

ORANGE COUNTY

PLANNING DIVISION

2019-2 CONTINUED SMALL SCALE CYCLE AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

LOCAL PLANNING AGENCY

**July 28, 2020
ADOPTION PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION






Interoffice Memorandum

July 28, 2020

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

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

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

SUBJECT: Adoption Public Hearings – 2019-2 Continued Small-Scale Development
Amendment and Concurrent Rezoning Request

The 2019-2 Continued **Small-Scale Development** Amendment and concurrent rezoning requests are scheduled for a BCC adoption public hearing on July 28, 2020. This amendment was remanded by the Board of County Commissioners (BCC) on March 10, 2020 to return to the PZC/LPA for further review because the applicant's requested changes to the advertised requests were considered substantial. The proposed FLUM Amendment and concurrent rezoning requests prior LPA Adoption public hearings were held on October 17, 2019, and both requests were recommended for adoption and approval at that time. The new PZC/LPA adoption public hearings for this amendment were conducted before the PZC/LPA on June 5, 2020, and are scheduled before the BCC on July 28, 2020. The report is also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

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

The 2019-2 Continued Small-Scale Development Amendment scheduled for consideration on July 28 is a privately-initiated Future Land Use Map Amendment (located in District 5) which has a concurrent rezoning request. If the BCC adopts the proposed amendments, the Small-Scale Development Amendments will become effective 31 days after the public hearing, provided no challenges are brought forth for any of the amendments.

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

AAV/sw

Enc: 2019-2 Continued Small-Scale Development Amendments – BCC Adoption Staff Report

c: Christopher R. Testerman, AICP, Assistant County Administrator
Joel Prinsell, Deputy County Attorney
Erin Hartigan, Assistant County Attorney
Whitney Evers, Assistant County Attorney
Roberta Alfonso, Assistant County Attorney
Gregory Golgowski, AICP, Chief Planner, Planning Division
Olan D. Hill, AICP, Assistant Manager, Planning Division
Eric P. Raasch, AICP, Planning Administrator, Planning Division
Read File

2019-2 Session II Continued Small Scale Development Comprehensive Plan Amendments

Privately Initiated Future Land Use Map Amendments

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Parcel ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Rezoner	Staff Rec	LPA Rec
District 5														
<u>2019-2-S-5-4</u> <u>1123 W Fairbanks Ave</u>	RZ-19-10-041	Winter Park Prime Properties, LLC	Tom Sullivan	03-22-29-0900-02-000	1123 W. Fairbanks Ave., Generally located north of W. Fairbanks Ave., east of Estill Ct., west of Adanson St., and south of Alton Ave.	Low-Medium Density Residential (LMDR)	Commercial (C) (south 1.085 acre)	R-1A (Single-Family Dwelling District)	R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District) (south 1.085 acre) and R-1A (Single-Family Dwelling District) to R-2 (Residential District) (north 0.664 acre)	FLUM Amendment: 1.085 gross acre; Rezoning: 1.75 gross acre	Alyssa Henriquez	Nate Wicke	Adopt LMDR to C on the south 1.085 ac. portion of the subject parcel & Approve rezoning R-1A to C-1 on the south 1.085 ac. portion of the parcel and R-2 on the north 0.664 ac. of the subject parcel with 4 restrictions	Adopt LMDR to C on the south 1.085 ac. portion of the subject parcel & Approve rezoning R-1A to C-1 on the south 1.085 ac. portion of the parcel and R-1 on the north 0.664 ac. of the subject parcel with 6 restrictions (7-0)

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residential; HDR-High Density Residential; PD-Planned Development; INST-Institutional; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/5-Rural Settlement 1/5; RS 1/2-Rural Settlement 1/2; RS 1/1-Rural Settlement 1/1; GC-Growth Center; USA-Urban Service Area; WB-Water Body; ACMU-Activity Center Mixed Use; EDU-Educational; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; TRAN-Transportation; LUP-Land Use Plan; RZ-Rezoning; A-1-Citrus Rural District; A-2-Farmland Rural District; R-T-Mobile Home Park District; R-CE-Country Estate District; R-1A-Single-Family Dwelling District; R-1-Single-Family Dwelling District; R-3-Multiple-Family Dwelling District; R-2-Residential District; R-T-2-Combination Mobile Home and Single-Family Dwelling District; P-O-Professional Office District; C-1-Retail Commercial District; C-2-General Commercial District; C-3-Wholesale Commercial District; I-1/I-5-Light Industrial District; PD-Planned Development District; RZ-Rezoning; LUP-Land Use Plan; CDR-Change Determination Request; SR-State Road; AC-Acres

2019-2 CONTINUED SMALL-SCALE DEVELOPMENT

AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS ADOPTION BOOK

INTRODUCTION

This is the Board of County Commissioners (BCC) adoption staff report for the proposed Continued Second Small-Scale Development Amendment (2019-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP) that was remanded by the Board of County Commissioners (BCC) on March 10, 2020 to return to the PZC/LPA for further review because the applicant's requested changes to the advertised requests were considered substantial. The proposed FLUM Amendment and concurrent rezoning requests prior LPA Adoption public hearings were held on October 17, 2019 and both requests were recommended for adoption and approval at that time. The new PZC/LPA adoption public hearings for this amendment were conducted on June 5, 2020, and are scheduled before the BCC on July 28, 2020.

