development-Commercial/Low Density Residential (PD-C/LDR)	49,530 square feet Commercial 10 Single Family Dwelling Units	2010-07
2010-1-A-4-5 Tyson's Corner	Planned Development-Commercial/Office/ Religious Institution/ Assisted Living Facility/Rural Settlement 1/2 (PD-C/O/REL/ALF/RS 1/2)	163,000 square feet* Commercial 110,000 square* Office And one of or a combination of the following: Assisted Living – up to 150 units** or Church – 50,000 square feet plus 10,000 square feet of ancillary uses** * Maximum ADT for the 20.19 acre C/O portion of the project is 10,765 ADT. ** Maximum trip generation of the 8.70 acre REL/ALF portion of the project is 1,600 ADT, which may be achieved by a single use or a combination of uses listed above.	2010-07
2010-2-A-1-1 US 192 Growth Center Addition (Lake Gifford)	Growth Center/Resort/PD (GC/R/PD)	97 Resort Housing/Time Share Units 8,820 sq. ft. Commercial	2010-13

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2010-2-A-2-1 Maitland FDOT	Planned Development-Commercial (PD-C)	Commercial – 1,281,000 sq. ft.	2010-13
2010-2-A-2-2 Maitland Blvd. Apts.	Planned Development-High Density Residential (PD-HDR)	Multi-family dwelling units – 560	2010-13
2010-2-A-4-1 Boggy Creek Land Holdings	Planned Development-Low Density Residential (PD-LDR)	N/A (stormwater pond)	2010-13
2010-2-A-4-2 Avalon Park Blvd.	Planned Development-Commercial/Low Density Residential (PD-C/LDR)	Commercial - 50,000 sq. ft. Townhomes - 19	2010-13
2010-2-A-4-3 Pioneers Development	Planned Development-Commercial/Office/Medium Density Residential/Rural Settlement RS 1/2 (PD-C/O/MDR/RS 1/2)	Office – 30,000 sq. ft. Commercial –125,000 sq . ft. Multi-family dwelling units – 275 Religious Institutional – 120,000 sq. ft.	2010-13
2010-2-A-5-2 Ravaudage	Planned Development-Commercial/Office/Medium Density Residential/ Institutional/Parks and Recreation/Open Space (PD-C/ O/MDR/INST/PR /OS)	Multi-family – 390 dwelling units Hotel – 320 rooms Commercial – 265,169 sq. ft. Office – 772,737 sq. ft. Fire station	2010-13
2011-2-A-1-1	Planned Development-Assisted Living Facility (PD-ALF)	120 beds	2011-16
2011-2-A-1-2 Chancellor Investments	Planned Development-Commercial/Office (PD-C/O) Rural Settlement (RS)	Commercial/Office – 40,000 sq. ft. Office 9,999 sq. ft.	2011-16
2012-1-A-3-1 Econ Landing	Planned Development-Commercial/Low Medium Density Residential/ Conservation (PD-C/LMDR/CONS)	Multi-Family – 300 dwelling units Commercial – 96,000 sq. ft. of self-storage or 20,000 sq. ft. of commercial uses	2012-14
2012-1-A-4-1 Lake Whippoorwill Landing	Planned Development Commercial/Office/ Medium Density Residential/ Townhomes/Rural Settlement 1/2 (PD-C/O/MDR/TH/RS 1/2)	Commercial/Office – 50, 000 sq. ft. Multi-Family – 275 dwelling units Single Family – 1 dwelling unit	2012-14
2012-1-A-5-1 Arbour Apartments	Planned Development-High Density Residential (PD-HDR) (Student Housing)	*Development Program 1: Multi-Family – 400 dwelling units Student Housing Beds – 1,600 -or- *Development Program 2: Student Housing Beds – 2,400 Maximum trip generation for the project is 458 PM Peak Hour * The maximum trip generation may be achieved by a mix of multi-family units and student housing beds or as a student housing project. The number of multi-family units shall not exceed 400 units under any development scenario.	2012-14
2012-2-A-5-1 The Retreat at Orlando	Planned Development-Medium Density Residential (PD-MDR) (Student Housing)	906 student housing beds	2012-20

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2013-1-A-4-1 Waterford Oaks	Planned Development – Commercial (PD-C)	Commercial – 141,000 square feet	2013-11
2013-2-A-4-1 Tyson Property	Planned Development-Industrial/Commercial/ Office/Medium Density Residential (PD-IND/C/O/MDR)	820,000 square feet of airport and medical support uses, including medical offices, manufacturing of medical equipment, research and development of medical and pharmaceutical products, manufacturing and assembly of scientific instruments, and all other uses consistent with uses identified to support airport and medical industrial uses; 250 hotel rooms; 450 multi-family residential dwelling units; 300 single-family residential dwelling units; 100,000 square feet of commercial retail; and 275,000 square feet of office. Phase One of the development program shall be limited to a maximum trip generation of 944 outbound PM Peak Hour trips. Phase Two is linked to the completion of a small area study for the Boggy Creek enclave area.	2013-22
2013-2-S-1-1 Keene's Pointe	Planned Development - Office/Parks and Recreation/Open Space (PD-O/PR/OS) Rural Settlement (RS)	Office - 1,800 sq. ft. Homeowner's Association office building restricted to use by the Keene's Pointe Community Association for offices, services, and activities Parks and Recreation/Open Space - 2,278 sq. ft. recreation pavilion, outdoor recreation court, and boardwalk trailhead	2013-23
2013-2-S-4-1 South Orange Blossom Plaza PD	Planned Development – Industrial/Commercial (PD-IND/C)	Industrial - 18,600 sq. ft. Commercial - 7,680 sq. ft.	2013-23
2014-1-A-4-1 Eastmar Commons	Planned Development-Commercial/Medium Density Residential (PD-C/MDR)	Multi-Family - 380 dwelling units on nineteen (19) acres Commercial - 45,000 sq. ft. The combined development program is limited by a maximum of 4,689 new daily trips/424 new p.m. peak hour trips, as established in the approved traffic study.	2014-12
2014-1-S-FLUM-1 Rivas Chickasaw Trail PD	Planned Development-Self-Storage/Office/ Medium Density Residential (PD-Self-Storage/O/MDR)	Self-Storage – 80,000 sq. ft. with up to 40 parking spaces for storage of recreational vehicles, boats, or similar items Office – 30,000 sq. ft. Multi-Family – 15 dwelling units	2014-14
2014-2-A-1-2 Sutton Lakes	Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR)	Commercial – 20,000 sq. ft. Single-Family – 700 dwelling units	2014-30
2014-2-A-4-1 Spring Isle	Planned Development (PD)-Low Density Residential (LDR)/ Medium Density Residential (MDR)/Commercial (C)/ Office (O)/Parks and Recreation/Open Space (PR/OS)/Conservation (CONS)	Townhomes – 130 units Commercial – 100,000 sq. ft. Office – 50,000 sq. ft. Park – 10.71 gross ac. *Maximum trip generation for the project is 733 P.M. Peak Hour Trips and may be achieved by any combination of uses listed above, not to exceed the maximum units or square footage for each use indicated above.	2014-30

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2014-2-S-5-1 University Storage and Office PD	Planned Development-Commercial (PD-C)	80,000 sq. ft. of self-storage and 5,000 sq. ft. of office development	2015-02
2015-1-S-3-2 Family Dollar Dean & Flowers	Planned Development-Commercial (PD-C)	8,353 square feet of commercial development	2015-08
2015-1-A-4-2 Twin Acres at Lake Underhill	Planned Development-Commercial/Low-Medium Density Residential (PD-C/LMDR)	Up to 15,000 square feet of commercial and professional office uses and up to 150 single-family residential dwelling units	2015-20
2015-2-S-2-3 Storage Units, LLC	Planned Development – Commercial (PD-C) (Rural Settlement) (RS)	20,386 square feet of self-storage space and continued operation of the boat and RV storage business	2015-22
2015-2-S-4-2 Moreno Commercial Plaza	Planned Development – Industrial/Commercial (PD-IND/C)	Commercial – 20,000 square feet Industrial – 20,000 square feet	2015-22
2016-1-A-1-5 Ruby Lake	Planned Development-Low-Medium Density Residential (PD-LMDR)	Up to 400 single-family residential dwelling units	2016-15
2015-2-A-5-1 The Grow	Lake Pickett (LP)	Up to 172,000 sq. ft. of non-residential uses and 2,078 residential dwelling units	2016-17
2016-2-S-3-1 Valencia College Lane Storage	Planned Development-Commercial (PD-C)	Up to 410,335 sq. ft. of commercial uses based on a maximum allowed FAR of 3.0	2016-27
2016-2-S-4-1 Orlando Medical Office PD	Planned Development-Office (PD-O)	Up to 24,000 sq. ft. of medical office	2016-27
2016-2-S-4-4 Nona Center PD	Planned Development-Commercial (PD-C)	Up to 27,300 sq. ft. of commercial development	2016-27
2016-2-P-FLUE-2 Eastmar Commons	Planned Development Commercial/Medium Density Residential (PD-C/MDR)	The combined development program is limited by a maximum of 4,689 new daily trips/424 new p.m. peak hour trips, as established in the approved traffic study. Land uses shall be as established on the PD Land Use Plan as it may be amended from time to time consistent with the FLUM designations.	2016-28
2017-1-A-4-1 Moss Park North	Planned Development - Medium Density Residential/Office/Conservation (PD- MDR/O/CONS)	Up to 650 residential dwelling units and 50,000 square feet of office/daycare/private school uses	2017-11
2017-1-S-3-2 Sandlake Palazzo PD	Planned Development-High Density Residential (PD-HDR)	Up to 180 multi-family dwelling units	2017-13
2017-1-S-4-2 Aldi Food Market	Planned Development-Commercial (PD-C)	Up to 19,787 sq. ft. of Grocery Store development	2017-13
2017-1-S-1-4 Epoch Vista Oaks	Planned Development-High Density Residential (PD-HDR)	Up to 80 multi-family dwelling units	2017-15
2017-2-A-5-1 15169 E. Colonial Dr.	Planned Development-Commercial/Conservation (PD-C/CONS)	Up to 60,000 square feet of C-1 uses	2017-19

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2017-2-S-5-3 Dr. Chau ALF	Planned Development-Office/Commercial (PD-O/C) (Assisted Living Facility)	Approximately 29,000 sq. ft. assisted living facility with fifty-six (56) beds and up to 35,435 sq. ft. office uses	2017-20
2017-2-A-1-2 (fka 2016-1-A-1-6) Flamingo Crossings	**East Portion:** Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) **West Portion:** Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)	2,600 multi-family employee housing units and 150,000 square feet of C-1 (Retail Commercial District) uses	2018-06
2018-1-A-4-1 Bishop Landing Ph. 3	Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) expansion	53 single-family dwelling units	2018-30
2018-2-A-1-2 BB Groves	Growth Center – Planned Development – Resort/Low-Medium Density Residential (GC-PD-R/LMDR)	Resort and LMDR Uses: Capped at 500 units in total. Resort and LMDR uses shall be separated by a road network that does not integrate the uses on the same street or internal PD neighborhood. Resort Uses: Any combination of up to 500 detached/attached multi-family or single-family units, hotel rooms, resort villas, or timeshare units, all operated as transient or short-term uses LMDR Residential Uses: Any combination of up to 500 detached/attached, multi-family or single-family residential units Commercial: 10,000 square feet Office: 20,000 square feet	2020-39
2018-2-A-1-4 Kerina Parkside	Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/ Senior Living/ Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)	Single-family residential: 301 dwelling units Multi-family residential: 400 dwelling units Senior living: 200 units (may include independent living, assisted living, memory care, and/or related supporting uses) Commercial/Office: 150,000 square feet of neighborhood retail and/or office development, limited to C-1 (Retail Commercial District) uses Park: 5.0 acres Conservation land/open space: 93.0 acres	2019-07
2018-2-A-1-7 Turkey Lake Condos	Planned Development Time Share/Medium High Density Residential/Hotel/ Office (PD-TS/MHDR/HOTEL/O)	One of the following uses: Up to 505 timeshare units, or up to 424 multi-family units, or up to 1,009 hotel rooms, or up to 366,340 square feet of office	2018-31
2018-1-S-1-3 (flk 2017-2-S-1-4)	Planned Development-Assisted Living Facility (PD-	46,000 sq. ft. assisted living facility with 64 beds	2018-13

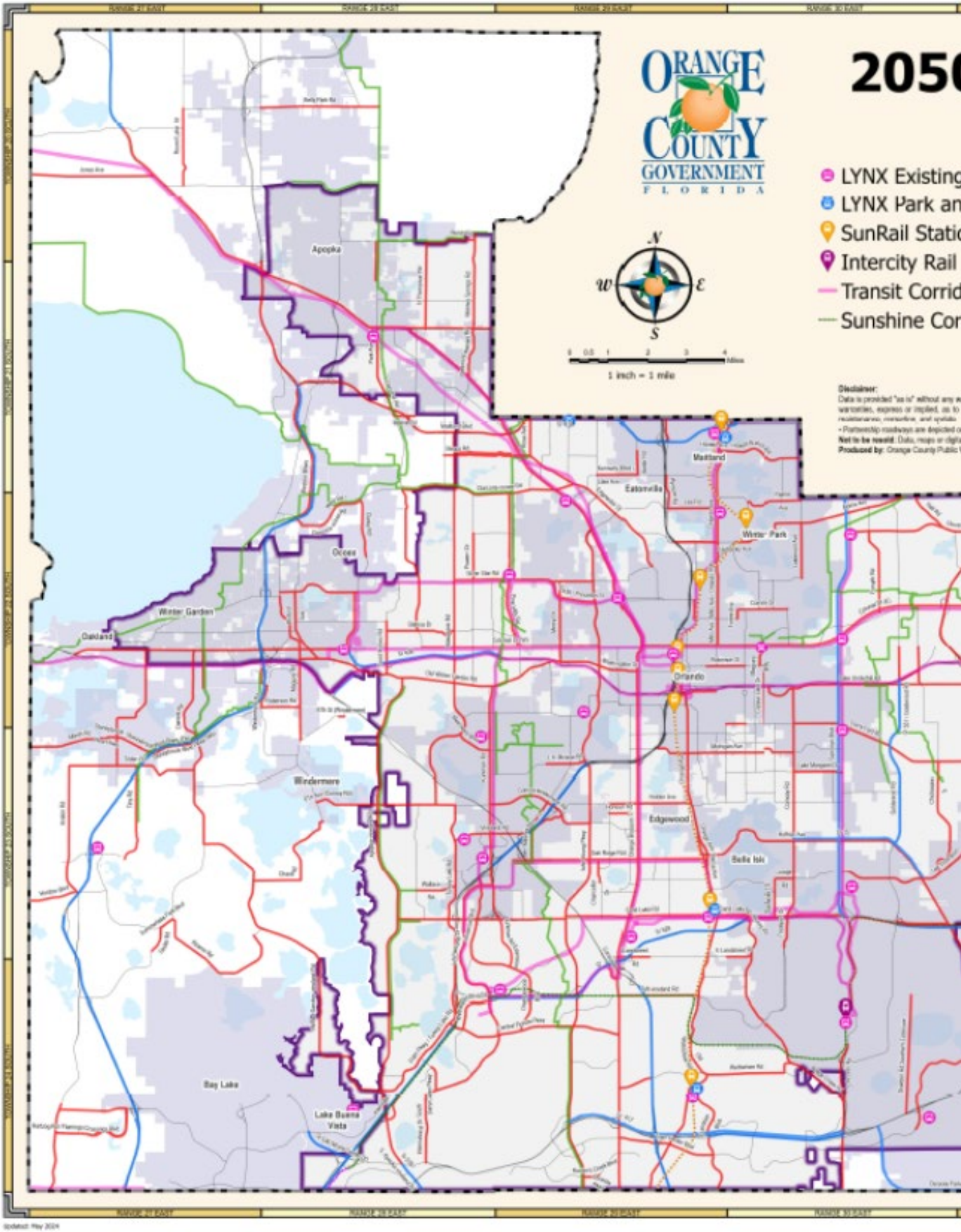
Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2018-2-S-3-1 Sanchez Properties	Planned Development-Low-Medium Density Residential/Industrial (PD-LMDR/IND)	3 residential dwelling units (2 single-family detached homes and 1 manufactured home), 1 detached garage with 2 garage apartment units, freestanding family game room building, freestanding home office, 2 pole barns, and overnight truck parking for commercial vehicles	2018-29
2019-1-A-1-2 The Registry on Grass Lake	Growth Center-Planned Development-Medium High Density Residential (GC-PD-MHDR)	Up to 360 multi-family dwelling units	2019-04
2019-1-A-1-3 Ruby Lake	Planned Development Commercial/Low-Medium Density Residential (PD-C/LMDR)	Up to 20 townhome units and up to 200,000 square feet of non-residential uses, to include an off-site (freestanding) emergency department and commercial and offices uses permitted in the C-1 (Retail Commercial zoning district)	2019-04
2019-1-A-1-4 Bering I	Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)	Up to 400 multi-family dwelling units and 15,000 square feet of C-1 (Retail Commercial District) uses	2019-04
2019-1-A-4-1 Innovation Pointe	Planned Development-Medium Density Residential/Industrial/Parks and Recreation/ Open Space (PD-MDR/IND/PR/OS)	350 multi-family dwelling units, 284,000 sq. ft. of industrial, and parks and recreation/open space	2019-04
2019-1-A-4-3 Boggy Creek Crossings	Planned Development-Commercial/Medium Density Residential (PD-C/MDR)	Up to 45,750 square feet of retail commercial uses and up to 336 multi-family dwelling units The combined development program is limited by a maximum of 5,362 ADT (Average Daily Trips), as established in the approved traffic study	2019-04
2019-1-A-5-1 12151 E Colonial Drive	Planned Development-Commercial/Medium Density Residential (Student Housing) (PD/C/MDR) (Student Housing)	Up to 162 student housing units (up to 650 bedrooms) or up to 802,375 square feet of commercial uses	2019-04
2019-1-A-5-3 Silver City Properties Student Housing	Planned Development-Commercial/High Density Residential (Student Housing) (PD-C/HDR) (Student Housing)	Up to 2,400 student housing bedrooms (600 student housing units) and up to 30,000 square feet of commercial uses	2019-04
2019-1-S-4-1 Eagle Lake	Planned Development-Commercial/Office (PD-C/O) and Urban Service Area (USA) expansion	Frontage zone: Up to 22,717 square feet commercial and/or office uses Transition zone: Up to 25,156 square feet of office uses	2019-05

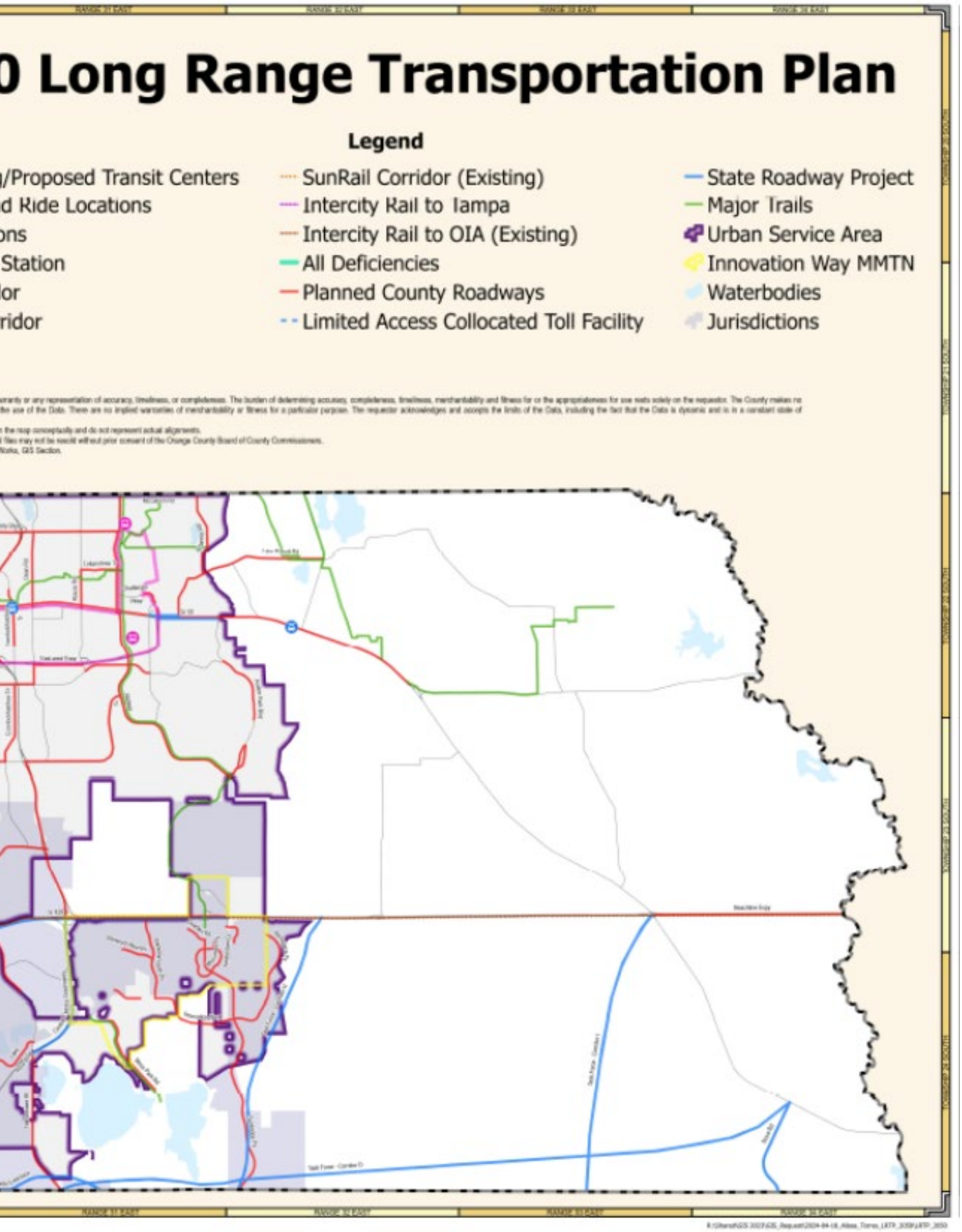
Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2019-1-S-4-2 Bonnemaison	Planned Development-Commercial/Office/ Medium Density Residential (PD-C/O/MDR)	Up to 50,000 square feet commercial Up to 100,000 square feet office Up to 170 multi-family dwelling units The combined development program is limited by a maximum of 3,323 daily trips as established in the approved traffic study.	2019-05
2019-1-S-5-3 Express Carwash	Planned Development Commercial (PD-C)	Up to 6,000 –square-foot carwash and 5,000 square feet of additional commercial uses	2019-05
2109-1-S-5-4 Semoran Vista	Planned Development Commercial (PD-C)	Up to 45,000 square feet of retail commercial and office uses	2019-05
2019-2-A-4-2 12400 E. Colonial Drive	Planned Development-Medium-High Density Residential (PD-MHDR)	Up to 256 multi-family dwelling units	2019-18
2019-2-S-1-1 The Registry on Grass Lake	Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)	Up to 360 multi-family dwelling units	2019-19
2019-2-S-1-2 Townhomes at Westwood	Planned Development-Medium Density Residential (PD-MDR)	Up to 43 single-family attached dwelling units	2020-26
2019-2-S-4-1 Narcoossee Retail	Planned Development-Commercial (PD-C) and Urban Service Area (USA) expansion	Up to 15,703 square feet of C-1 (Retail Commercial District) uses	2019-19
2020-1-C-1-1 Hannah Smith Property	Planned Development-Commercial/Office/Medium-High Density Residential/ Activity Center Mixed Use (PD-C/O/MHDR/ACMU)	Multi-Family: Up to 1,300 dwelling units Commercial: UP to 349,000 square feet Office: Up to 314,000 square feet Hotel: Up to 165 rooms Timeshare: 1 unit Development of Tract 4 shall be limited to 165 hotel rooms, 314,000 square feet of office uses, and 50,000 square feet of commercial uses	2020-13
2020-1-S-3-2	Planned Development-Medium-High Density Residential (PD-MHDR)	Up to 252 multi-family dwelling units	2020-21
2020-1-S-5-2 East Colonial Student Housing	Planned Development-High Density Residential (PD-HDR) (Student Housing)	Up to 208 student housing units/680 student housing beds	2021-02
2020-1-A-1-1 IDI PD	Planned Development - Activity Center Residential (PD-ACR)	Up to 420 multi-family dwelling units	2020-34
2020-1-A-4-1 West Nona	Planned Development Commercial/Office/Medium Density Residential/Conservation (PD-C/O/MDR/CONS)	762 multi-family residential units 188 townhome units 29-unit (58-bed) age-restricted assisted living facility 150,000 sq. ft. of retail commercial uses 150,000 sq. ft. of office uses Uses may be converted from one use to another based on a trip conversion matrix, provided that the total unit count for non0age-restricted residential development does not exceed 950. 22.8 acres of conservation	2020-34

