

PROPOSED NORTH DEAN ROAD TOWNHOMES

Proposed FLUM Amendment & Rezoning

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FLU1.3.1 A [4]

A. Per Section 163.3177(6)(a)9.a, Florida Statutes, amendments to the Comprehensive Plan, 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.

[4]. **Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas,** natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems;

OBJ C1.3 & SM1.1.1

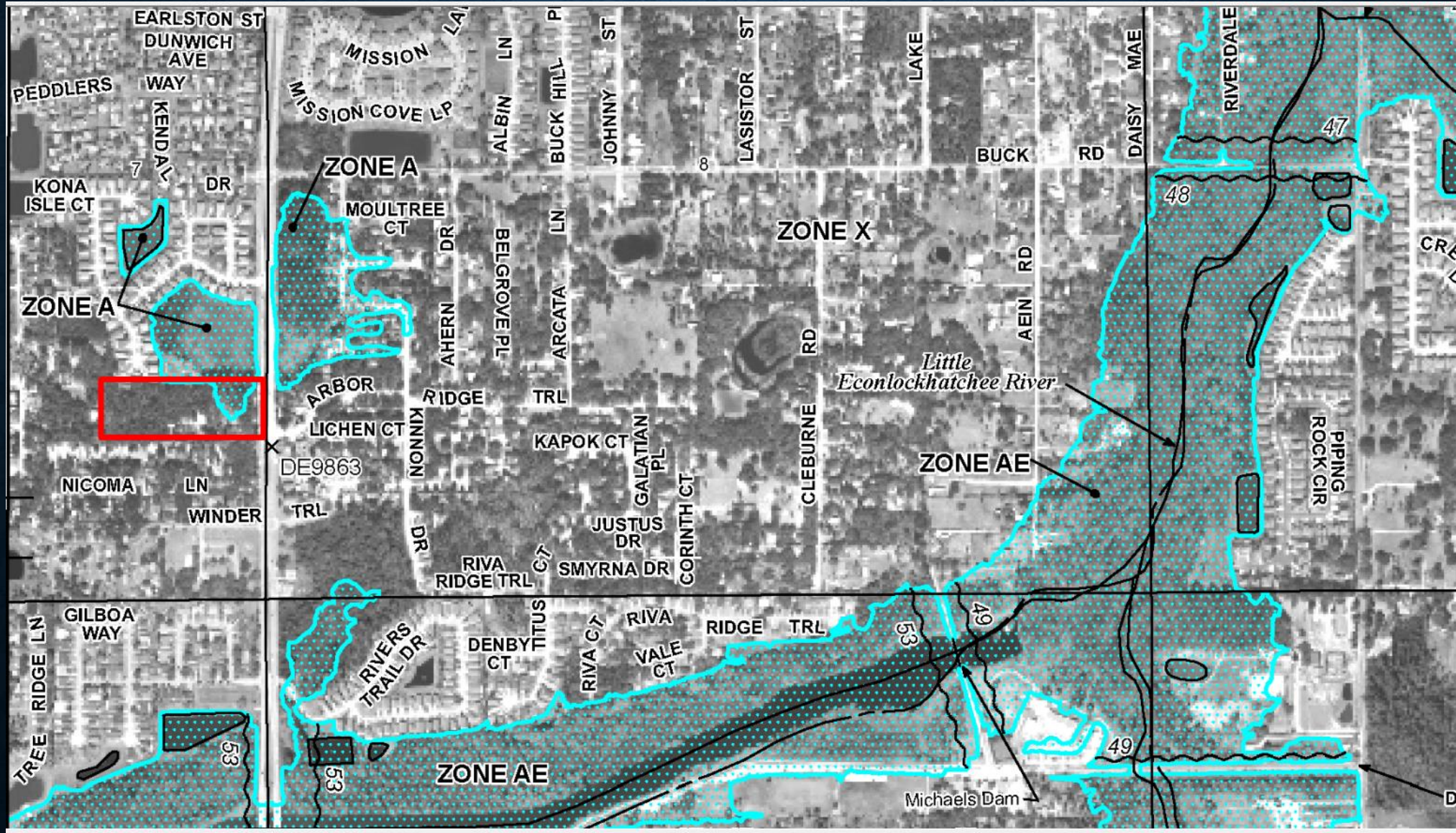
C1.3:

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.