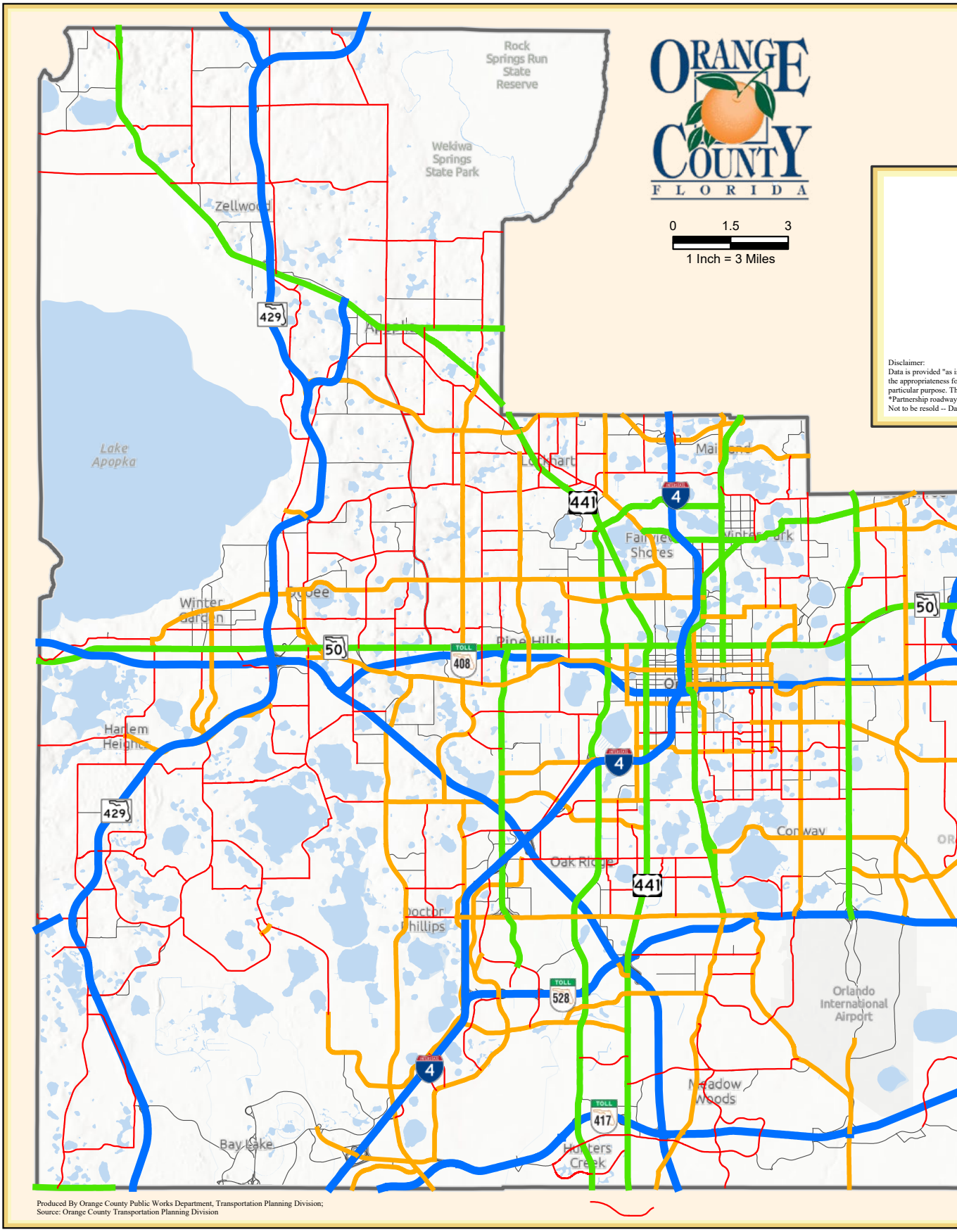
Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2021-1-A-1-1 Waterstar Orlando	Growth Center-Planned Development-Commercial/Medium-High Density Residential (GC-PD-C/MHDR)	Commercial: UP to 250,000 square feet Hotel: Up to 250 rooms Residential Up to 800 multi-family dwelling units	2021-20
2021-1-A-1-2 Avalon Grove PD	Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR)	Up to 600 multi-family dwelling units	2021-21
2021-1-A-2-1 The Parks of Mt. Dora	Growth Center-Planned Development-Low-Medium Density Residential	Up to 188 single-family detached dwelling units	2021-40
2021-1-A-4-1 Bennett Place	Planned Development-Commercial/Medium Density Residential (PD-C/MDR) and Urban Service Area (USA)Expansion	Up to 350 multi-family residential units and 15,000 sq. ft. of commercial uses	2022-38
2022-2-A-1-1 Liki Tiki Village III PD	Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR)	Up to 381 multi-family dwelling units	2022-39

[SPACE INTENTIONALLY LEFT BLANK]

TRANSPORTATION MAP SERIES




0 Long Range Transportation Plan
Legend
g/Proposed Transit Centers
d Ride Locations
ons
Station
lor
ridor
SunRail Corridor (Existing)
Intercity Rail to Tampa
Intercity Rail to OIA (Existing)
All Deficiencies
Planned County Roadways
Limited Access Collocated Toll Facility
State Roadway Project
Major Trails
Urban Service Area
Innovation Way MMTN
Waterbodies
Jurisdictions


ORANGE COUNTY FLORIDA
0 1.5 3
1 Inch = 3 Miles
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Lake Apopka
Winter Garden
Harlem Heights
Oak Ridge
Conway
Orlando International Airport
Meadow Woods
Bay Lake
Hunters Creek
Disclaimer:
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

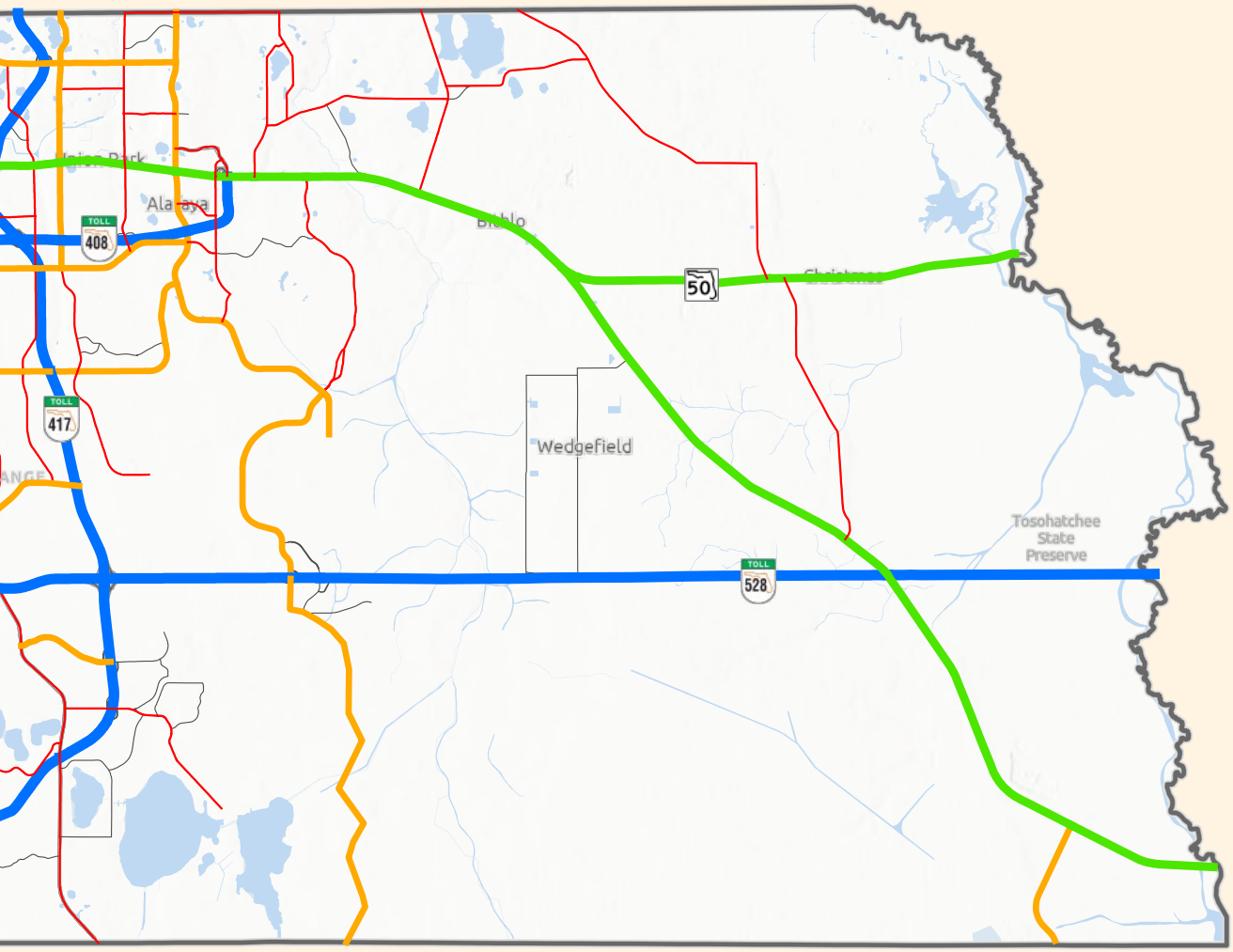
MAP 1A

FUTURE ROADWAY FUNCTIONAL CLASSIFICATION

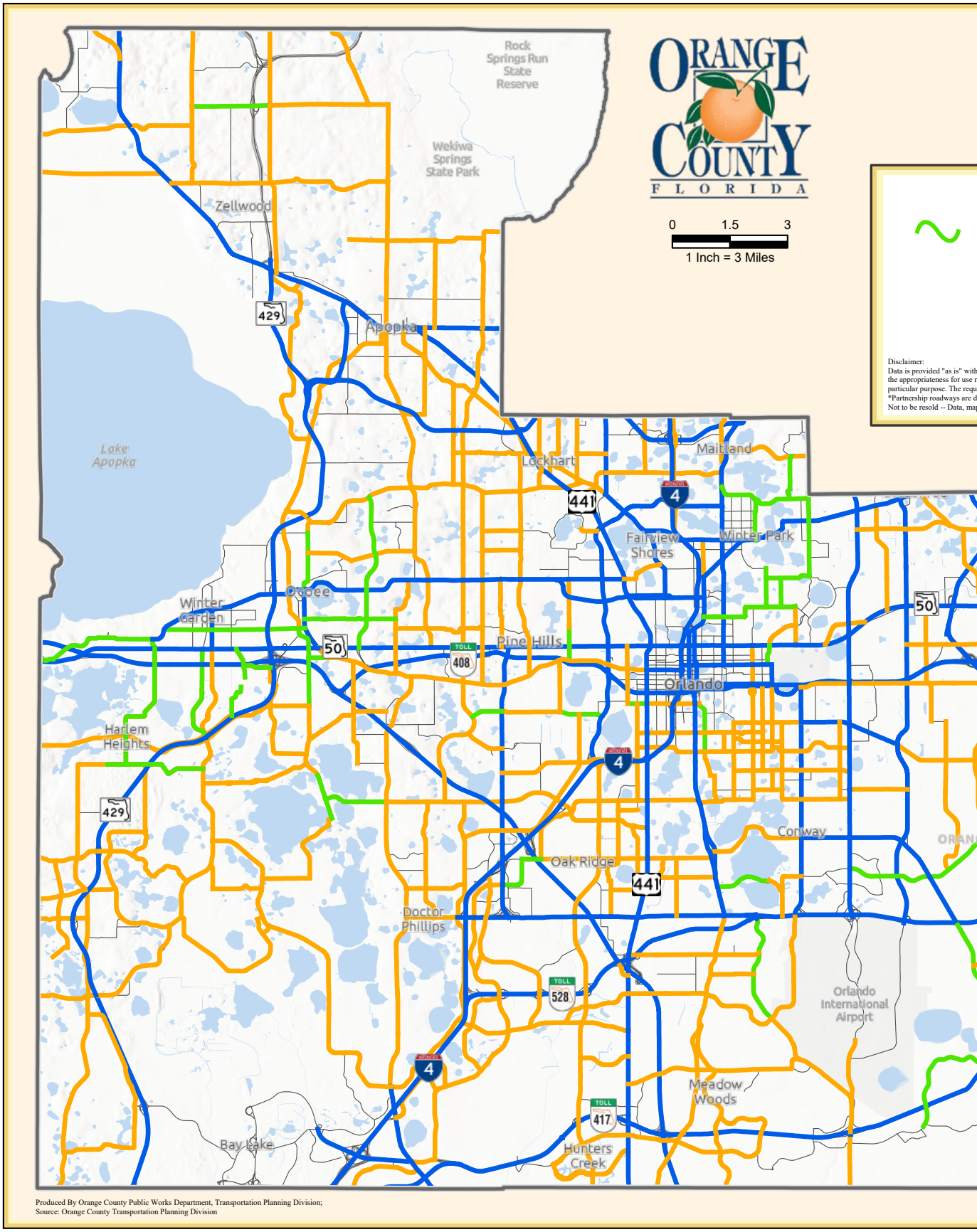
LEGEND

- Collector
- Minor Arterial
- Principal Arterial
- Expressway

s" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or
r use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a
e requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
s are depicted on the map conceptually and do not represent actual alignments.
ta, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



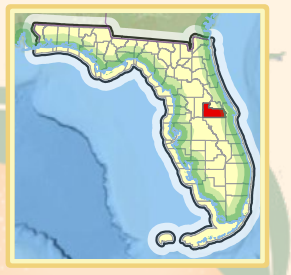
Revision Date: 02/22/2023


ORANGE COUNTY
FLORIDA
0 1.5 3
1 Inch = 3 Miles
Disclaimer:
Data is provided "as is" with
the appropriateness for use r
particular purpose. The requ
*Partnership roadways are d
Not to be resold -- Data, ma
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Park
Ocoee
Winter Garden
Pine Hills
Orlando
Harlem Heights
Conway
Oak Ridge
Doctor Phillips
Orlando International Airport
Meadow Woods
Hunters Creek
Bay Lake
429
50
408
4
441
528
417
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 1B

FUTURE ROADWAY JURISDICTION



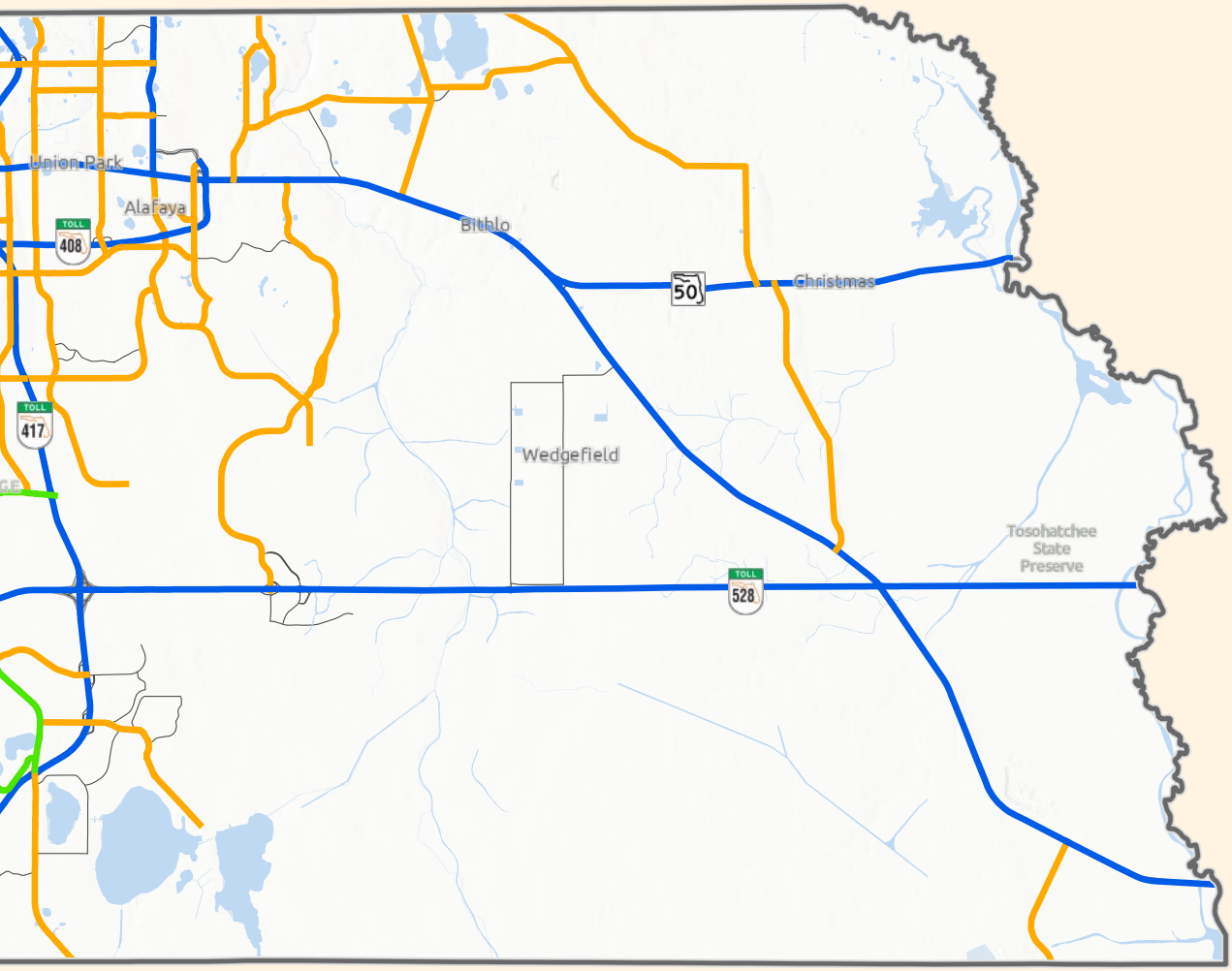
LEGEND

City Maintained Road

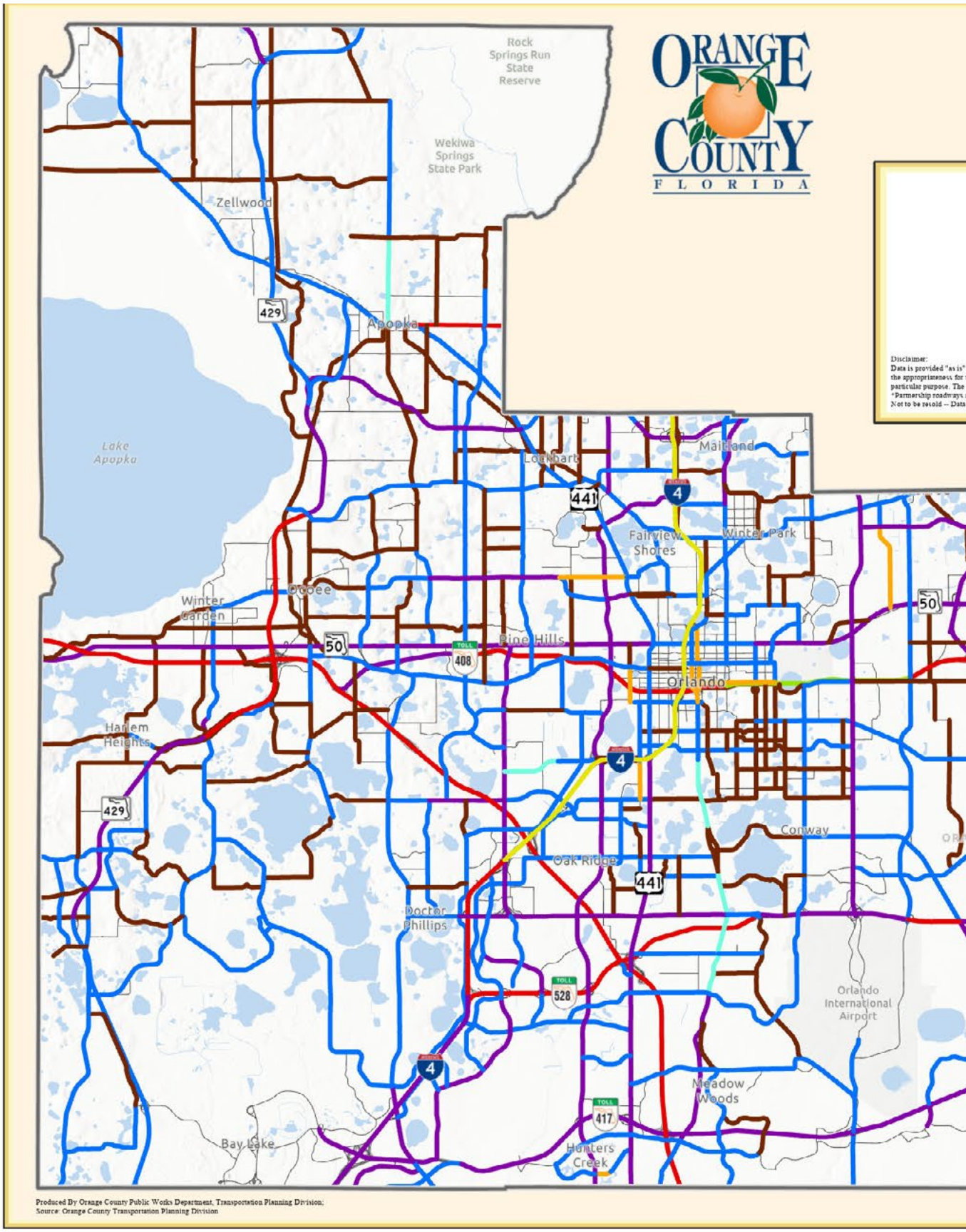
County Maintained Road

State Maintained Road

out any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or ests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a estor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update. epicted on the map conceptually and do not represent actual alignments. ps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023


ORANGE COUNTY
FLORIDA
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Maitland
Lockhart
Fairview Shores
Winter Park
Winter Garden
Ocoee
Pine Hills
Orlando
Harlem Heights
Conway
Oak Ridge
Doctor Phillips
Orlando International Airport
Meadow Woods
Bay Lake
Hunters Creek
429
441
50
408
528
417
4
Disclaimer:
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

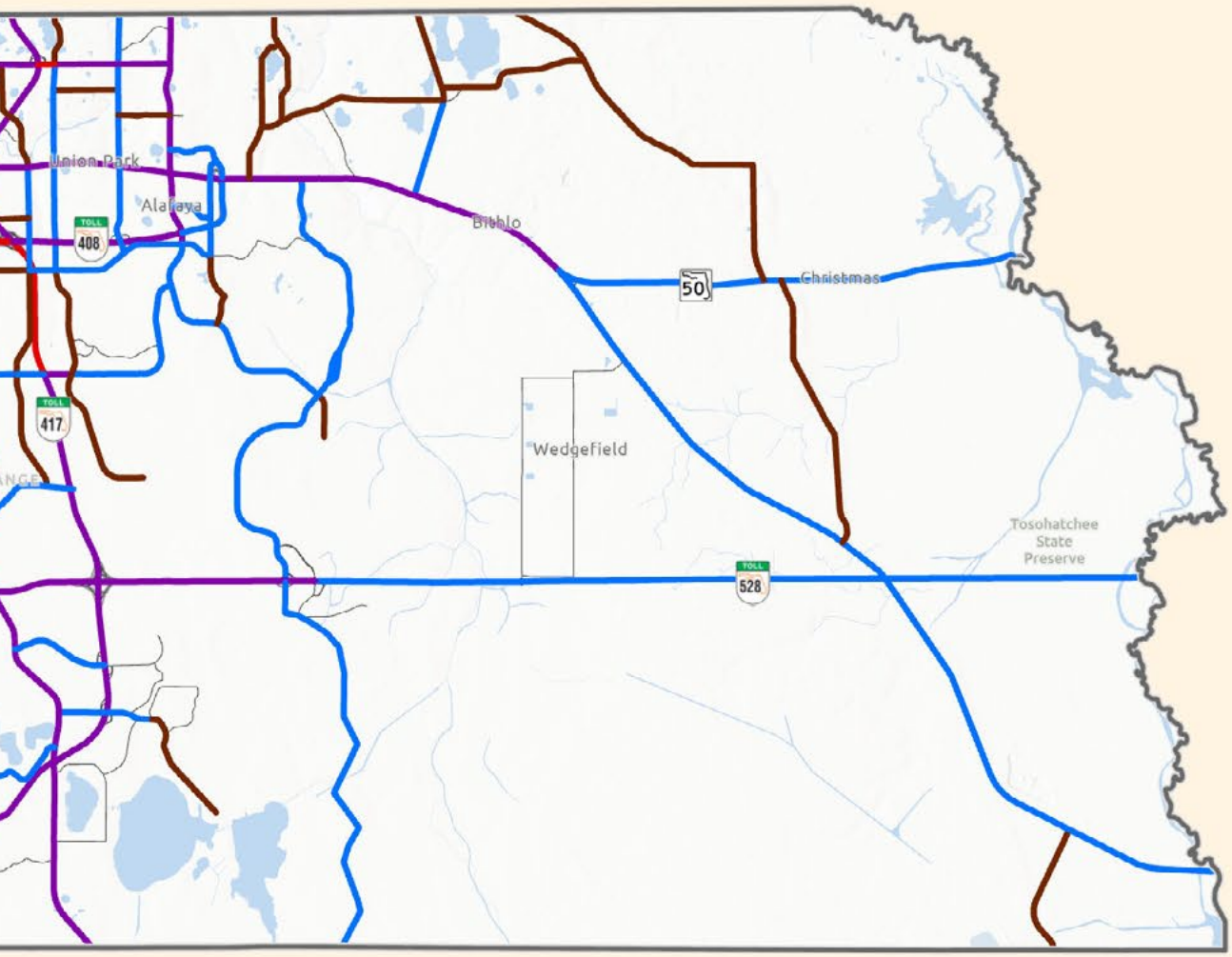
MAP 1C

FUTURE CONDITIONS
NUMBER OF LANES 2030

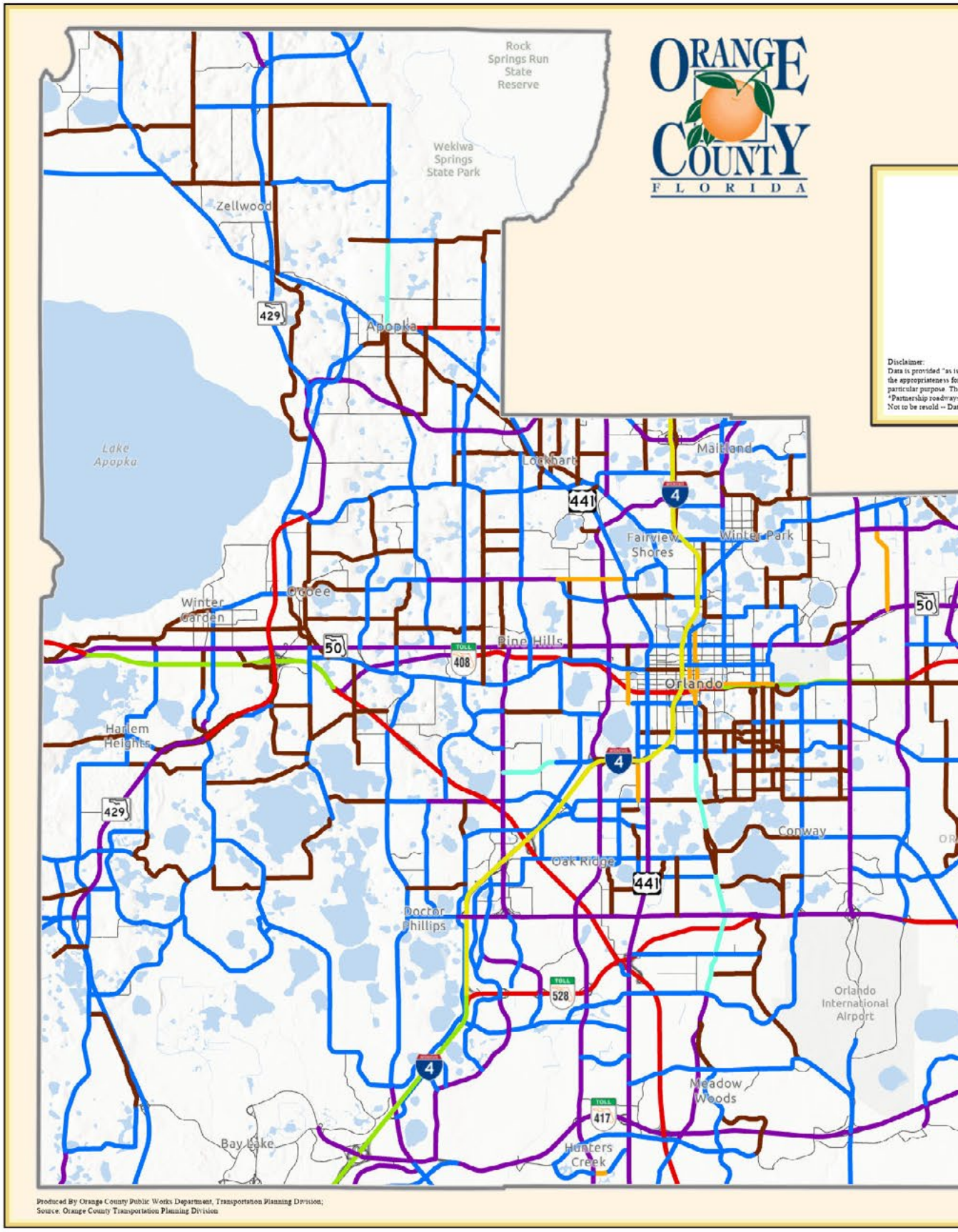
LEGEND

No. Lanes				
2	3	5	8	12
	4	6	10	

without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
are depicted on the map conceptually and do not represent actual alignments.
, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023


ORANGE COUNTY
FLORIDA
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Park
Ocoee
Winter Garden
Pine Hills
Orlando
Harlem Heights
Conway
Oak Ridge
Doctor Phillips
Orlando International Airport
Meadow Woods
Hunters Creek
Bay Lake
429
441
4
50
408
528
417
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

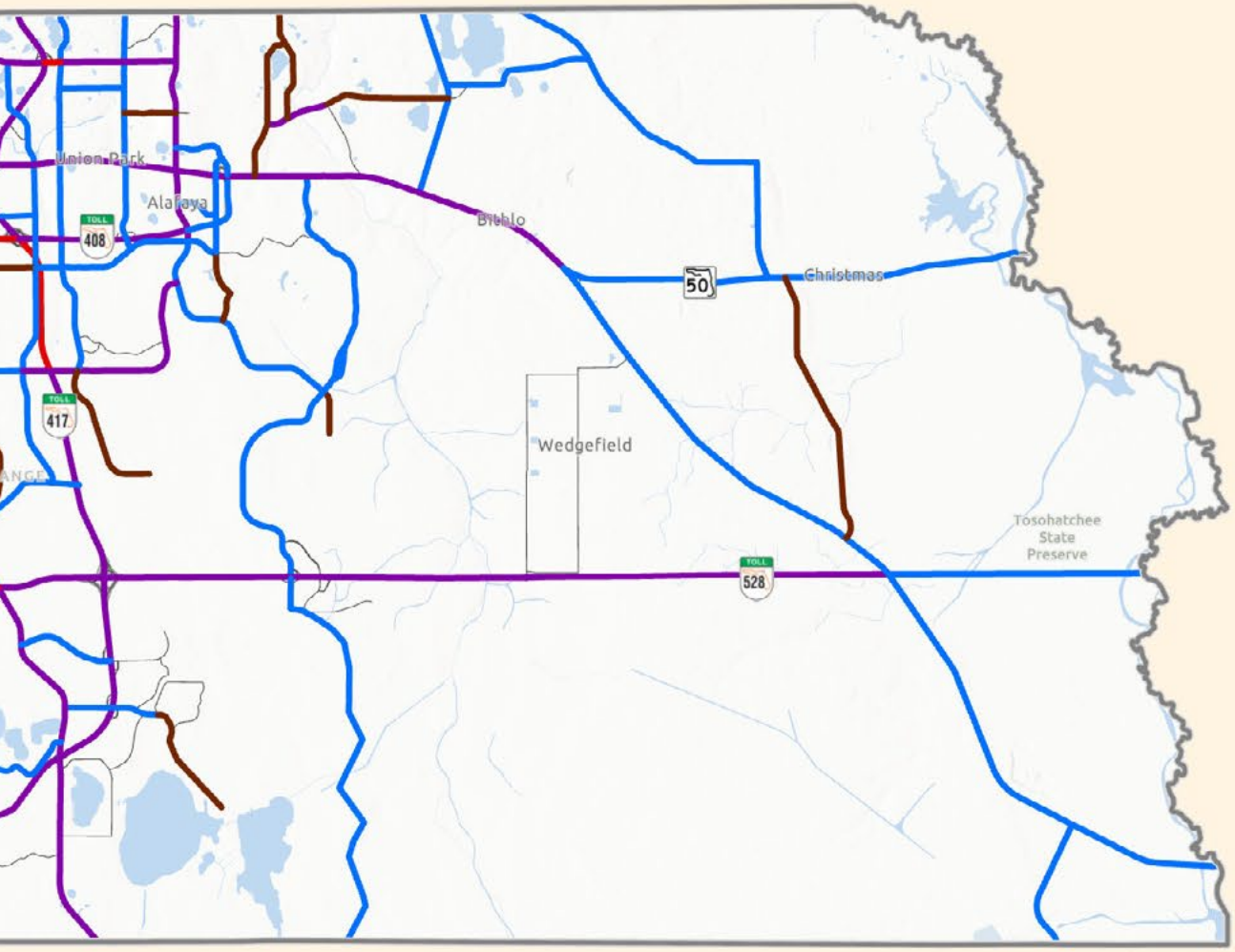
MAP 1D

FUTURE CONDITIONS
NUMBER OF LANES 2050

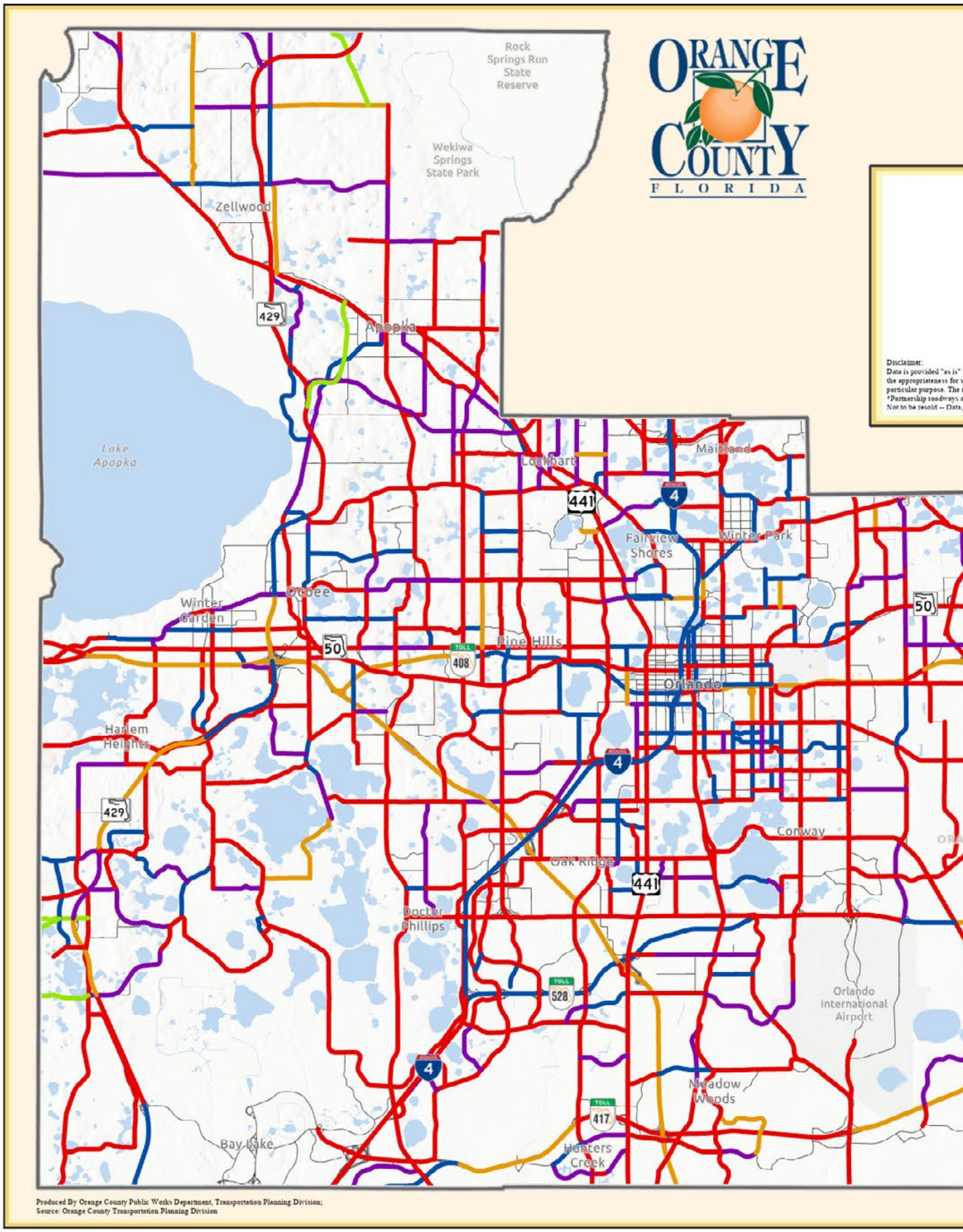
LEGEND

No. Lanes				
2	3	4	5	6
8	10	12		

" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
are depicted on the map conceptually and do not represent actual alignments.
, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023


ORANGE COUNTY
FLORIDA
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Park
Ocoee
Winter Garden
Pine Hills
Orlando
Harlem Heights
Conway
Oak Ridge
Doctor Phillips
Orlando International Airport
Meadow Woods
Bay Lake
Hunters Creek
429
441
50
408
528
417
4
Disclaimer:
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

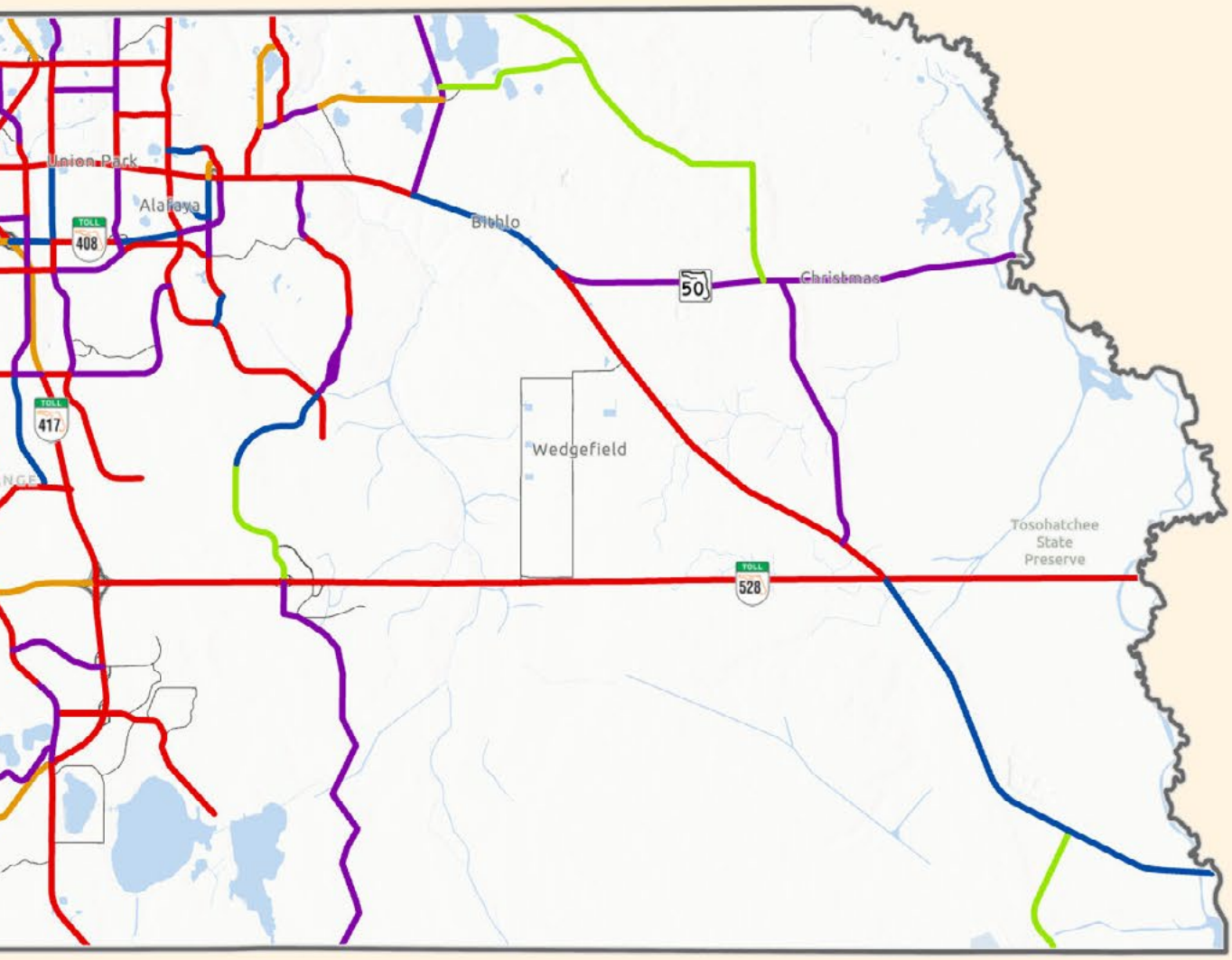
MAP 1E

YEAR 2050 FUTURE ROADWAY LEVEL OF SERVICE

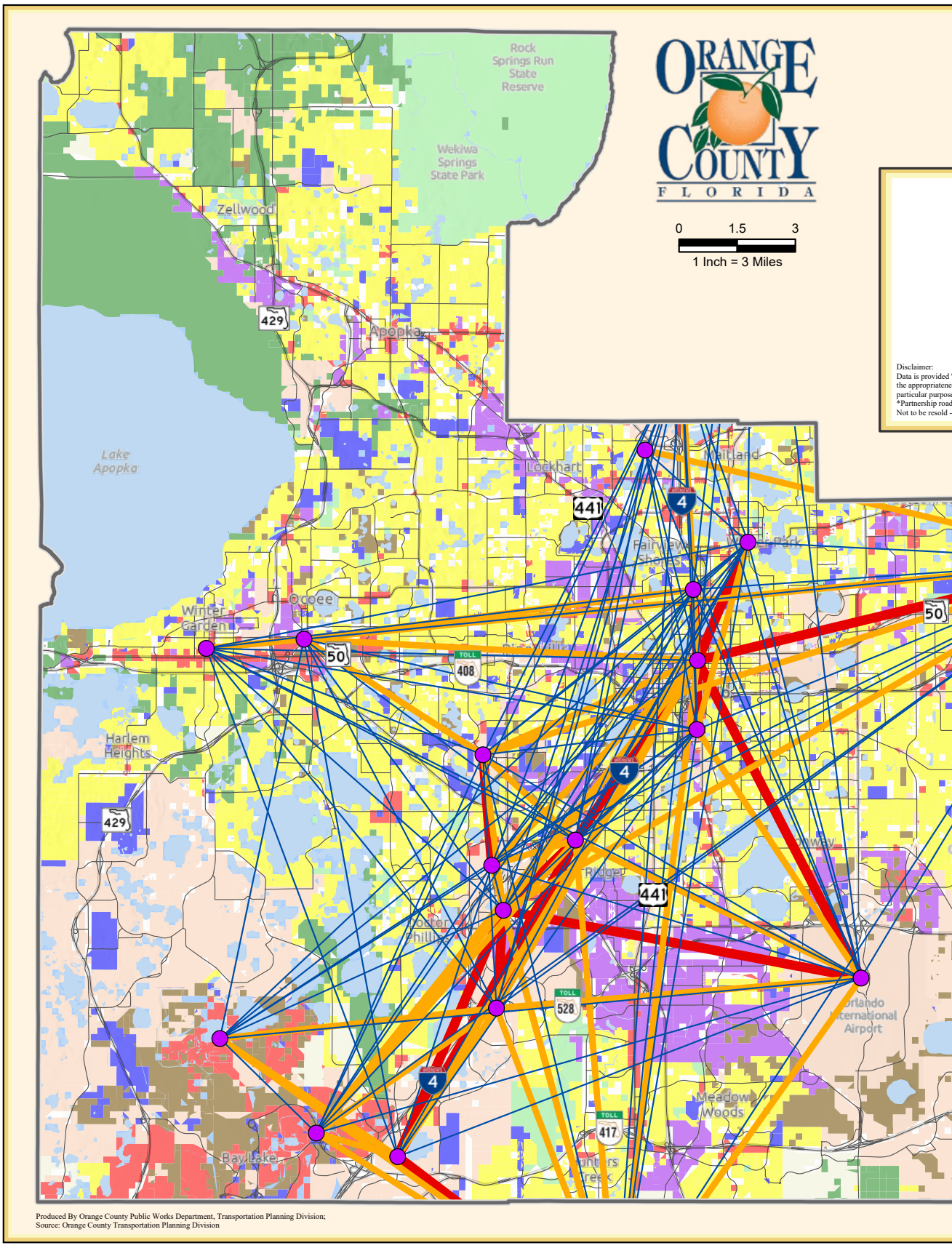
LEGEND

B
C
D
E
F

without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
are depicted on the map conceptually and do not represent actual alignments.
maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



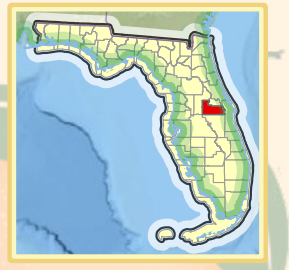
Revision Date: 02/22/2023


ORANGE COUNTY FLORIDA
0 1.5 3
1 Inch = 3 Miles
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Garden
Ocoee
Harlem Heights
Ridgel
Bay Lake
Meadow Woods
Orlando International Airport
429
441
50
408
528
417
4
Disclaimer:
Data is provided
the appropriatene
particular purpos
*Partnership road
Not to be resold -
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 2A

MAJOR TRANSIT TRIP GENERATORS



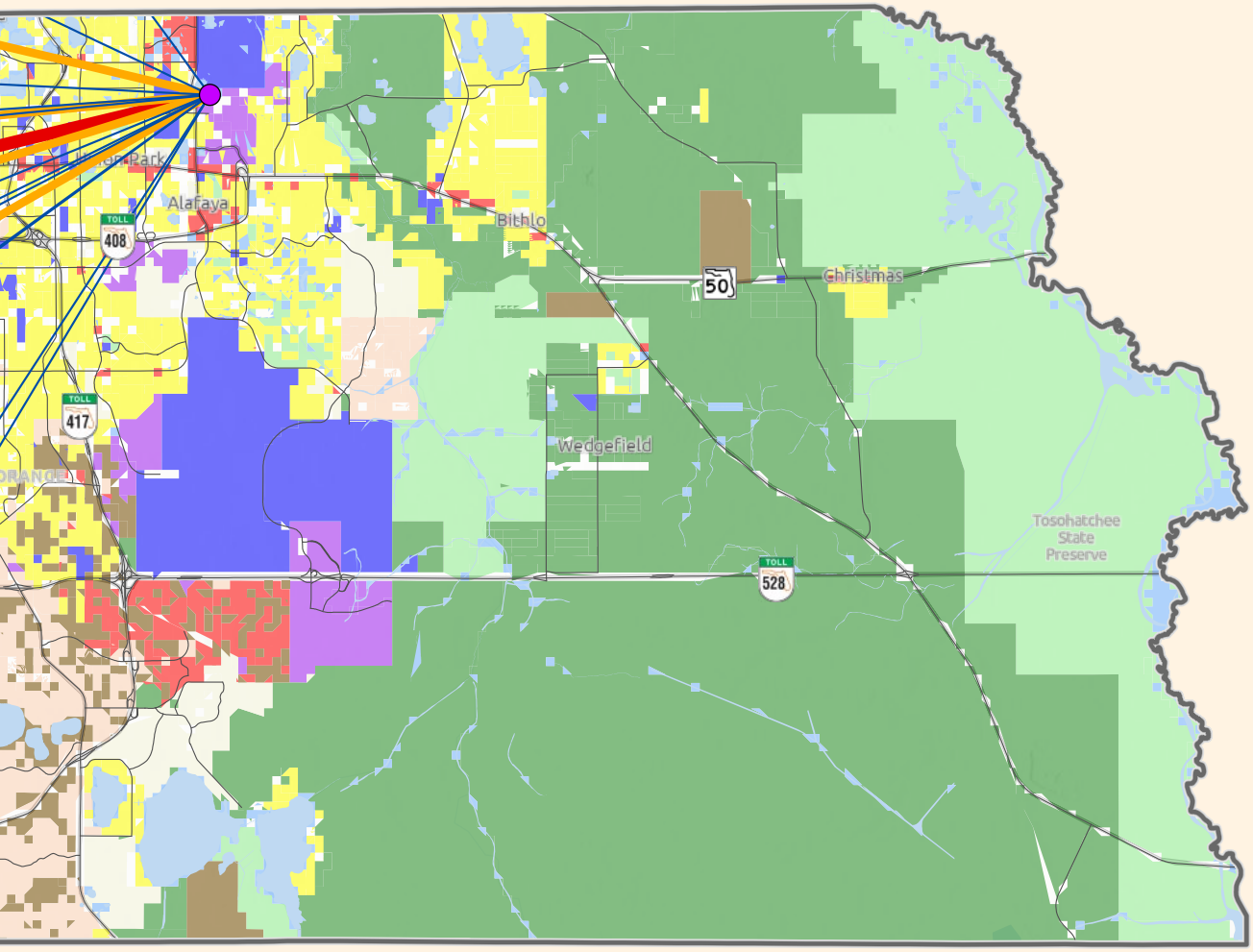
No. Trips

Less than 25 | 26 - 100 | More than 100 | Activity Center

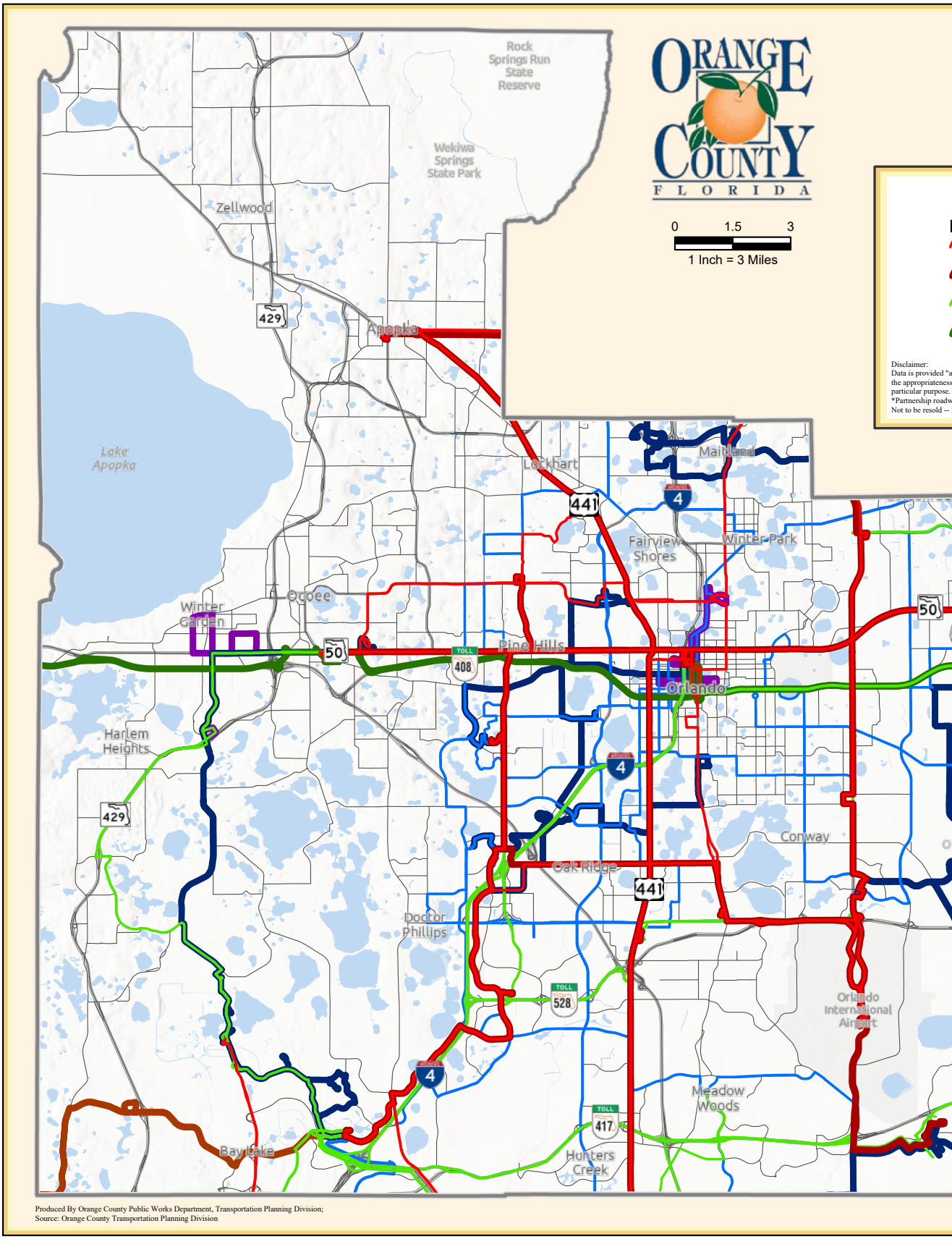
Generalized Future Land Use

Agricultural	Industrial	Other / No Data	Residential
Commercial / Office	Institutional / Public	Planned Development	Water
Conservation	Mixed Use	Recreational	