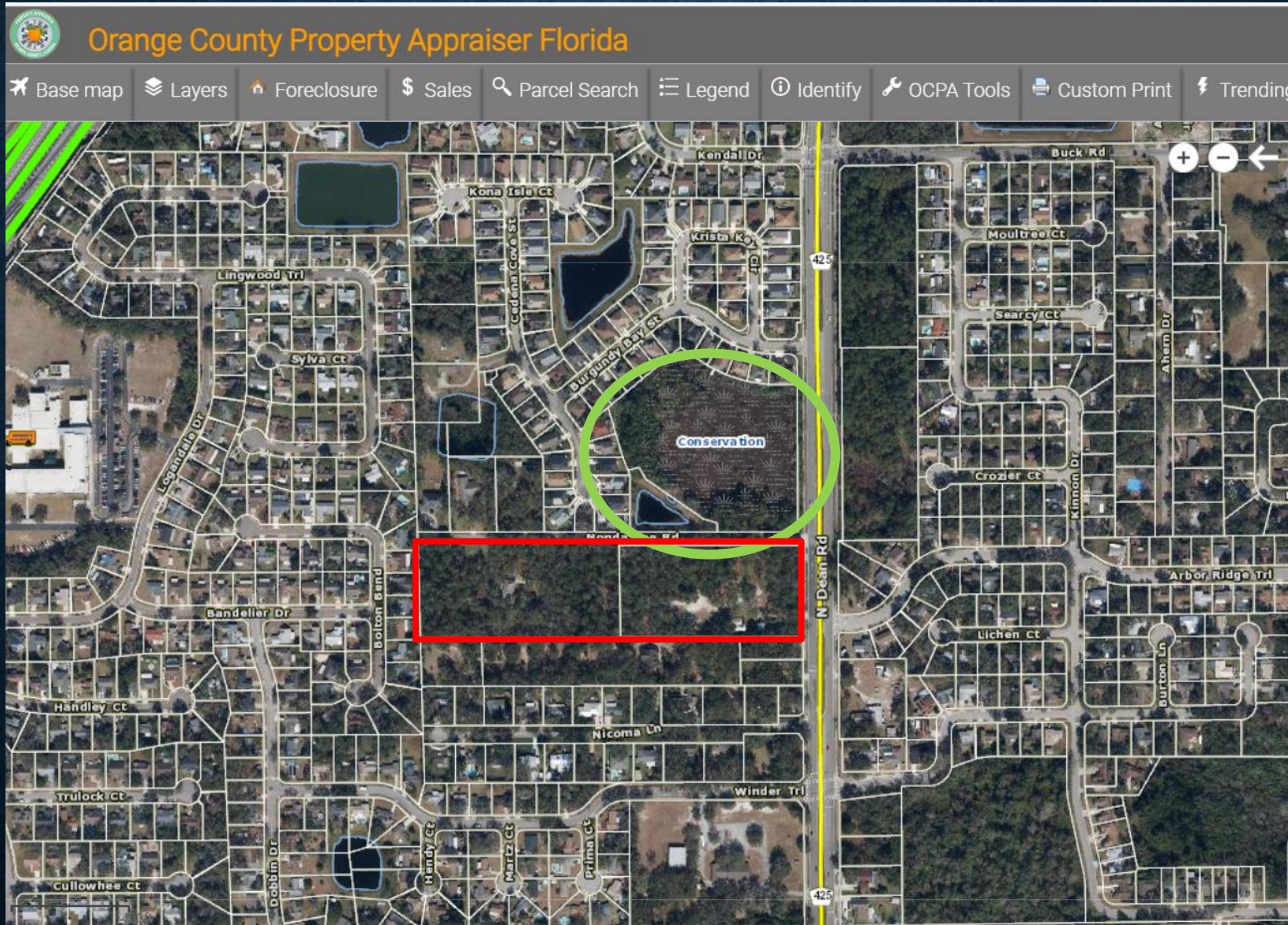
SM1.1.1:

Orange County shall **not approve** for construction any road, street, or facility proposed to be constructed **within a designated flood hazard area**, ...

FEMA FIRM MAP



ADJACENT TO CONSERVATION AREA



USGS TOPO

The image is a screenshot of the USGS Topo website. At the top left is the USGS logo with the tagline "science for a changing world". At the top right are links for "USGS Home", "Contact USGS", "Search USGS", and "topoBuilder". Below the header is a green navigation bar with "Help", "Data Download", and "Services". A search bar on the right contains the text "Find address or place". The main area is a topographic map of a residential neighborhood. A red rectangle highlights a specific area on Nonda Lee Rd, between Bolton Bend and Nicoma Ln. The map shows contour lines, roads, and two lakes: Lake Telfer and Lake Douglas. A scale bar at the bottom left indicates a scale of 1:9,028 and a zoom level of 16. The bottom right corner features the Esri logo and a copyright notice for 2013.

USGS Home
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Find address or place

Scale: 1:9,028
Zoom Level: 16
600ft

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Informa... esri

BEFORE AND AFTER HEAVY RAIN EVENTS



Concerns from Proposed Project:

- 1) Will negatively impact environmentally sensitive areas** including adjacent wetlands and upland buffers, and associated wildlife habitat.
- 2) Will cause extensive flooding and property damage** to surrounding neighborhoods by placing fill and large areas of impervious surface from the proposed townhomes.

		Plan			
	Low Density Residential (LDR)	4 du/ac	x 2.5	33	A-1*, A-2*, R-CE*, R-1, R-1A, R-1AA, R-1AAA, R-1AAAA, R-2**, R-T-1, R-T-2, R-L-D, PD
8.42 ac	Low-Medium Density Residential (LMDR)	10 du/ac + workforce housing bonus		76	R-1, R-1A, R-2, R-T, R-T-1, PD, U-V

Thank you for your time.