"as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or ss for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a e. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update. ways are depicted on the map conceptually and do not represent actual alignments. - Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023


ORANGE COUNTY FLORIDA
0 1.5 3
1 Inch = 3 Miles
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Park
Ocoee
Winter Garden
Pine Hills
Orlando
Harlem Heights
Conway
Oak Ridge
Doctor Phillips
Orlando International Airport
Meadow Woods
Hunters Creek
Bay Lake
429
441
50
408
528
417
4
Disclaimer:
Data is provided "a
the appropriateness
particular purpose.
*Partnership roadw
Not to be resold --
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

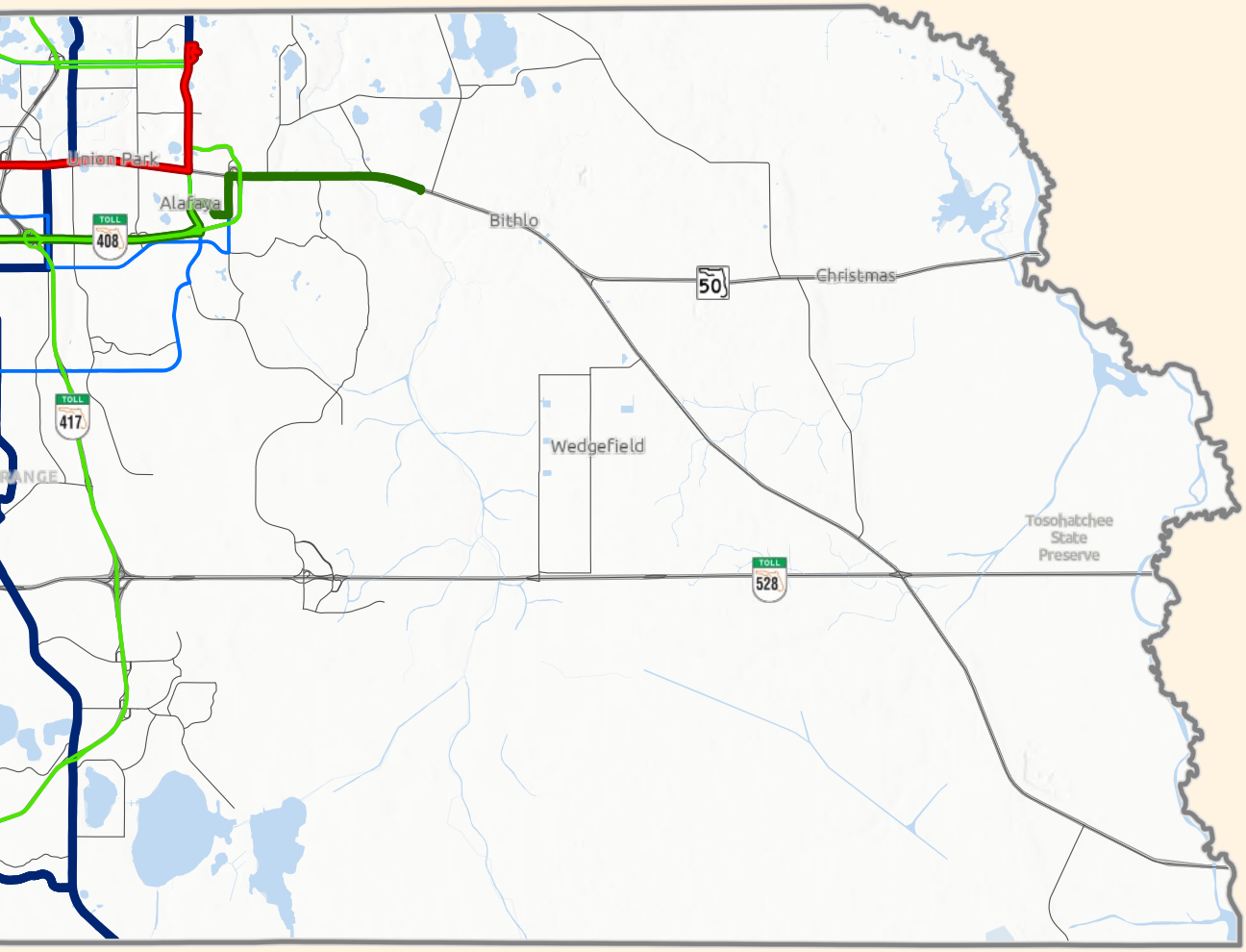
MAP 2B

FUTURE LYNX TRANSIT ROUTES

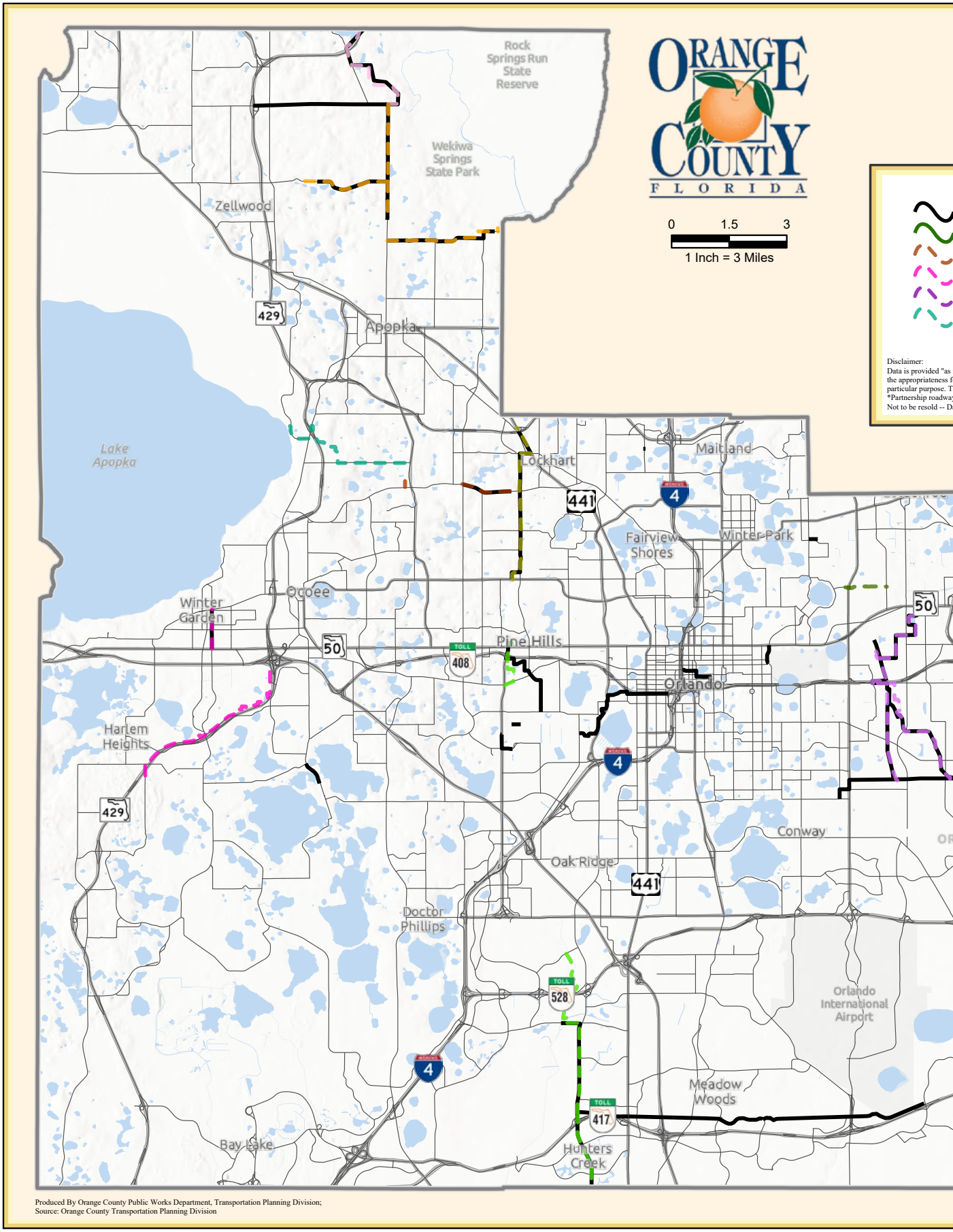
LEGEND

Future Routes (new and adjusted)
High Frequency Routes (100 Series)
High Frequency Routes (200 Series)
Express Routes (300 Series)
Express Routes (400 Series)
Local Routes (500 Series)
Local Routes (600 Series)
Circulator Routes (700 Series)
Flex Routes (800 Series)

s is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update. ays are depicted on the map conceptually and do not represent actual alignments. Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023


ORANGE COUNTY
FLORIDA
0 1.5 3
1 Inch = 3 Miles
Disclaimer:
Data is provided "as
the appropriateness f
particular purpose. T
*Partnership roadway
Not to be resold -- D
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Park
Ocoee
Winter Garden
Pine Hills
Orlando
Harlem Heights
Conway
Oak Ridge
Doctor Phillips
Orlando International Airport
Meadow Woods
Bay Lake
Hunters Creek
429
50
441
4
408
528
417
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

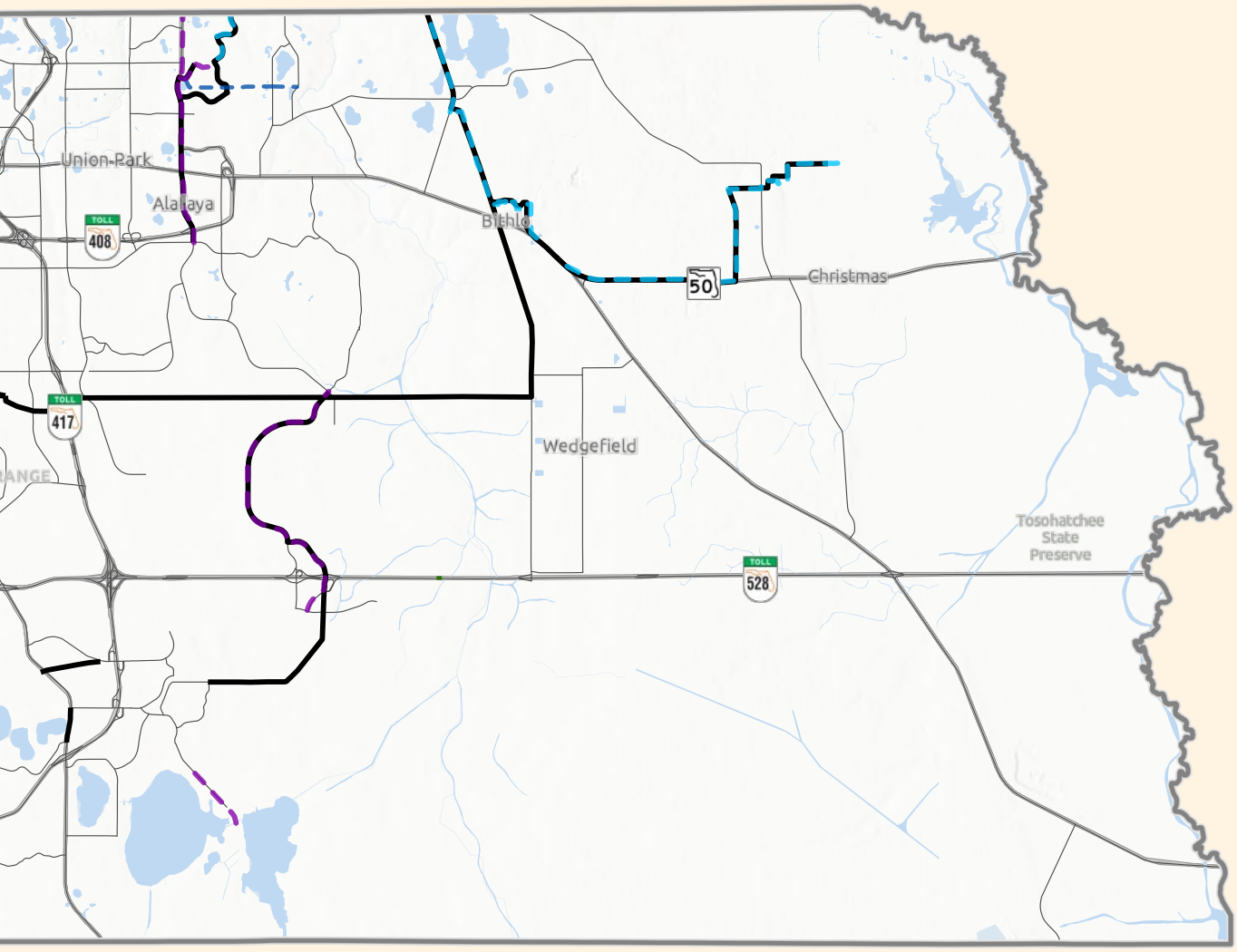
MAP 3A

FUTURE SIGNIFICANT BICYCLE FACILITIES

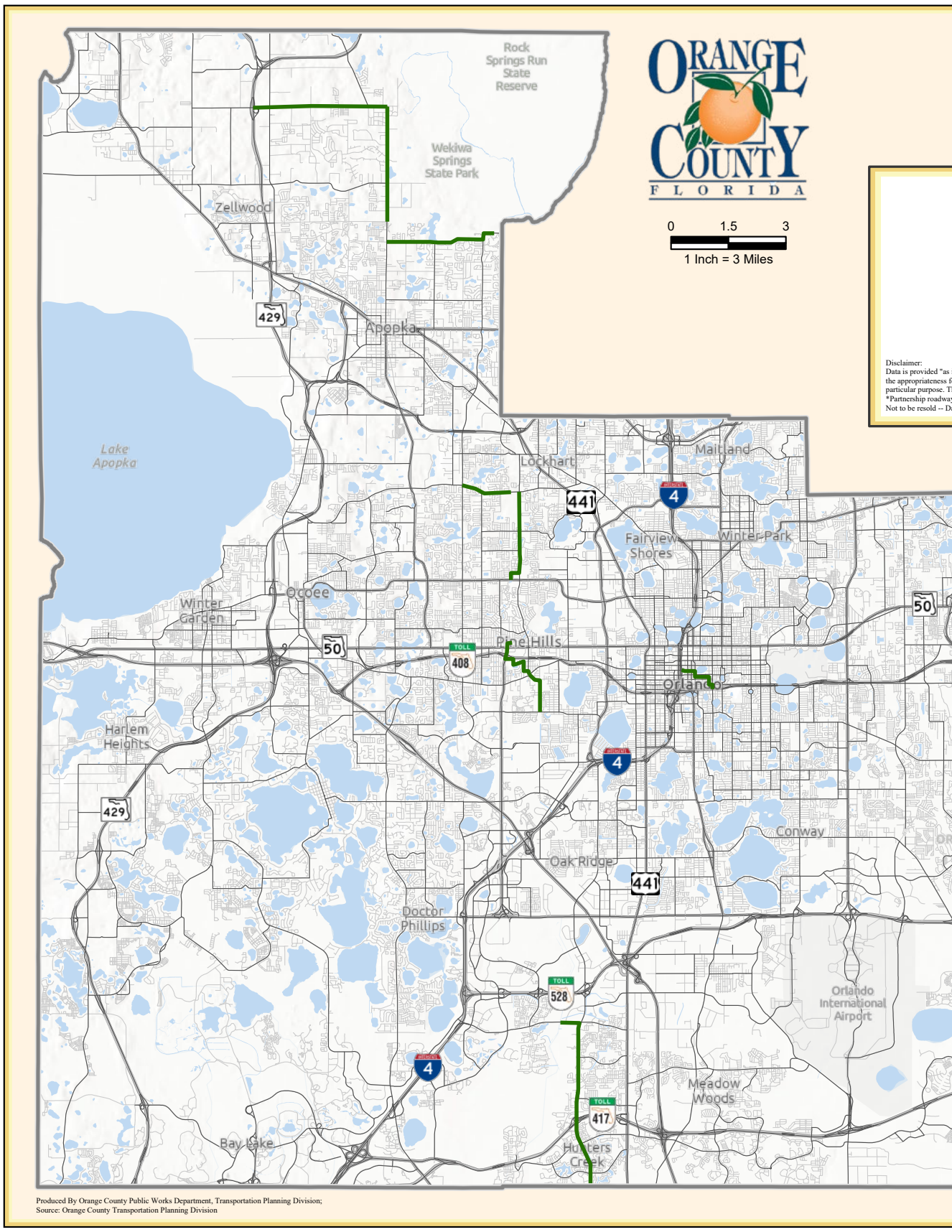
LEGEND

- Shared Use Path
- Trail Bridge
- Clarcona Ocoee Connector Trail
- Horizon West Trail
- Innovation Way Trail
- Lake Apopka Connector Trail
- Little Econ Greenway Trail
- Pine Hills Trail
- Shingle Creek Trail
- West Orange Trail
- East Orange Trail
- Wekiva Trail
- Azalea Park Trail
- Apopka Vineland Trail
- East Orange Spur Trail

is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or
or use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a
he requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
ys are depicted on the map conceptually and do not represent actual alignments.
ata, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023


ORANGE COUNTY FLORIDA
0 1.5 3
1 Inch = 3 Miles
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Park
Ocoee
Winter Garden
Pine Hills
Orlando
Harlem Heights
Conway
Oak Ridge
Doctor Phillips
Orlando International Airport
Meadow Woods
Bay Lake
Hunters Creek
429
441
4
50
TOLL 408
TOLL 528
TOLL 417
Disclaimer:
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

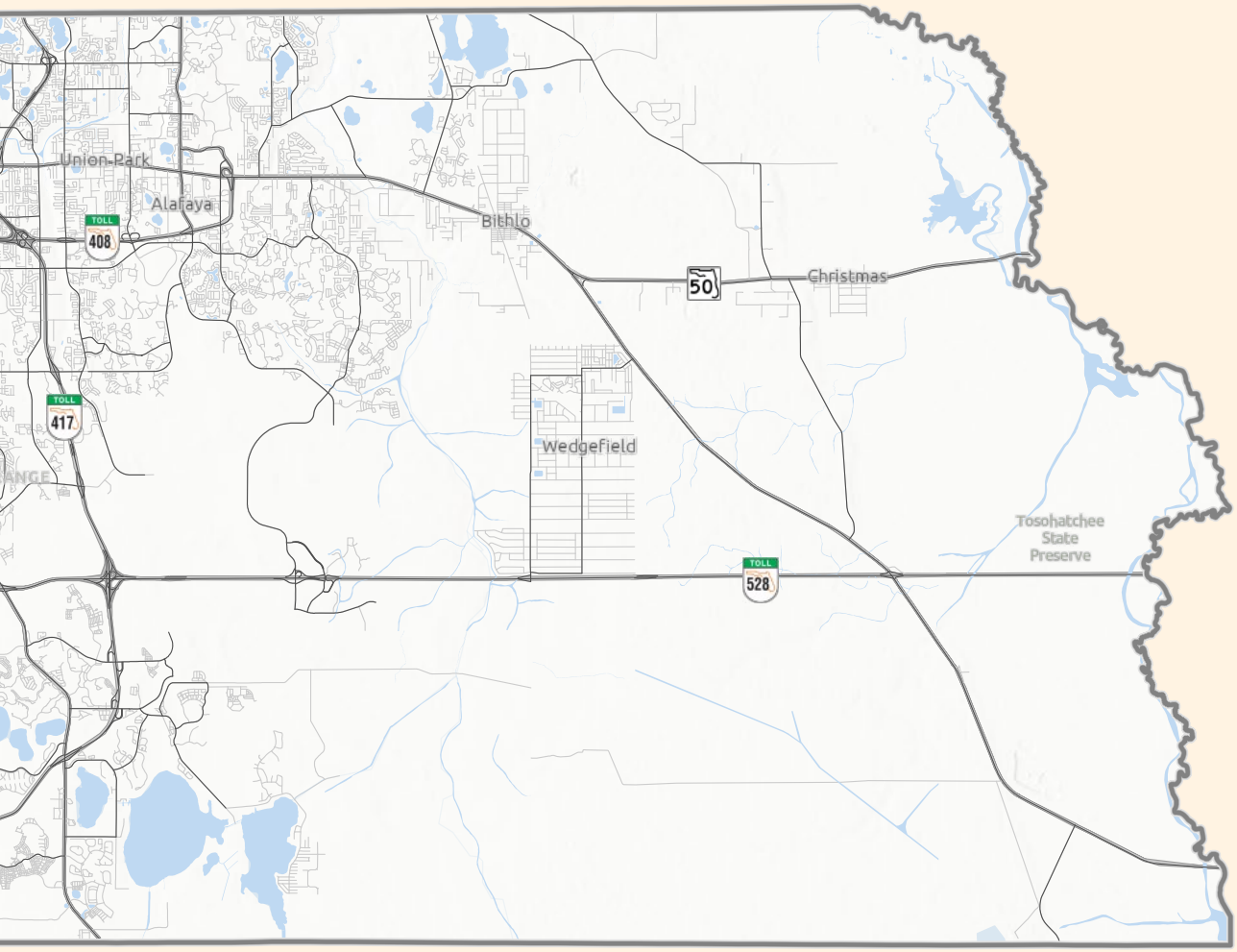
MAP 3B

FUTURE SIGNIFICANT PEDESTRIAN FACILITIES

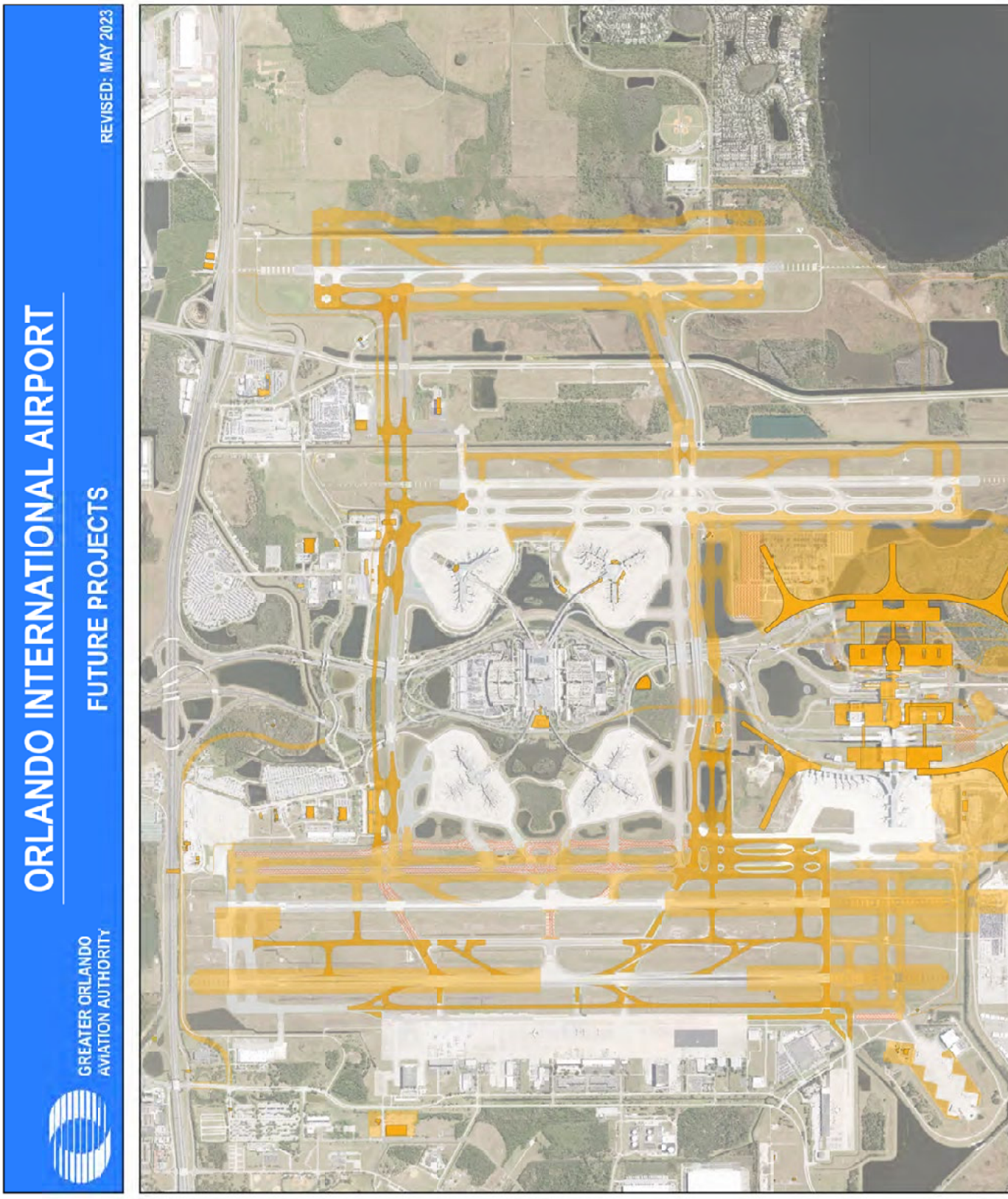
LEGEND

Shared Use Path

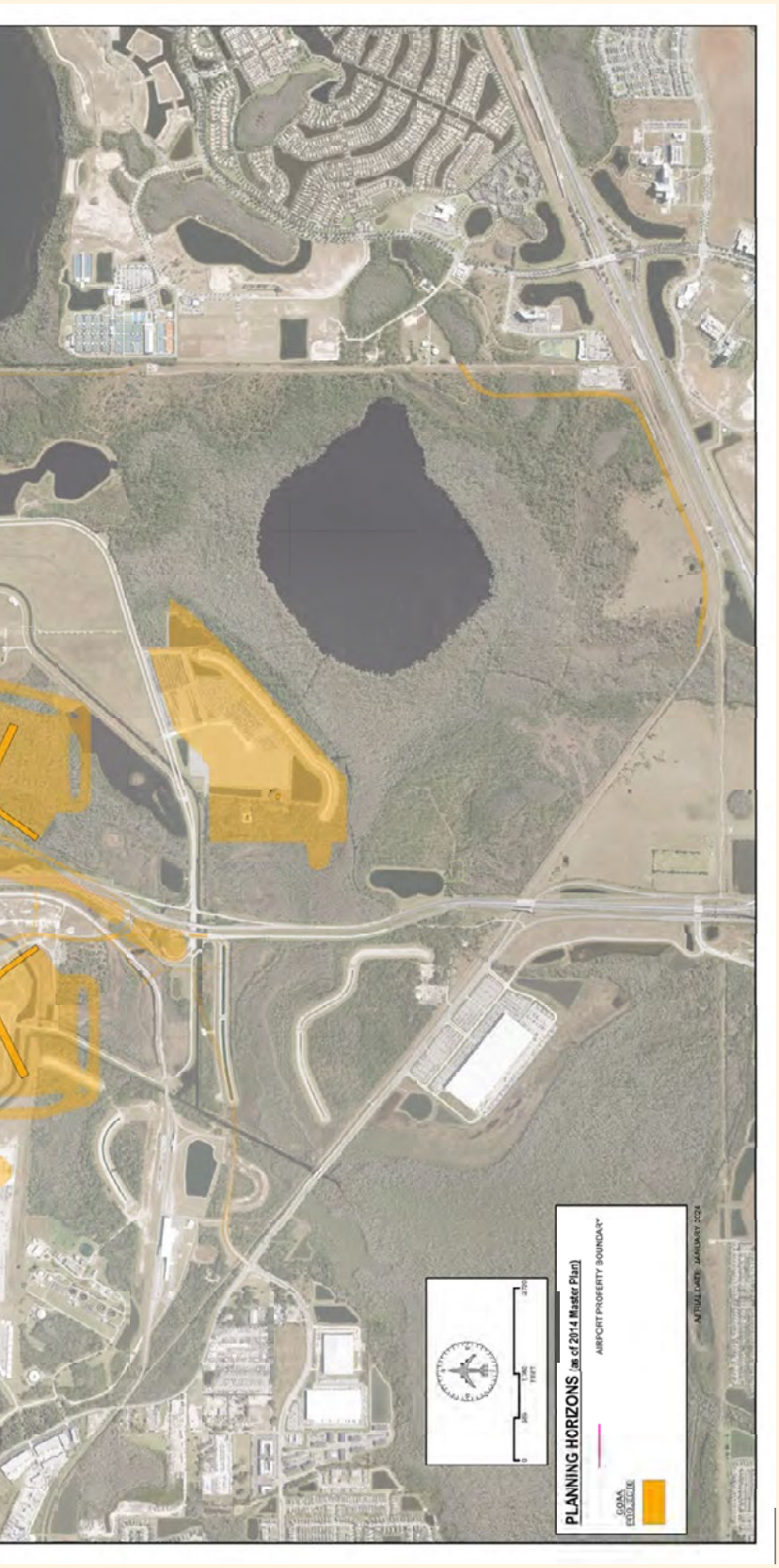
is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or
or use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a
he requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
ys are depicted on the map conceptually and do not represent actual alignments.
ata, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023



Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division



ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 4A

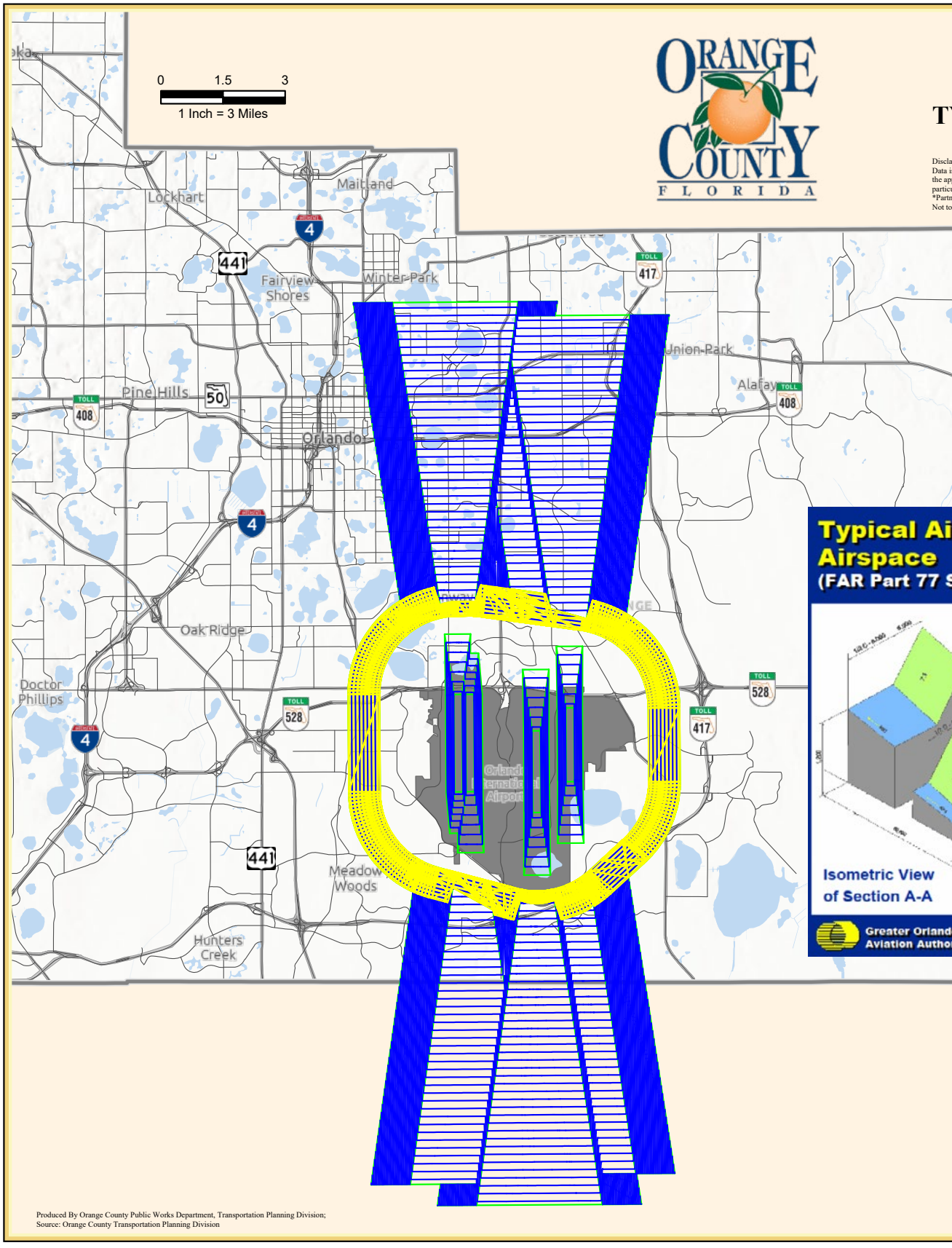
ORLANDO INTERNATIONAL AIRPORT FACILITIES CONDITION

Disclaimer:
Data is provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.

*Partnership roadways are depicted on the map conceptually and do not represent actual alignments.

Not to be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners

Revision Date: 03/05/2025

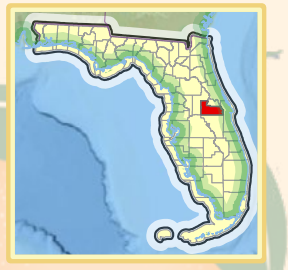

0 1.5 3
1 Inch = 3 Miles
ORANGE COUNTY FLORIDA
Lockhart
Maitland
Fairview Shores
Winter Park
Union Park
Alafaya
Pine Hills
Orlando
Oak Ridge
Doctor Phillips
Meadow Woods
Hunters Creek
441
4
50
408
528
417
Typical Ai
Airspace
(FAR Part 77
Isometric View
of Section A-A
Greater Orland
Aviation Autho
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

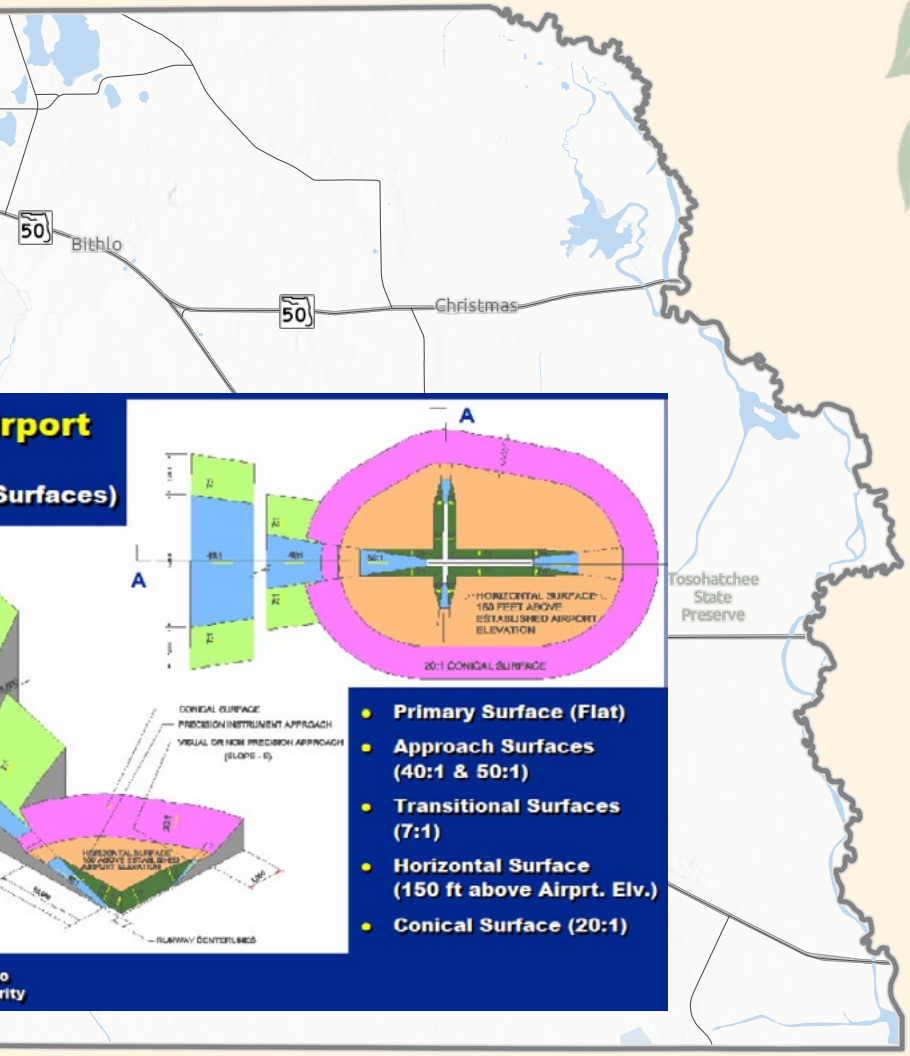
ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 4B

YPICAL AIRPORT AIRSPACE (FAR PART 77 SURFACES) ORLANDO INTERNATIONAL AIRPORT

imer:
s provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or
propriateness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a
lar purpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
ership roadways are depicted on the map conceptually and do not represent actual alignments.
be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



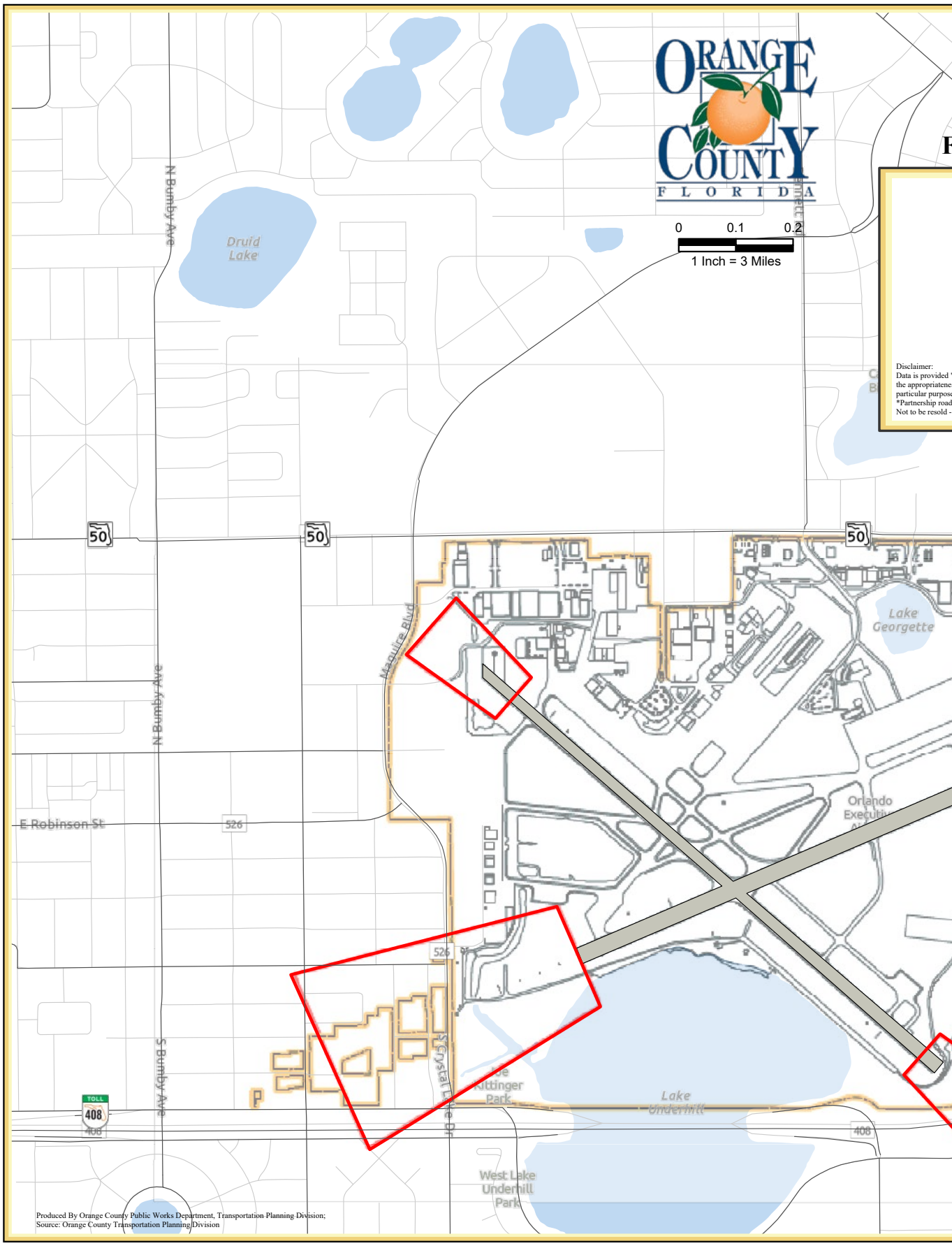


LEGEND

FAA Part 77 Airspace Surface (refer to graphic)

- MCO_P77_19_Conical
- MCO_P77_19_Contours
- MCO_P77_19_Outline
- Orlando International Airport

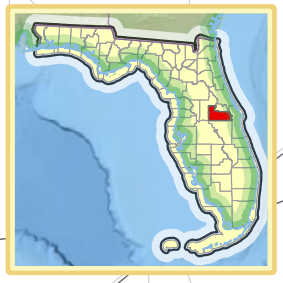
Revision Date: 02/22/2023


ORANGE COUNTY
FLORIDA
0 0.1 0.2
1 Inch = 3 Miles
Disclaimer:
Data is provided
the appropriatene
particular purpose
*Partnership road
Not to be resold -
N Bumby Ave
Druid Lake
50
50
50
Maguire Blvd
Lake Georgette
E Robinson St
526
526
S Bumby Ave
S Crystal Lake Dr
Lake Underhill
408
408
West Lake Underhill Park
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 4C

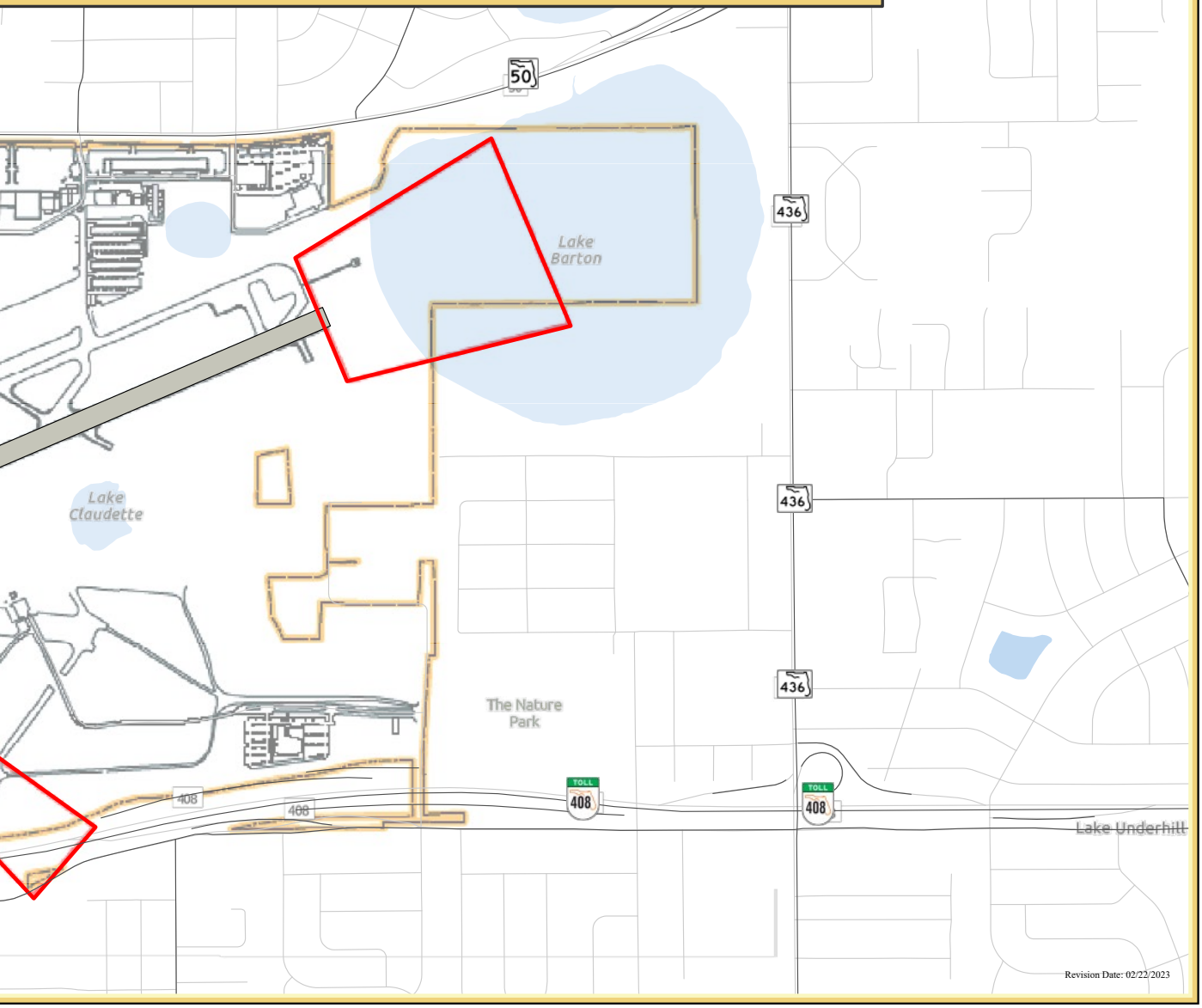
ORLANDO EXECUTIVE AIRPORT
FACILITIES FUTURE CONDITIONS AND CLEAR ZONES



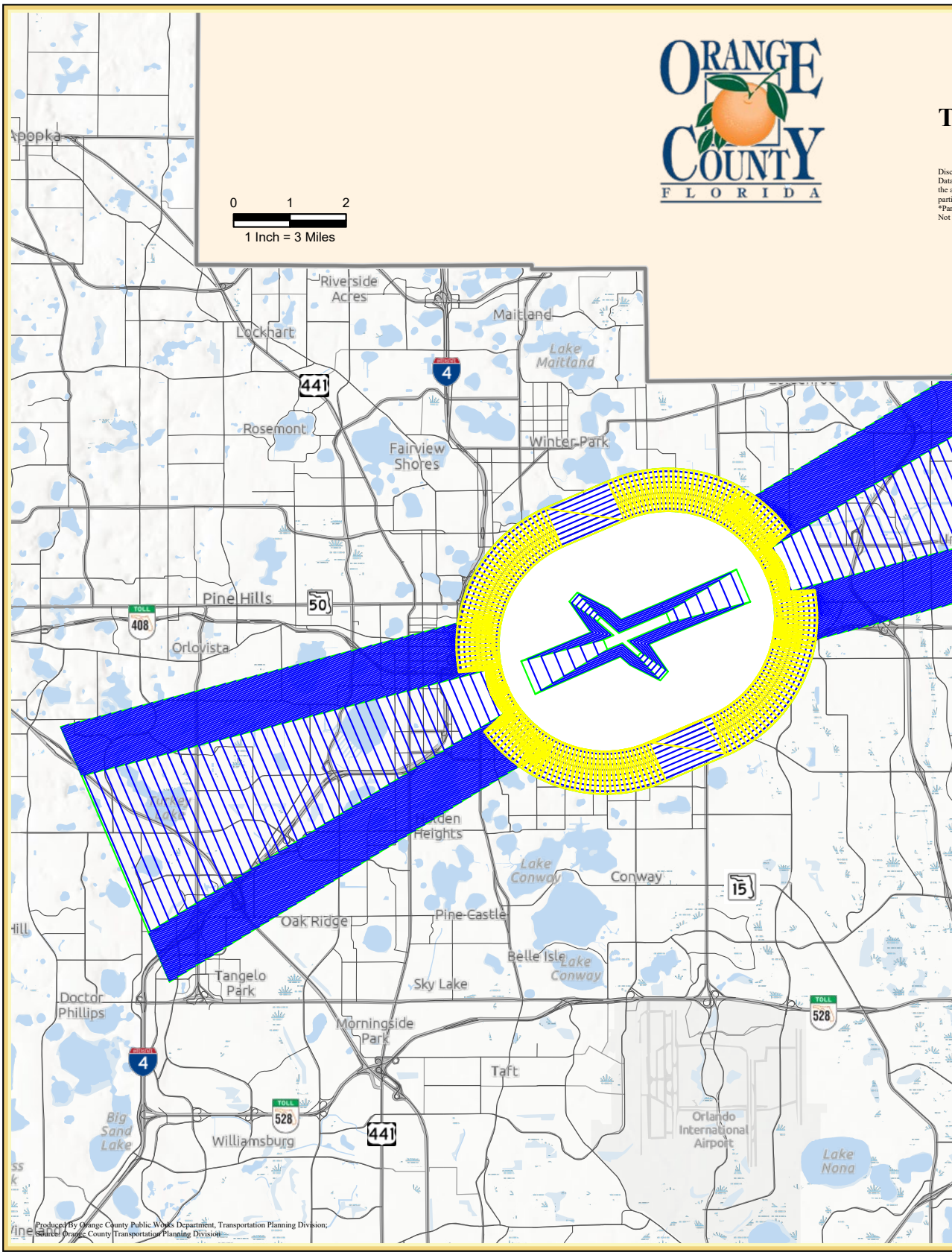
LEGEND

- Airport Boundary
- Runway
- Runwway Protection Zone

"as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or ss for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a e. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update. ways are depicted on the map conceptually and do not represent actual alignments. - Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023

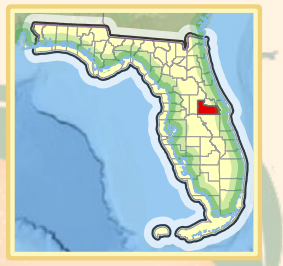

ORANGE COUNTY FLORIDA
0 1 2
1 Inch = 3 Miles
Riverside Acres
Maitland
Lockhart
Lake Maitland
441
4
Rosemont
Fairview Shores
Winter Park
Pine Hills
50
408
Orlovista
Lake Conway
Conway
15
Oak Ridge
Pine-Castle
Belle Isle
Tangelo Park
Sky Lake
Doctor Phillips
Morningside Park
528
Taft
Big Sand Lake
Williamsburg
Orlando International Airport
Lake Nona
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

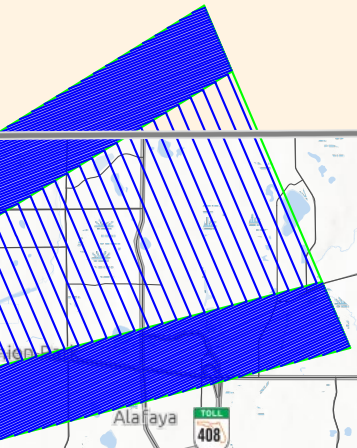
ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

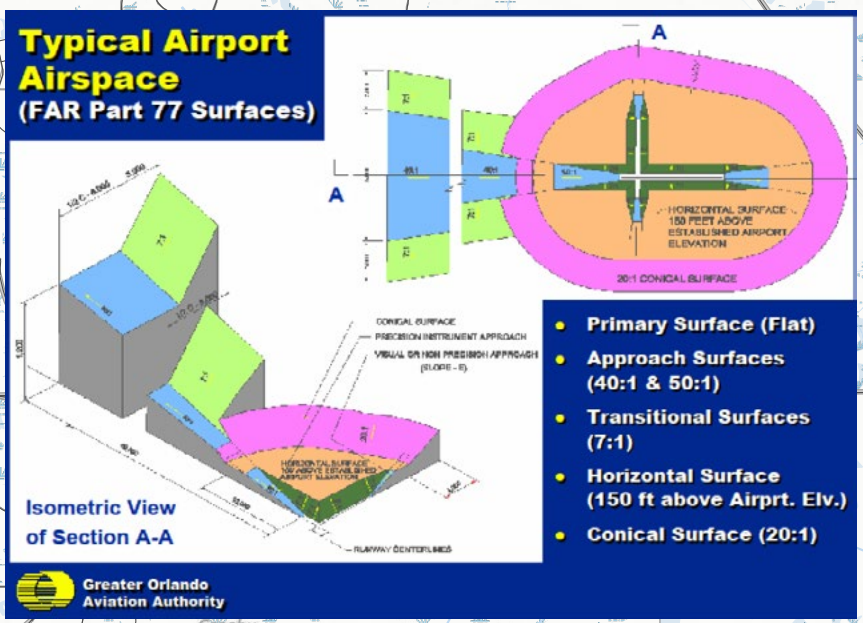
MAP 4D

TYPICAL AIRPORT AIRSPACE (FAR PART 77 SURFACES) ORLANDO EXECUTIVE AIRPORT - AIRPORT LAYOUT

laimer:
a is provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or appropriateness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a icular purpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
rtnership roadways are depicted on the map conceptually and do not represent actual alignments.
to be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners







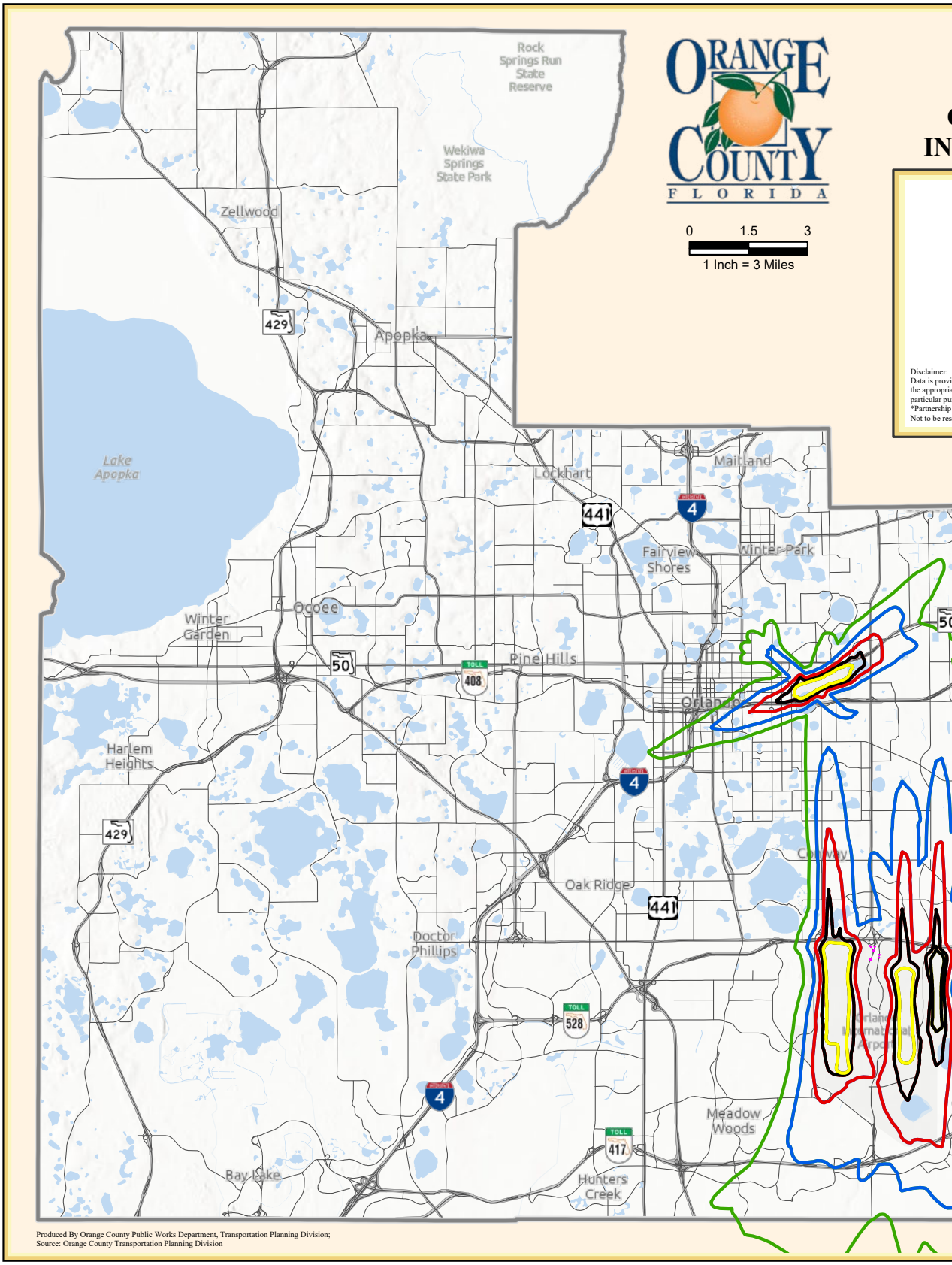
LEGEND

FAA Part 77 Airspace Surface (refer to graphic)

- ORL_P77_19_Outline
- ORL_P77_19_Contours
- ORL_P77_19_Conical

Lake Pickett
Alafaya
TOLL 408
50
Bithlo
50
Crosby Island Marsh

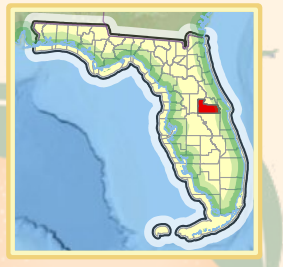
Revision Date: 02/22/2023


ORANGE COUNTY FLORIDA
0 1.5 3
1 Inch = 3 Miles
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Park
Ocoee
Winter Garden
Pine Hills
Orlando
Harlem Heights
Oak Ridge
Doctor Phillips
Meadow Woods
Bay Lake
Hunters Creek
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 4E

ORLANDO INTERNATIONAL AND EXECUTIVE AIRPORT COMPATIBLE USE RESTRICTION ZONE Chapter 333.03 F.S.



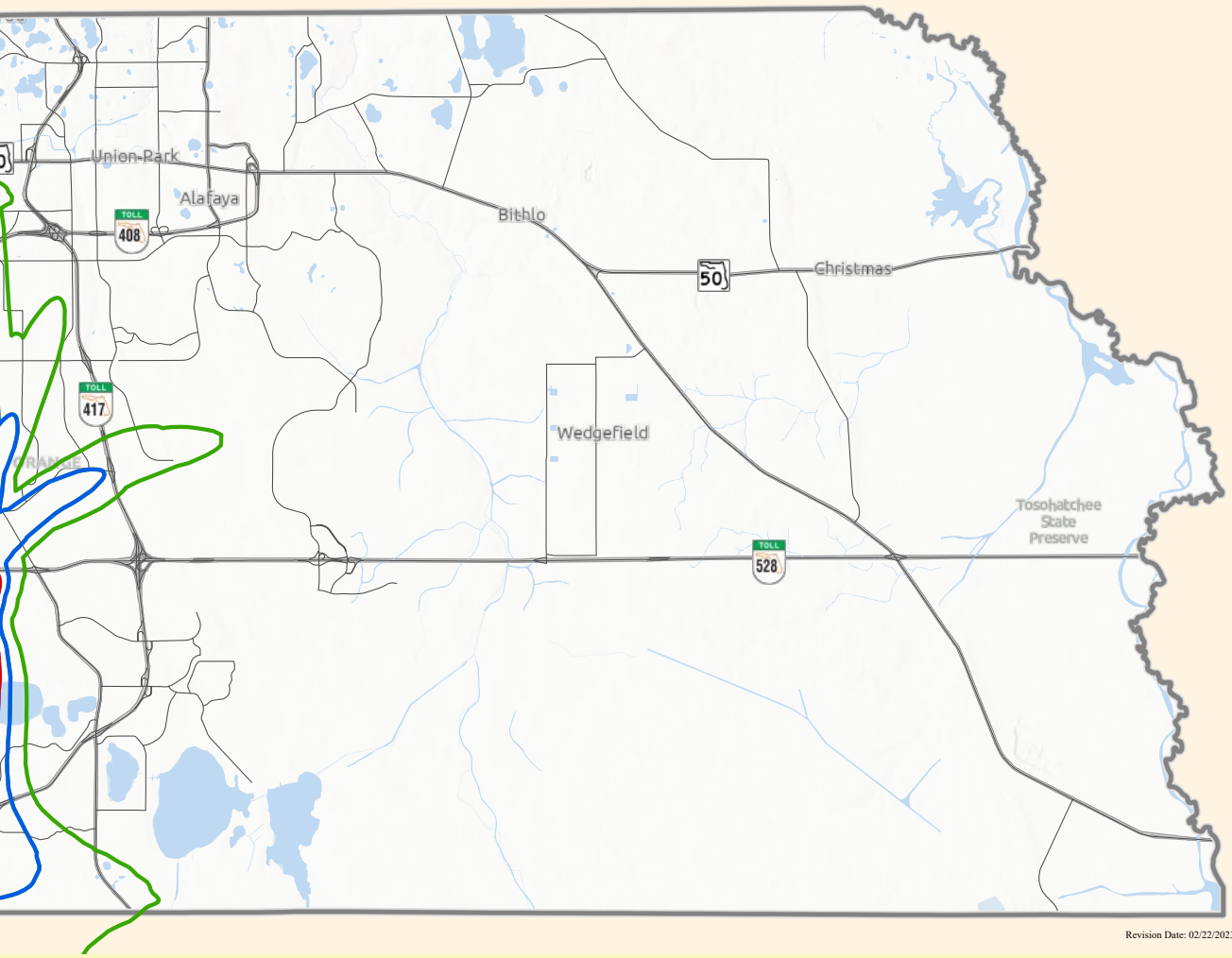
LEGEND

Airport Noise Contour Zones

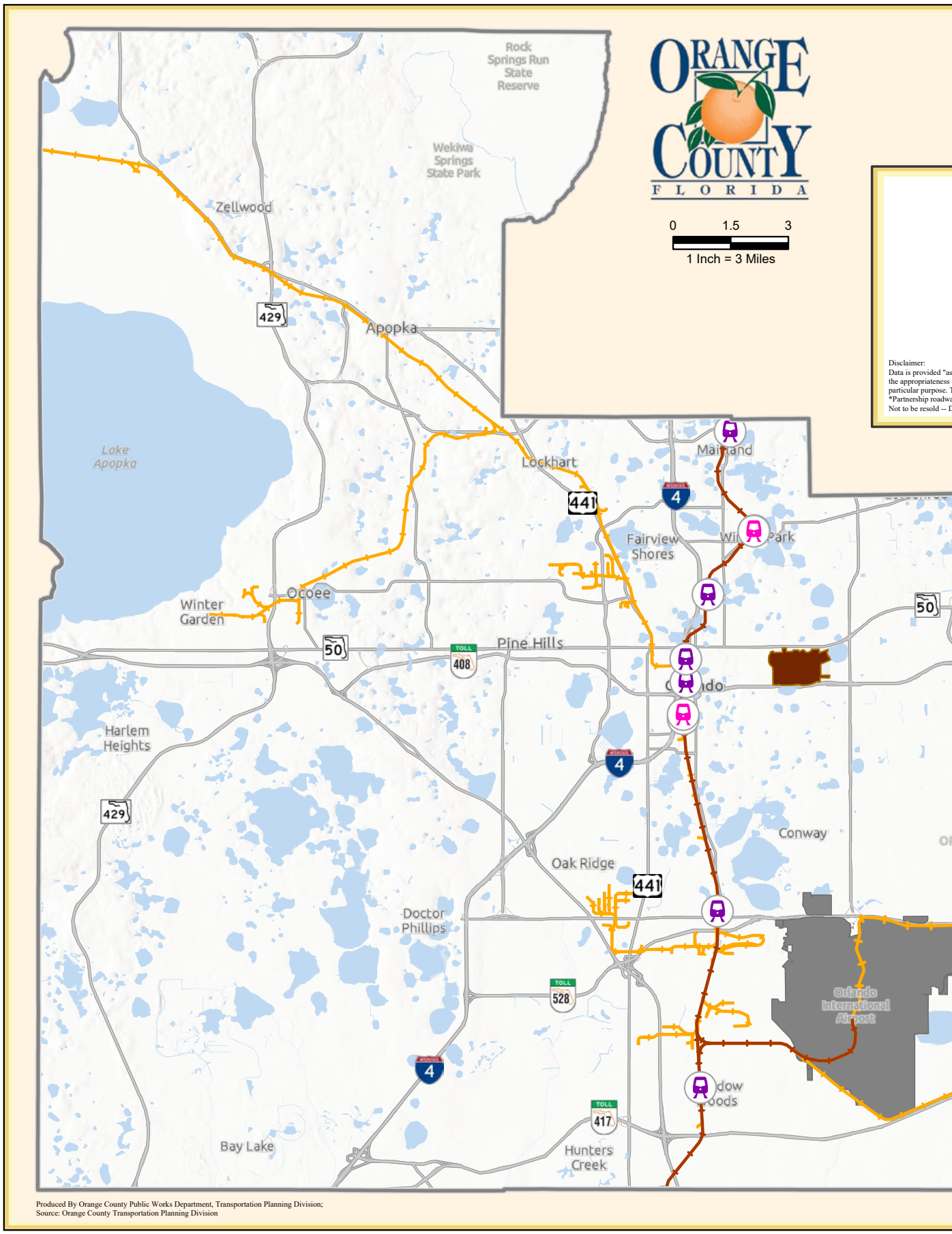
- A - 70+ DNL
- B - 70 DNL
- C - 65 DNL
- D - 60 DNL
- E - 55 DNL

*DNL (Day-Night Sound Level)—The relative intensity of sound measured in decibels on a weighted scale. DNL represents noise exposure events over a 24-hour period.

ded "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or teness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a rpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update. roadways are depicted on the map conceptually and do not represent actual alignments.
old -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023


ORANGE COUNTY
FLORIDA
0 1.5 3
1 Inch = 3 Miles
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Garden
Ocoee
Pine Hills
Harlem Heights
Oak Ridge
Conway
Doctor Phillips
Bay Lake
Hunters Creek
Orlando International Airport
429
441
50
408
4
528
417
Disclaimer:
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

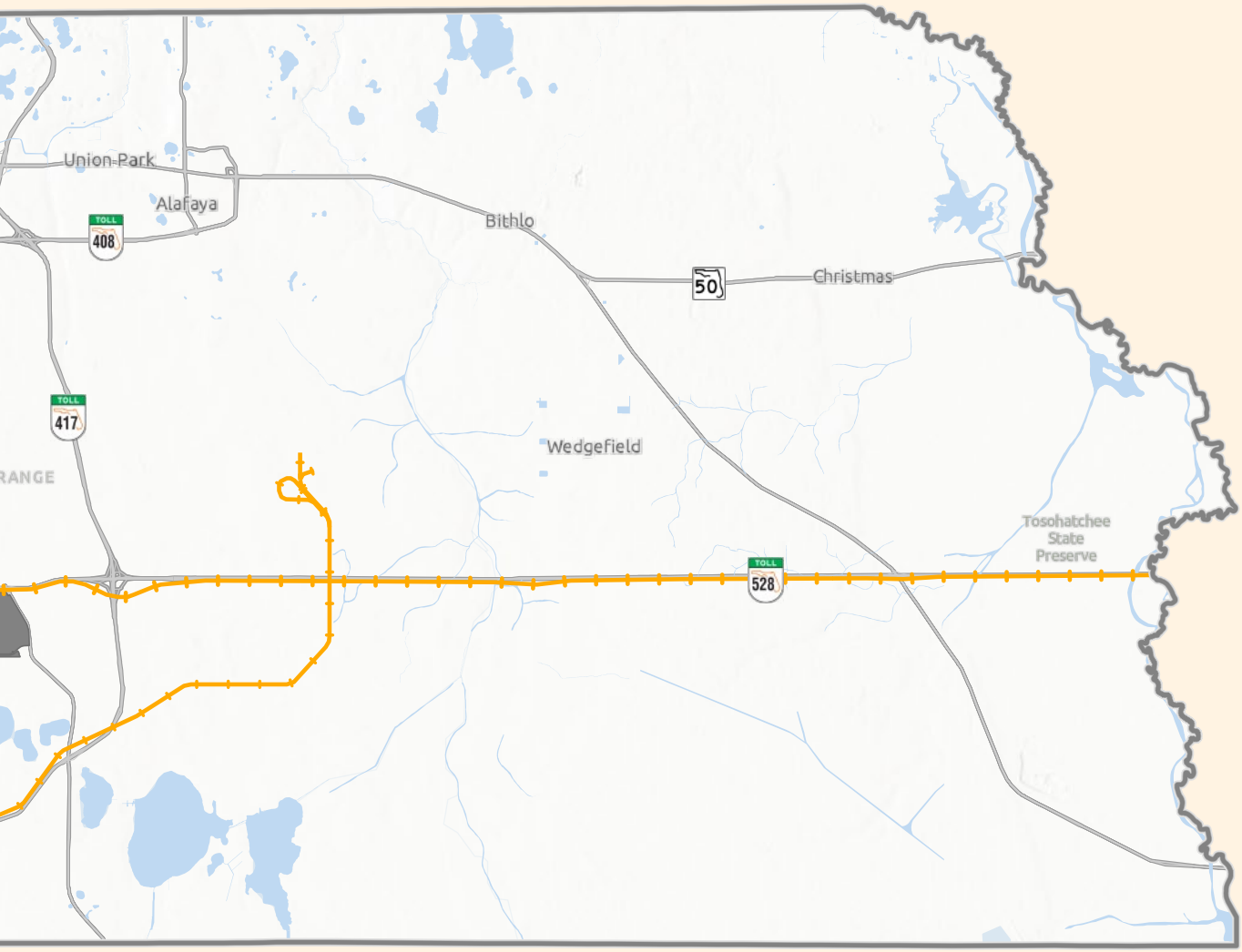
MAP 5

CENTRAL FLORIDA LONG RANGE RAIL PROGRAM IN ORANGE COUNTY

LEGEND

- SunRail and Amtrak Station
- SunRail Station
- SunRail
- Existing Freight Railway

is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update. ys are depicted on the map conceptually and do not represent actual alignments. Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



Revision Date: 02/22/2023

ORANGE COUNTY
FLORIDA
0 1.5 3
1 Inch = 3 Miles
Rock Springs Run State Reserve
Wekiwa Springs State Park
Zellwood
Apopka
Lake Apopka
Lockhart
Maitland
Fairview Shores
Winter Park
Ocoee
Winter Garden
Pine Hills
Orlando
Harlem Heights
Conway
Oak Ridge
Doctor Phillips
Orlando International Airport
Meadow Woods
Bay Lake
Hunters Creek
429
50
408
4
441
528
417
Disclaimer:
Data is provided "as
the appropriateness
particular purpose.
*Partnership roadwa
Not to be resold -- D
Produced By Orange County Public Works Department, Transportation Planning Division;
Source: Orange County Transportation Planning Division

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

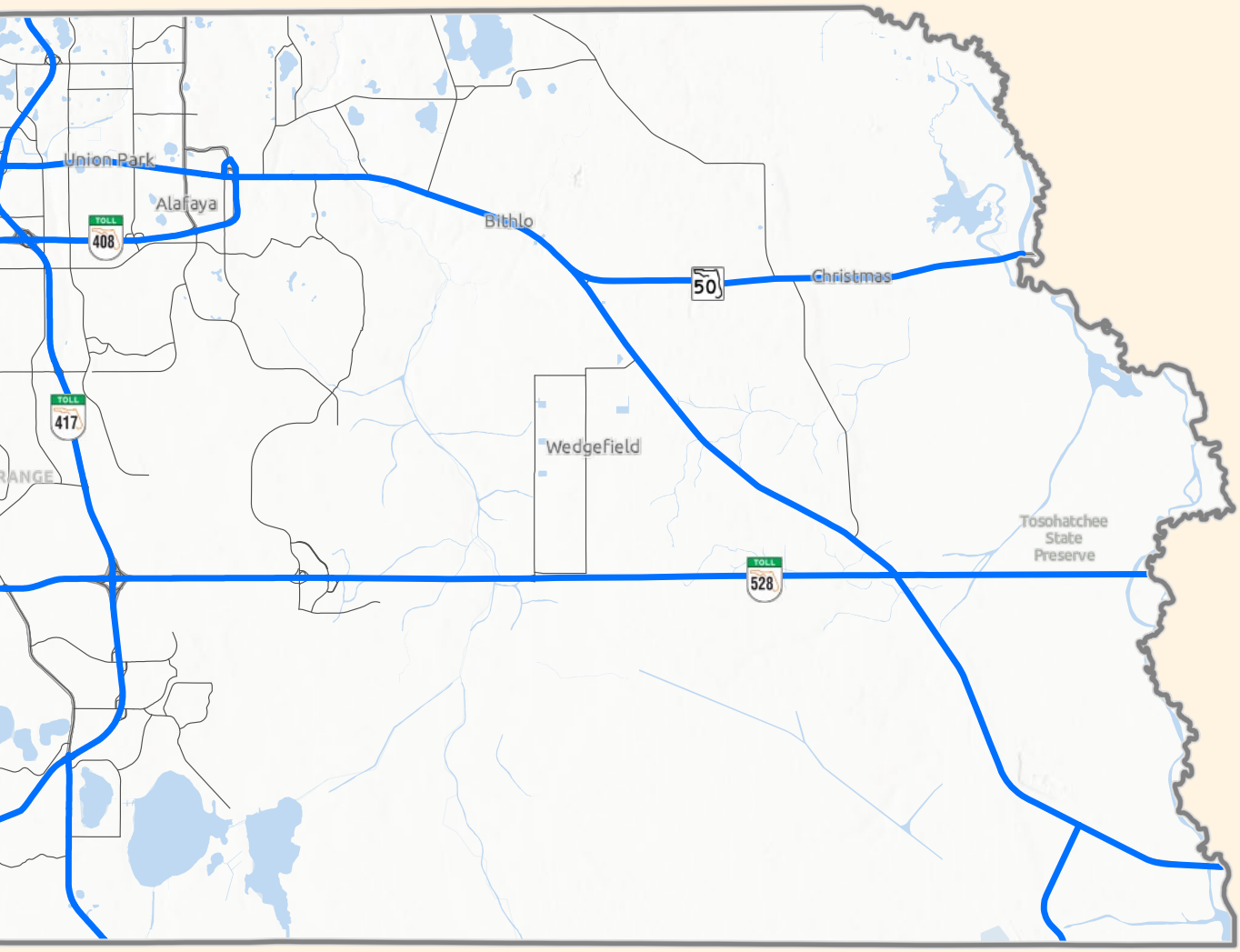
MAP 6

EMERGENCY EVACUATION ROUTES

LEGEND

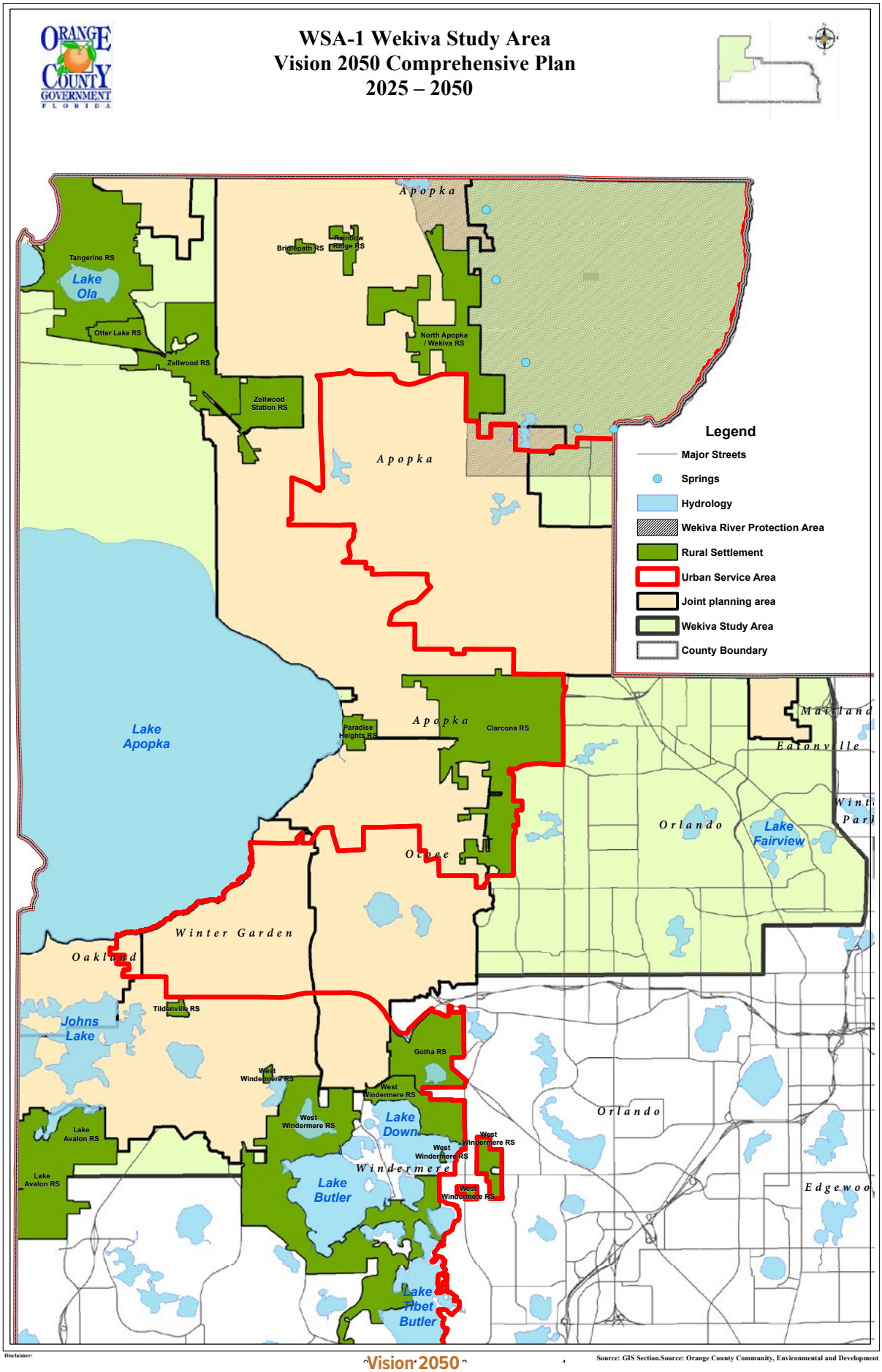
Evacuation Route

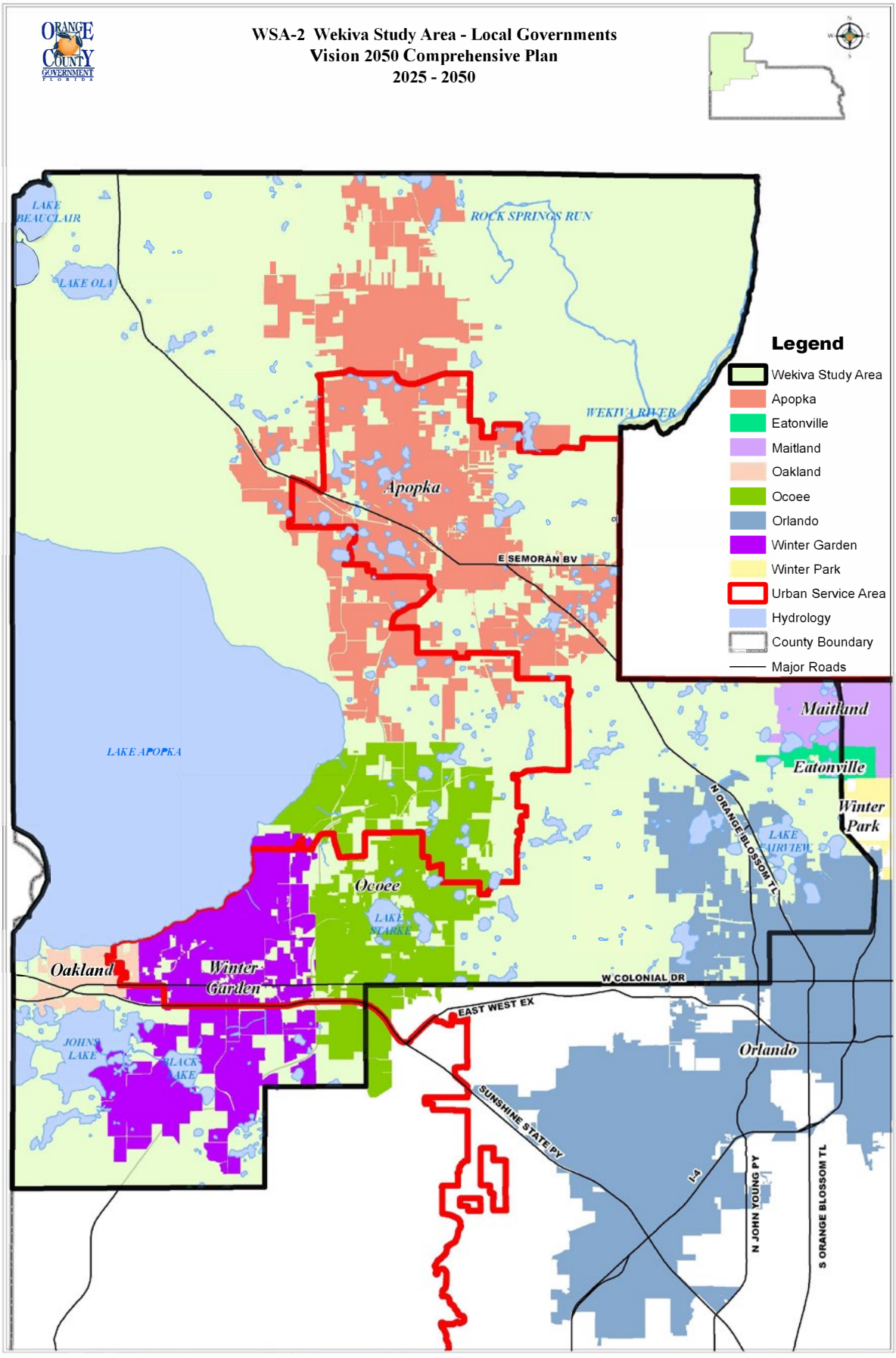
is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update. ys are depicted on the map conceptually and do not represent actual alignments. Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners

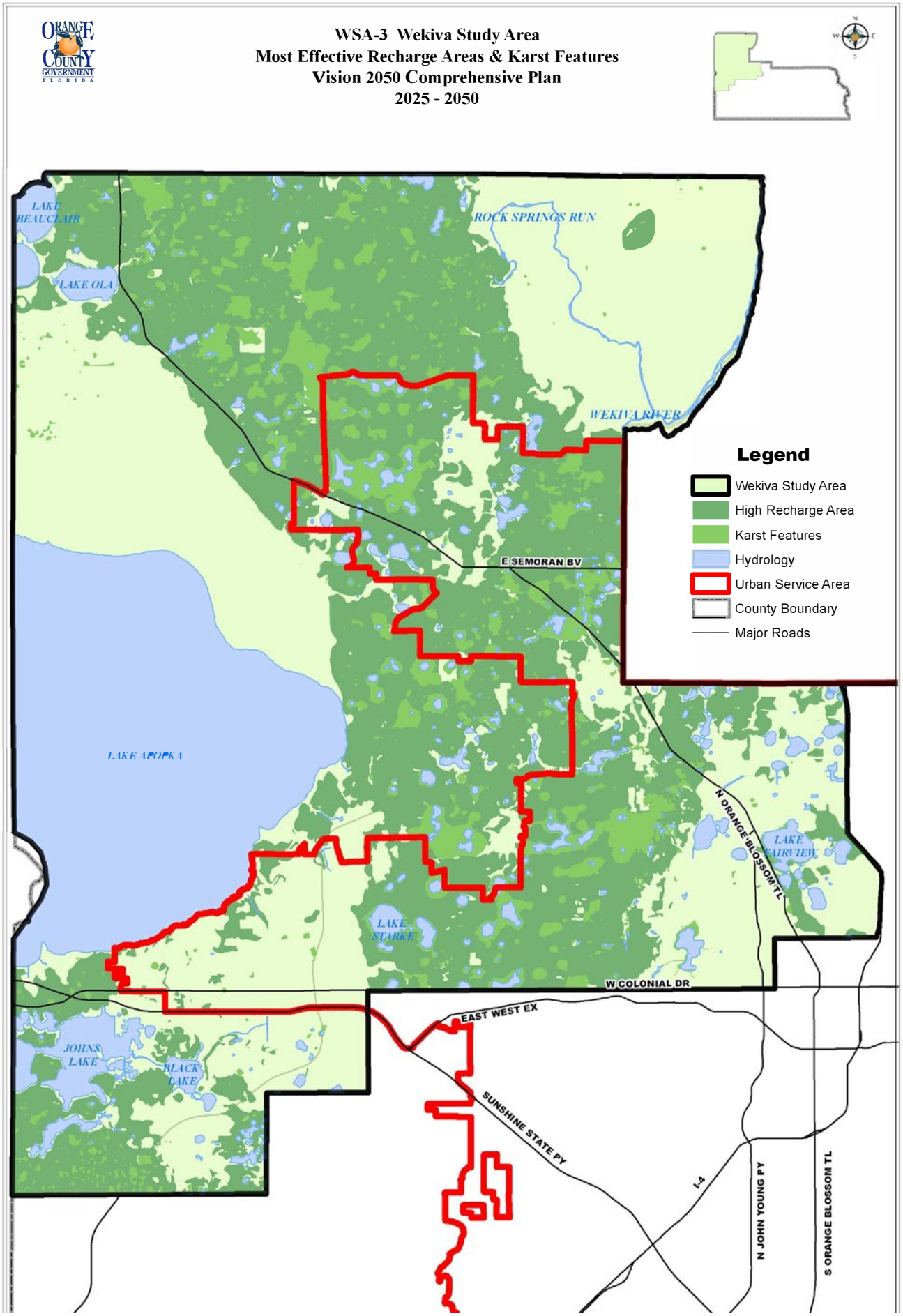


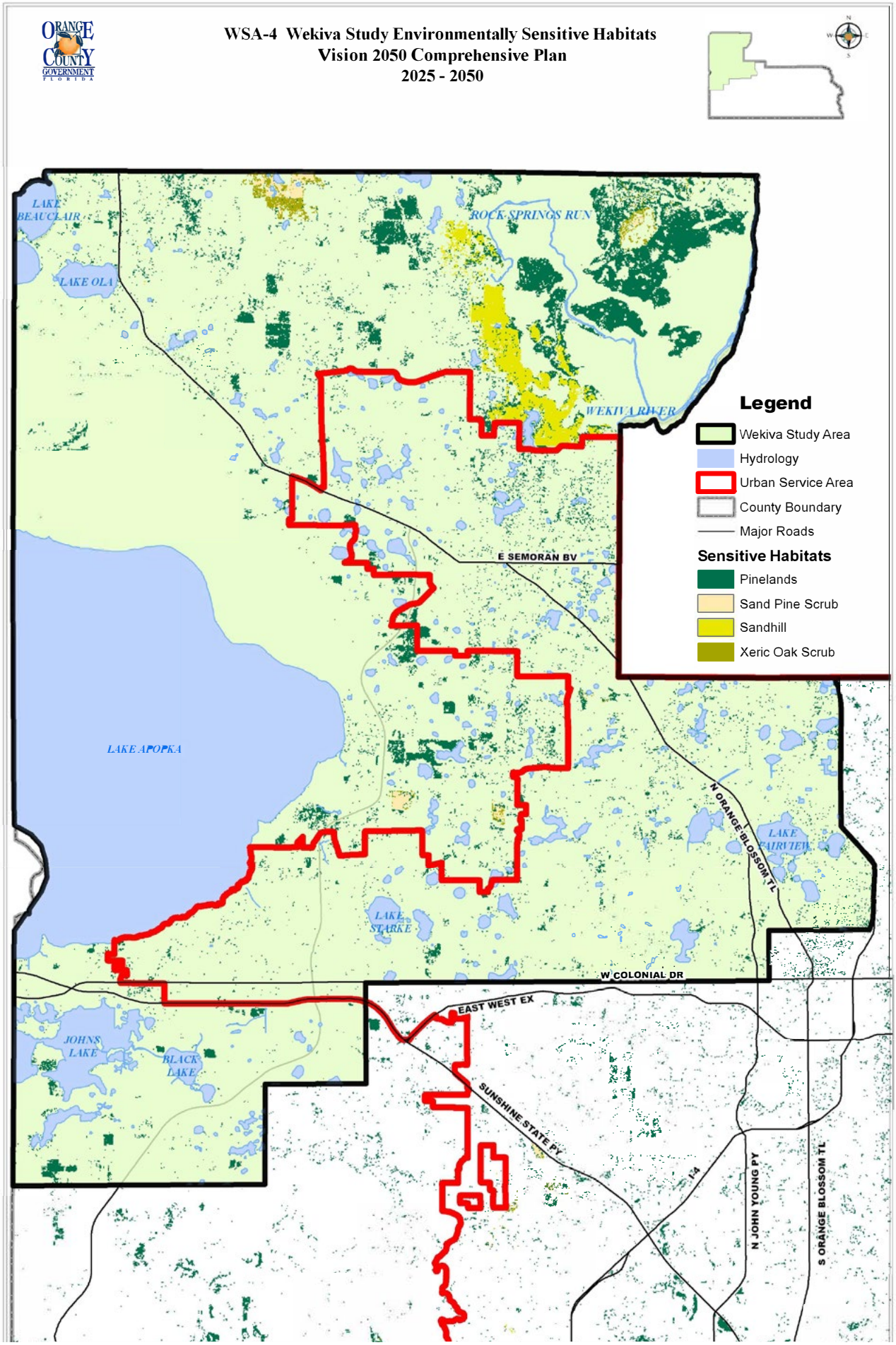
Revision Date: 02/22/2023

WEKIVA STUDY AREA MAP SERIES

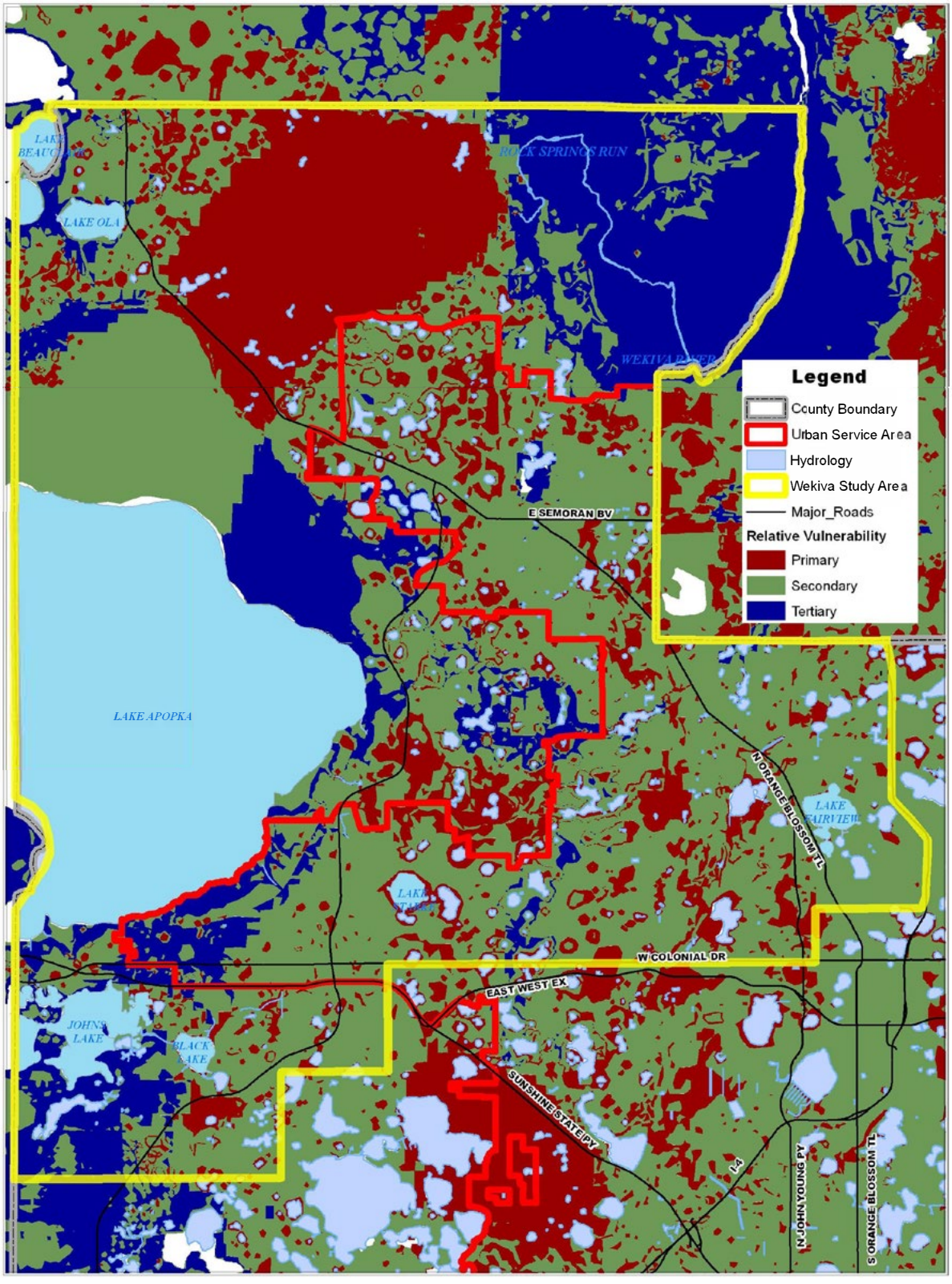



WSA-2 Wekiva Study Area - Local Governments
Vision 2050 Comprehensive Plan
2025 - 2050
Legend
Wekiva Study Area
Apopka
Eatonville
Maitland
Oakland
Ocoee
Orlando
Winter Garden
Winter Park
Urban Service Area
Hydrology
County Boundary
Major Roads
LAKE BEAUCLAIR
LAKE OLA
ROCK SPRINGS RUN
WEKIVA RIVER
Apopka
E SEMORAN BV
LAKE APOPKA
Maitland
Eatonville
Winter Park
N ORANGE BLOSSOM TL
LAKE FAIRVIEW
Ocoee
LAKE STARKE
Oakland
Winter Garden
W COLONIAL DR
EAST WEST EX
JOHNS LAKE
BLACK LAKE
Orlando
SUNSHINE STATE PY
I-4
N JOHN YOUNG PY
S ORANGE BLOSSOM TL


ORANGE COUNTY GOVERNMENT FLORIDA
WSA-3 Wekiva Study Area
Most Effective Recharge Areas & Karst Features
Vision 2050 Comprehensive Plan
2025 - 2050
LAKE BEAUCLAIR
LAKE OLA
ROCK SPRINGS RUN
WEKIVA RIVER
E SEMORAN BV
LAKE APOPKA
LAKE FAIRVIEW
N ORANGE BLOSSOM TL
LAKE STARKE
W COLONIAL DR
EAST WEST EX
JOHNS LAKE
BLACK LAKE
SUNSHINE STATE PY
I-4
N JOHN YOUNG PY
S ORANGE BLOSSOM TL
Legend
Wekiva Study Area
High Recharge Area
Karst Features
Hydrology
Urban Service Area
County Boundary
Major Roads


ORANGE COUNTY GOVERNMENT FLORIDA
WSA-4 Wekiva Study Environmentally Sensitive Habitats
Vision 2050 Comprehensive Plan
2025 - 2050
LAKE BEAUCLAIR
LAKE OLA
ROCK SPRINGS RUN
WEKIVA RIVER
E SEMORAN BV
LAKE APOPKA
LAKE STARKE
LAKE FAIRVIEW
N ORANGE BLOSSOM TL
W COLONIAL DR
EAST WEST EX
SUNSHINE STATE PY
I-4
N JOHN YOUNG PY
S ORANGE BLOSSOM TL
JOHNS LAKE
BLACK LAKE
Legend
Wekiva Study Area
Hydrology
Urban Service Area
County Boundary
Major Roads
Sensitive Habitats
Pinelands
Sand Pine Scrub
Sandhill
Xeric Oak Scrub

WSA-5 Wekiva Study Area
Wekiva Aquifer Vulnerability Assessment
Vision 2050 Comprehensive Plan
2025 - 2050



0 0.8 1.6 2.4 3.2 Miles

Source: Orange County Growth Management, Planning Division
Relative Vulnerability Data Source: Strategy for Water Quality

Page 5

[PAGE INTENTIONALLY LEFT BLANK]

GLOSSARY OF COMPREHENSIVE PLAN TERMS

Activity-Based Parkland:
Outdoor recreation areas and /ir green space that consist of predominantly user-oriented amenities located within or adjacent to population centers. These have facilities that include, but are not limited to, multi-purpose fields, paved trails, water recreation, and playgrounds.

Accessory Dwelling Units (ADU):
A separate additional dwelling unit, including kitchen, sleeping, and full bathroom facilities, attached or detached from the primary residential unit on a single-family lot and subordinate in size, location, and appearance to the primary dwelling unit. (See Orange Code)

Adaptive Reuse:
The process of reusing an existing building for a purpose other than which it was originally built or designed for.

Affordable Housing:
Dwelling Units that serve households with incomes between 30-120% of the Area Median Income (AMI)

Agriculture:
The production, keeping or maintenance for sale, lease, or personal use, of plants and animals. This can include (aquaculture, horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bees, and any and all forms of farm products and farm production). For the purposes of marketing and promotional activities, seafood shall also be included in this definition. Agriculture shall not include gardens including those designated vegetable, rooftop, community, urban, and market. Urban Farms and uses approved as a Farm through state tax exemption and/or County Zoning Official shall be included.

Aquifer Recharge:
The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage.

Agroforestry:
The intentional integration of trees and shrubs into crop and animal farming systems to create environmental, economic, and social benefits.

Attainable Housing:
Dwelling Units that serve households with incomes between 120%-140% of the Area Median Income.

Backlogged Roadway:
A traffic facility where the level of service standard adopted in the Orange County Comprehensive Plan is not being met, the facility is not constrained, and improvements for the roadway segment are not programmed for construction. (Policy T2.2.3)

Binding Letter of Vested Rights: A letter issued by the Florida Department of Community Affairs or its predecessor pursuant to Section 380.06(4), F.S. determining that the right to undertake or complete a Development of Regional Impact (DRI) without undergoing development-of-regional-impact review is vested pursuant to Section 380.06(20), F.S.

Capacity (traffic):
The measure of the ability of a traffic facility to accommodate a stream of moving vehicles, expressed as a rate. Thus, it is the maximum number of vehicles that have a reasonable expectation of passing over a given roadway in a given time period under the prevailing roadway and traffic conditions.

Capital Improvement:
Any building or infrastructure project that will be owned by a governmental unit and purchased or built with direct appropriations from the governmental unit, or with bonds backed by its full faith and credit, or, in whole or in part, with federal or other public funds, or in any combination thereof. A project may include construction, installation, project management or supervision, project planning, engineering, or design, and the purchase of land or interests in land.

Capital Improvements Program:
A proposed schedule of all future projects listed in order of construction priority together with cost estimates and the anticipated means of financing each project. Included are all major projects requiring the expenditure of public funds, over and above the annual local government's operating expenses, for the purchase, construction, or replacement of the physical assets for the community.

Circulation Network:
Systems, structures, and physical improvements for the movement of people, goods, water, air, sewage, or power by means of streets, trails, sidewalks, highways, railways, waterways, towers, airways, pipes, and conduits. This also includes handling of people and goods by such means as terminals, stations, warehouses, and other storage buildings or transshipment points.

Civic Space:
An outdoor area permanently dedicated for public use under private or public ownership.

Climate Change:
A long-term change in the average weather patterns that have come to define Earth's local, regional and global climates. These changes have a broad range of observed effects that are synonymous with the term. This term is not interchangable with the term "global warming".

Clustering:
The practice of grouping structures and infrastructure on a portion of a devel
opment site rather than distributing them evenly throughout a site while remaining below the applicable gross density or intensity

Community Garden:
Any piece of land where herbs, fruits, flowers, vegetables, or trees are primarily cultivated using a variety of technologies and maintained by a group of individuals from the community. Community gardens may produce food for individual consumption, donation, or off-site sales. A community garden may be designed for beautification of the community educational purposes, community building, and public health.

Compatibility:
The degree to which a land use or built form is well-suited to the surrounding existing or intended forms and land uses.

Compensatory Storage:
Preserves the ability of the floodplain to store water. The loss of storage due to buildings or fill in the floodplain is compensated for by providing an equal volume of storage that is lost.

Comprehensive Plan:
The adopted official statement of a legislative body of a local government that sets forth (in words, maps, illustrations, and/or tables) goals, policies, and guidelines intended to direct the present and future physical, social, and economic development that occurs within its planning jurisdiction and includes a unified physical design for the public and private development of land and water.

Concurrency Management System:
The adopted procedures and/or processes used to ensure that public facilities that are required as a result of new development are available concurrently with the impacts of such development consistent with Section 163.3180, F.S.

Conservation Areas:
Areas designated for the purpose of conserving or protecting natural resources or environmental quality and include areas designated for such purposes as flood, control, protection of quality or quantity of groundwater or surface water, floodplain management, fisheries management, or protection of vegetative communities or wildlife habitats.

Conservation Area Determination:
Parcels that contain wetlands may require a Conservation Area Determination (CAD) prior to development. This process will determine the boundaries of the onsite wetlands and the class of wetland to which they belong.

Consistency:
Refers to the appropriate correlation between Sector / Place Type ~~Future Land Use~~ Typology designation and Transect classification.

Constrained Roadway:
A traffic facility to which adding two or more through lanes to meet current or future traffic needs is not possible because of location within the boundary of a municipal jurisdiction, existing development and right-of-way limitations, policy barriers, and/or hydrological features. (Policy T2.2.3)

Context Sensitive Design (CSD):
Refers to roadway standards and development practices that are flexible and sensitive to community values, as well as the type and scale of proximate development and pedestrian activity. CSD requires roadway design decisions to better balance economic, social and environmental objectives.

Contiguous:
Land adjoining or touching by a common corner or a common boundary line. Connected or “next to”. This term is usually used to refer to adjoining pieces of real estate.

Crime Prevention through Environmental Design (CPTED):
A multi-disciplinary approach of crime prevention that uses the effective use of the built and natural environments to deter crime in neighborhoods and other shared public spaces. Strategies aim to reduce victimization, deter criminal acts, and build a sense of community among inhabitants.

Cultural Landscapes:
Geographic areas that may have been modified by human activities and identified as representative of a certain period of time or having other cultural heritage value or interest

Density:
The number of developed units in a specified area of land measured by Floor Area Ratio or dwelling units per acre.

Density Calculation:
In reference to density calculations for Affordable or Attainable housing units, a formula used to determine the number of units that will be required to be Attainable or Affordable based on the base number of units indicated in the respective Future Land Use or Place Type. Different calculations may be developed in order to achieve other policy goals such as more park land, parking or other amenities.

Developable Land Area:
The gross land area, excluding surface waters and certain conservation areas from the land area calculations.

Development of Regional Impact (DRI):
Pursuant to Section 380.06(1), F.S., a development of regional impact is defined as any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety or welfare of citizens of more than one county.

Development Order:
Any order issued by the county granting, denying, or granting with conditions an application for a development permit as that term is defined in Section 163.3164, F.S.

Electrical Power Facility:
Any electric generating facility that uses any process or fuel and includes any associated facility that directly supports the operation of the electrical power facility.

Endangered Species:
Fish and wildlife species that meet criteria to be listed as federally endangered, federally threatened, state threatened, or Species of Special Concern. The current listing status of all of Florida's federal and state listed species is found in Florida's endangered and Threatened Species List.

Endangered and Threatened Species:
Flora and fauna as identified by the U.S. Fish and Wildlife Service's "List of Endangered and Threatened Wildlife and Plants" in 50 CFR 17.11-12; and fauna identified by the Florida Fish and Wild life Conservation Commission (FWC) in Section 9-27.03-05, F.A.C. Endangered species are so designated due to man-made or natural factors which have placed them in imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

Energy Burden:
The percentage of gross household income spent on energy costs.

Environmentally sensitive areas:
An area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would be easily disturbed or degraded by human activities and developments.

Environmentally Sensitive Lands:
Shall mean conservation areas as defined in Chapter 15, Article X, Orange County Code, and their adjacent uplands, rare upland habitat including but not limited to sandhill and scrub, and those wetland and upland systems. As per Chapter 15, Article X, conservation area means those areas which have the requisites in section 15-378 and which are functional pursuant to section 15-379. Conservation areas may be determined as Class I, II, or III.

Equality:
Each individual or group of people is given the same resources or opportunities.

Equity:
Recognizes that each person or group has different circumstances and allocates the exact resources and opportunities needed to reach an equal outcome.

Facilities:
A structure or place which is built, installed, or established to serve a particular purpoase. For the purpose of Vision 2050 the term "facilities" shall include supply, treatment, and transmission facilities.

Farm Stand:
A temporary structure such as a table, stall or tent used for the display and sale of food grown on-site.

Farmers Market - A publicly or privately operated, light retail use held in an open area or structure, occasionally or continuously, with multiple vendors that specialize in the sales of locally cultivated or raised products, food, and handcrafted items.

Flexible Density:
Additional Floor Area Ratio, square footage, height, or number of units per acre granted to a development, exceeding the adopted standard, in exchange for a public good.

Florida Friendly Landscaping:
Landscape design and plant materials list which reduces maintenance and fertilizer and pesticide use, saves water, and supports native wildlife species by utilizing locally native plant species.

Food Insecurity:
A household-level economic and social condition of limited or uncertain access to adequate food.

Food Systems:
A complex web of activities involving food production, processing, transportation, and consumption. It addresses sustainable agriculture, urban agriculture, food waste (composting and distribution), farmland preservation, and food banks.

Form Based Code (FBC):
A means of regulating land development to achieve a specific urban form. Form-Based Codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle, with less focus on land use, through municipal regulations. An FBC is a regulation, not a mere guideline, adopted into city, town, or county law and offers a powerful alternative to conventional zoning regulation.

Floor Area Ratio (FAR):
~~Determined by dividing the total number of units/square footage by the net developable land area.~~ Determined by dividing the total square footage of all buildings on the site (including residential buildings and not including parking structures) by the developable land area.

Functional Classification:
The assignment of roads into systems according to the standards provided in the Highway Classification Manual and the Florida Department of Transportation Quality/Level of Service Handbook.

Geographic Information System (GIS):

A computer-based system for generating maps comprised of different informational elements such as the location of groundwater recharge areas with the location of industrial sites, topographical maps, soil maps, aerial and satellite photographs.

Global Warming:

he long-term heating of Earth's surface observed since the pre-industrial period (between 1850 and 1900) due to human activities, primarily fossil fuel burning, which increases heat-trapping greenhouse gas levels in Earth's atmosphere. This term is not interchangeable with the term "climate change."

GOPs:

Goals, Objectives, and Policies. Comprehensive Plan structure required by Florida Statue. Goals are broad statements of purpose that do not provide specific descriptions. Objectives are more specific statements of purpose. Polices are rules or actions that a community intend to implement to meet desired goals and objectives.

Green Building:

The resource efficient design, construction, and operation of buildings by employing environmentally sensible construction practices, systems, and materials. For the purposes of new development and/or redevelopment in the Priority Redevelopment Areas of the Urban Redevelopment Area, it shall mean compliance with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System criteria and/or the Florida Green Building Coalition's standards.

Greenhouse Gas Emissions:

Any gas that has the property of absorbing infrared radiation (net heat energy) emitted from Earth's surface and reradiating it back to Earth's surface, thus contributing to the greenhouse effect.

Green Jobs:

Fall into one of these two areas:

1) Jobs in businesses that produce goods or provide services that benefit the environment or conserve natural resources.

2) Jobs in which workers' duties involve making their establishment's production processes more environmentally friendly or use fewer natural resources.

Green Stormwater Infrastructure (GSI):

A nature-based solution to water quality issues that urban stormwater runoff causes and provides greater benefits than conventional (or "Gray") stormwater solutions. GSI combines economic and environmental sustainability, adaptability, resiliency, and social equity.

Growth Center:

Designated areas in the Rural Service Area where urban uses are allowed due to contiguous urban development, which has occurred outside and adjacent to the boundaries of unincorporated Orange County, provided services and facilities are available from the adjacent local government.

Heat Island :

That part of a metropolitan area which suffers markedly high temperatures as compared to its rural counterpart due to expanses of pavement exposed the sun and excessive human activity. The difference in temperature is noticed usually during the night and when winds are weak.

Impact Fee:
A fee levied on the developer or builder by the county or other public agency as compensation for otherwise unmitigated impacts the project will produce.

Impervious Surface:
Manmade surfaces for roads, sidewalks, driveways and parking lots, which are covered by water-resistant materials such as asphalt and concrete and rooftops. Soils compacted by urban development are also highly impervious.

Infill Development:
The development of vacant land, small or large size tracts, within established neighborhoods or within the Urban Service Area.

Infill Master Plan:
A study completed by County Planning Staff in 2008. It identified urbanized areas of the County that had experienced disinvestment throughout the 1980's and 1990s. However, many of these areas seemed good candidates for redevelopment because of a combination of the following: level of existing infrastructure, connectivity and proximity to transit. These same areasare now included in the Target Sector of the Vision 2050 Plan.

Infrastructure: Facilities and services needed to sustain development, land use, and human health and activity. Specific components of infrastructure may be site-based, such as fire stations, parks, schools, and other public facilities; or linear in nature, such as streets, water, sewer, and utility lines, and greenways.

Intensity: A quantitative measure of non-residential development, usually expressed in terms of floor area ratio. Sometimes used in reference to the mix and distribution of uses within a given area that determines the impact on public facility systems and transportation facilities.

Interconnectivity:
Physical and communications connections within and between specific projects, organizations, neighborhoods, and regions.

Land Development Code: The Orange County Land Development Regulations, named Orange Code, which are consistent with and implement the comprehensive policy plan pursuant to the requirement of Section 163.3202, F.S. and which the county is obligated by Chapter 163, F.S. to enforce.

Level of Service Standard (LOS):
A measurement indicating the degree of service for a designated public facility based on the operational characteristics of such facility as defined in the FDOT Quality Level of Service Manual.

Linear Public Facility: Any facility, including, but not limited to, roads, trails, sidewalks, pipelines, and other similar facilities that are located within and extended through publicly owned, leased, funded, or operated linear paths and rights-of-way.

Lot of Record: A lot which is included in a subdivision the plat of which has been recorded in the Public Records of Orange County, Florida; or a parcel of land the deed of which was recorded in the Public Records of Orange County, Florida, on or before February 4, 1959.

Low Impact Development (LID):
An innovative land planning and design approach which seeks to maintain a site's pre-development ecological and hydrological function through the protection, enhancement, or mimicking of natural resources.

Market Area:

The planning framework which distinguishes between six (6) geographic areas within Orange County, based on, environmental features, transportation systems, land use patterns, development history, and economic drivers.

Missing Middle Housing :

A range of multi-family or clustered housing types that are compatible in scale with detached single-family or transitional neighborhoods. Examples include duplexes, fourplexes, cottage courts, townhouses, and live-work units.

Mixed-Use:

~~A kind of urban development, urban design, urban planning and/or a zoning type that blends multiple uses, such as residential, commercial, cultural, institutional, or entertainment, into one space, where those functions are to some degree physically and functionally integrated, and that provides pedestrian connections.~~ A type of development designed to encourage a diversity of compatible land uses, which include a mixture of two or more of the following uses: residential, office, retail, institutional, recreational, light industrial, and other miscellaneous uses. Mixed use development may be applied horizontally or vertically to a building, lot, block.

Multimodal:

More than one travel mode that potentially includes auto, bicycle, bus, pedestrian, aviation, rail, seaports, and transit.

Municipal Services Benefit Unit (MSBU):

Non-ad valorem assessment district established to provide funding for improvements in a specific geographic area within the county. This is a special assessment or one-time benefit for improvements within an established district or neighborhood without maintenance requirements.

Municipal Services Taxing Unit (MSTU):

A funding mechanism for community members to create through approval of the Board of County Commissioners. It is a special taxing district to make improvements to their neighborhood and/or community area. An MSTU addresses capital improvements that typically require continued maintenance obligations, for example street lights that require shared, ongoing energy payments

Neighborhood Center:

A ~~place type~~ typology defined by neighborhood-scale retail and amenities with lower density development.

Neighborhood Improvement District:

Neighborhood Improvement District Local Government Neighborhood Improvement District (LGNID) is one of the four types of Neighborhood Improvement Districts authorized by Florida law (see Part IV, Chapter 163, F.S.). The district has authority to levy special assessments and levy ad valorem tax on real and personal property. The Pine Hills NID is one example of a Neighborhood Improvement District in Orange County.

Nonconforming Use:

Existing use that is non-conforming to the zoning criteria applied to the property.

Open Space:

(as defined in Chapter 38) Land set aside for: (1) the protection of natural resources (such as uplands, wildlife habitats, and groundwater recharge areas) and areas unsuitable for development due to natural hazards (such as wetlands, floodplains, and areas of unsuitable soils); (2) recreation areas; and (3) the enhancement of the urban environment (including buffer areas, landscaped areas, plazas, and hardscapes).

Paratransit:
An alternative transport service for those with accessibility needs. Characterized by the flexible routing and scheduling of small vehicles (taxis, vans, or small buses) to provide shared occupancy, doorstep, or curbside personalized transportation service to members of the community who are unable to utilize the fixed-route or traditional public transport services.

Pedestrian-Friendly:
The density, layout, and infrastructure that encourages walking and biking within a subdivision or development, including short setbacks, front porches, sidewalks, and bikepaths.

Pedestrian Shed:
An area, approximately circular, that is centered on a common destination. A Pedestrian Shed is applied to determine the approximate size of a neighborhood. The outline of the shed must be refined according to actual site conditions, particularly along Thoroughfares. A Standard Pedestrian Shed is 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. It has been shown that provided with a pedestrian environment, most people will walk this distance rather than drive. A Long Pedestrian Shed is 1/2 mile radius or 2640 feet and may be used for mapping when transit is present or proposed.

Passive Recreation:
Recreation that involves existing natural resources and has a minimal impact. These activities generally do not require a developed site. This generally includes such activities as hiking, horseback riding, and observation, and picnicking.

Placemaking:
Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalizes on a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being. It is political due to the nature of place identity. Placemaking is both a process and a philosophy that makes use of urban design principles.

Place Types:
Organize the future development pattern, set a desired urban form, encourage greater walkability, create accessible public spaces, promote a more competitive environment for small businesses and foster a greater housing diversity. Place Types and typologies will be used to replace future land use designations.

Planned Development:
A Planned Development can be either a Future Land Use or Zoning Designation. It was developed to accommodate mixed use zoning or commercial zoning that would require multiple waivers from the traditional zoning category or land use standards.

Preservation Areas:
Land dedicated in perpetuity through fee title, conservation easement, or equivalent legal protection mechanism to meet the preservation, conservation enhancement, and restoration objectives.

Recreation Areas:
Include both activity-based and resource-based sites.

Remote Work:
An arrangement under which an employee is scheduled to perform work within or outside the local commuting area of an agency worksite and is not expected to report to an agency worksite on a regular and recurring basis.

Renewable Energy: Electrical, mechanical, or thermal energy produced from a method that uses one or more of the following renewable fuels or energy sources: hydrogen produced from sources other than fossil fuels, biomass, solar energy, geothermal energy, wind energy, ocean energy, waste heat, and/or hydroelectric power. Energy generated from uranium sources or nuclear power is not considered Renewable Energy.

Resource-Based Parkland:
Provides access to natural and historic resources with passive-in-nature activities including, but limited to, fishing, lake swimming, hunting, camping, and picnicking, which are secondary to the natural resources required for each activity.

Residential Density:
A quantitative measure of residential development, usually expressed in terms of dwelling units per acre. Sometimes also referencing the distribution of dwelling units within a given area that determines the impact on public facility systems and transportation facilities.

Resiliency:
The ability of environmental or urban systems to adapt, recover and return to original form and functioning.

Right-of-Way:
A public or private area that allows for the passage of people or goods. Right-of-way includes passageways such as freeways, streets, bike paths, alleys, and walkways. A public right-of-way is land that is dedicated or deeded to the public for public use and under the control of a public agency

Roadway Conceptual Analysis:
A study that confirms roadway and corridor needs, recommends the most suitable alignment and design characteristics, provides refined cost estimates, and analyzes social/environmental land use impacts.

Rural Residential Enclave:
Single-family neighborhood generally featuring a homogeneous and stable pattern of development, well-defined geographic boundaries, and low residential densities characteristic of rural settings.

Rural Service Area:
The area of the unincorporated County not in the Urban Service Area.

Rural Settlements:
Existing or planned communities within the Rural Service Area containing varied and relatively large lot sizes, as well as support services and facilities, such as neighborhood commercial, office, and community facilities. Many of the Rural Settlements were listed in the 1980 Decennial Census as Unincorporated Places.

Safe Neighborhoods:
Administered by Orange County Neighborhood Services Division, the Safe Neighborhoods Program helps reduce crime through projects that enhance the safety and beauty of each location. There are 8 Safe Neighborhood groups in Orange County.

Scale of Development:
The relationship of a particular project in terms of size, height, bulk, intensity of use, and aesthetics to its surroundings.

Scope 1 Emissions:
Direct greenhouse (GHG) emissions that occur from sources that are controlled or owned by an organization

Scope 2 Emissions:
GHG emissions that a company causes indirectly when the energy it purchases, and uses is produced.

Scope 3 Emissions:
encompasses GHG emissions that are not produced by the company itself, and not the result of activities from assets owned or controlled by them, but by those that it's indirectly responsible for, up and down its value chain.

Sector:
A long range urban planning strategy which indicates the whether an area should generally experience new development, redevelopment or stay largely unchanged within the planning timeline.

Strategic Intermodal System (SIS):
Florida DOT's highest priority network of transportation facilities, established in 2003 to focus Florida's limited transportation resources on the facilities most significant for the interregional, interstate, and international economy and mobility. Facilities and services included in the SIS include components of all modes of travel.

Stormwater:
The flow of water which results from a rainfall event.

Stormwater Management:
The system, or combination of systems, designed to treat stormwater, or collect, convey, channel, hold, inhibit, or divert the movement of stormwater on, through, and from a site.

Streetscape:
The visually exposed area and individual components within, and just beyond, the street rights-of-way, including sidewalks, street furniture, landscaping and trees, and the front facades of nearby structures.

Street Vibrancy:
The end goal of strategies like Complete Streets and Context Sensitive Design, often associated with activity intensity, the diversity of land-use configurations, and the accessibility of the street. Streets are treated as public places that encourage casual experiences, community engagement, a diversity of uses, and local economic development by keeping the needs and desires of people front-of-mind. The vibrancy of a street is dependent on matching the facilities and services that are offered to the needs of the community that it serves, as well as several external factors that include social trends, economic conditions, and local demographics.

Strip Commercial Land Uses:
Commercial uses adjacent to roadways that are located outside the reasonable zone of influence of the intersection to which they relate. They are characterized by individual curb and median cuts and lack visual landscaped buffers. Strip commercial land uses do not include outparcels in shopping centers, malls, or similar developments where access is provided internally from the shopping center/mall or similar development, or via a system of shared or common driveways.

Subdivision:
The division of land, whether improved or unimproved, into three (3) or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land for the immediate or future purpose of transfer of ownership or building development where the subdivider advocates, proposes, suggests or exhibits a proposed plan, map or plat of development of the land; and includes where the sub divider proposes to establish new streets and alleys, additions, and resubdivisions, or a right-of-way or easement that joins or connects to an existing public street for ingress and egress, or to change an existing public street.

Sustainable Agriculture:
An integrated system of plant and animal production practices having a site-specific application that will over the long-term: Satisfy human food and fiber needs; enhance environmental quality and the natural resource base upon which the agriculture economy depends; Make the most efficient use of nonrenewable resources and on-farm resources and integrate, where appropriate, natural biological cycles and controls; Sustain the economic viability of farm operations; Enhance the quality of life for farmers and society as a whole.

Sustainable Material Management (SMM):
a systematic approach to using and reusing materials more productively over their entire life cycles. It represents a change in how our society thinks about the use of natural resources and environmental protection.

Telework:
Refers to a work flexibility arrangement, approved in advance by a supervisor, that allows an employee to work from an approved alternative worksite other than the employee's official duty location for an approved number of days each pay period.

Traffic Calming:
A concept concerned with reducing the adverse impact of motor vehicles on built-up areas. Usually involves reducing vehicular speeds, providing space for pedestrians and cyclists, and improving the local environment. Examples include chicanes, chokers, road diets, roundabouts, and speed tables.

Transit:
The conveyance of passengers or goods from one place to another by means of a local, public transportation system.

Transit Facility:
An existing or proposed transit passenger station, an existing or proposed transit maintenance, storage or service facility, or an existing or proposed right-of-way for use in providing transit services.

Transit Oriented Development (TOD):
Land development projects which promote walking, cycling, and other non-motorized forms of transport through purposefully reduced project scale, incorporating a mix of uses, and through compact site design. Such developments are often located proximate to reliable public transit with short headway timing.

Transit Ready:
Areas that are developed with density, mixed uses, to support the later establishment of transit lines and facilities.

Transects:
Defines a series of zones that transition from sparse rural farmhouses to the dense urban core. Each zone is fractal in that it contains a similar transition from the edge to the center of the neighborhood.

Transportation Demand Management (TDM):
Application of strategies to manage and reduce travel demand on existing transportation systems.

Transportation Disadvantaged:
Those individuals who, because of physical or mental disability, income status, location, or age, are unable to transport themselves or purchase transportation and are therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

Transportation Systems Management Operations (TSMO):
A strategic approach to proactively improve mobility for all modes of transportation by integrating planning and design with operations and maintenance to holistically manage the transportation network and optimize existing infrastructure.

Typology:
A designation used for growth management, formerly called Future Land Uses. A subset of a Center, Corridor, or Neighborhood Place Type and unique to that Sector, typologies regulate the density/intensity, general uses, and choice of permitted transects. Typologies also describe the place-based community characteristics that shape the building pattern, including the pedestrian shed, FDOT Context Classification, Civic Spaces, transit, etc.

Unincorporated:
A region or area that is not governed by a local municipal corporation, such as a city or town.

Upland: Land above the level where water flows or where flooding occurs, especially near wetland. Uplands can be the habitat or rare species or ecosystems

Urban Agriculture:
The cultivation, processing and distribution of agricultural products in urban and suburban areas. Community gardens, rooftop farms, hydroponic, aeroponic, and aquaponic facilities, and vertical production are all examples of urban agriculture.

Urban Infill Redevelopment Area (UIRA):
A designation for urbanized areas that grants certain taxing and other abilities for the purpose of targeting economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment. Florida Statues 163.2517 outlines the criteria for UIRA designation.

Urban Open Spaces:
Areas set aside to enhance the urban landscape. These can include buffer areas, landscaped areas, and stormwater retention areas designed as an amenity.

Urban Service Area:
A growth management tool that establishes the area where a full range of urban services either exist or are planned to exist during the County's twenty-year planning period. Urban services include, but are not limited to, central sewer and water, transportation access, mass transit provision, primary drainage facilities, solid waste disposal, recreation facilities, libraries, and fire protection. The Urban Service Area serves to concentrate urban development for efficient provision of services and facilities.

Vertically-Mixed Uses :
A mid- or high-rise building that contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels.

Vision Plan:
Embodies a community vision for guiding growth in Orange County. It ensures that adequate public facilities and services are available to accommodate growth and preserve quality of life desired by Orange County residents. The County's Comprehensive Plan includes a Future Land Use (FLU) Map, with FLU designations for all property in unincorporated Orange County. Many of the desire land use goals are implemented by the Land Development Code.

Walkability:

A measure of how friendly an area is to walking, which benefits the health of residents and increases the livability of cities. While it is primarily defined as the ability to safely walk to amenities within a reasonable distance (30 minutes or less), the definition has also come to include the inviting character of the walk, for example pleasant and shaded, interesting, and protected.

Watershed:

A drainage area or drainage basin(s) contributing to the flow of water in a receiving body of water.

Wetland:

Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, and similar areas.

Workforce Housing:

The attainment of rental or for sale housing to an individual or family whose annual household income, as adjusted for household size, does not exceed 120 percent of the area median income, with an emphasis on households with an annual income between 80 percent to 120 percent of the Area Median Income (AMI). The AMI is published annually by the U.S. Department of Housing and Urban Development (HUD).