Please note the following modifications to this report:

KEY TO HIGHLIGHTED CHANGES	
Highlight	When changes made
Pink	Following the LPA adoption public hearing (by staff)
Yellow	At the LPA adoption public hearing

The 2019-2 Continued Small-Scale Development Amendment scheduled for consideration on July 28 is a privately-initiated Future Land Use Map Amendment (located in District 5) which has a concurrent rezoning request. If the BCC adopts the proposed amendment, the Small-Scale Development Amendment will become effective 31 days after the public hearing, provided no challenges are brought forth for the amendment.

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

TABLE OF CONTENTS

INTRODUCTION..... Tab 1

SMALL-SCALE DEVELOPMENT AMENDMENT Tab 2

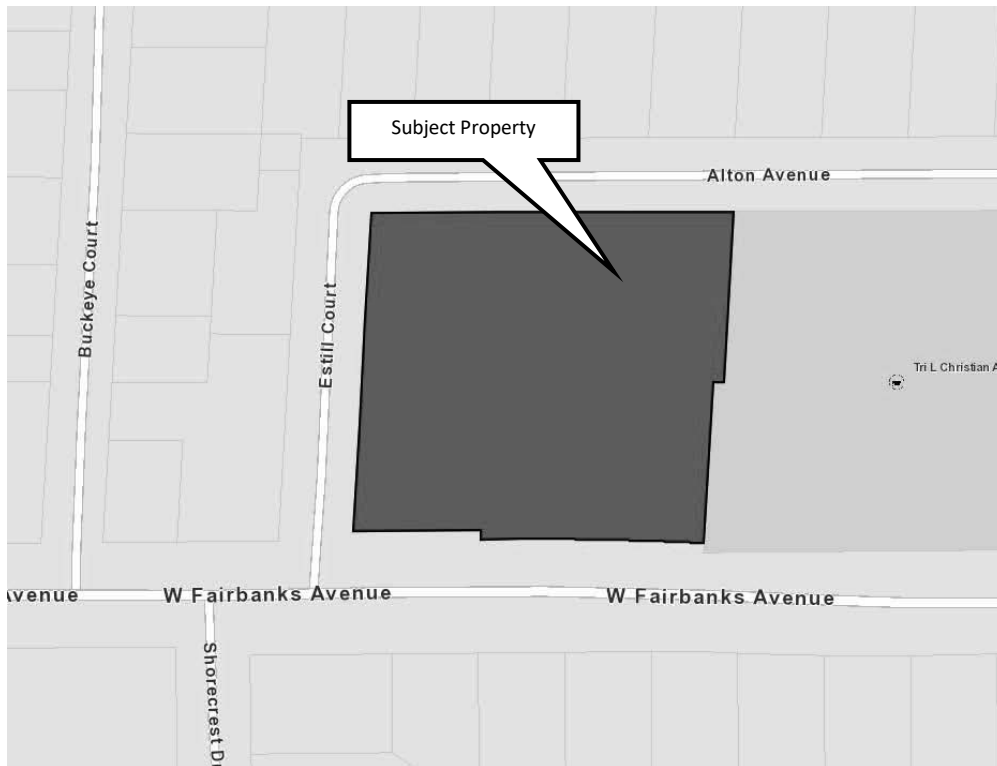
Privately-Initiated Small-Scale Development Future Land Use Map (FLUM) Amendment and Concurrent Rezoning Request

Amendment			Page
1.	Amendment 2019-2-S-5-4 1123 W Fairbanks	Low-Medium Density Residential (LMDR) to Commercial (C)	1
	-and-		
	Rezoning RZ-19-10-041	R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)(south 1.085 acre) and R-1A (Single-Family Dwelling District) to R-2 (Residential District)(north 0.664 acre)	

Community Meeting Summaries..... Tab 3

Facilities Analyses..... Tab 4

Transportation Analyses..... Tab 5



Applicant/Owner:

Tom Sullivan (Gray Robinson)/Winter Park Prime Properties, LLC

Location:

1123 W. Fairbanks Ave., Generally located north of W. Fairbanks Ave., east of Estill Ct., west of Adanson St., and south of Alton Ave.

Existing Use:

Church

Parcel ID Number(s):

03-22-29-0900-02-000

Tract Size:

1.75 gross acres

The following meetings/hearings have been held for this proposal:		Project Information	
Report/Public Hearing	Outcome	Future Land Use Map Amendment Request: Low-Medium Density Residential (LMDR) to Commercial (C) (south 1.085 acre portion)	
✓ Community Meeting held August 21, 2019 with 7 members of the public in attendance. A second Community Meeting was held on December 16, 2019 with 15 residents in attendance.	Community Meeting 1: Neutral Community Meeting 2: Negative	Rezoning: R-1A (Single Family Dwelling District) to C-1 (Retail Commercial District) (south 1.085 acre portion) and R-2 (Residential District) (north 0.664 portion)	
✓ Staff Report	Recommend Adoption	Proposed Development Program: Up to 6 dwelling units on the north portion, and up to 114,345 70,566 square feet of C-1 commercial uses on the south portion (1.5 FAR)	
✓ LPA Adoption PZC Rezoning October 17, 2019	Recommend Adoption of previous request, 7-0	Public Facilities and Services: Please see the see Public Facilities Analysis Appendix for specific analysis on each public facility.	
✓ LPA Adoption PZC Rezoning June 5, 2020	Recommend Adoption (7-0) Rezoning Recommend Approval of C-1 on south 1.085 acres and R-1 on north 0.664 acres, subject to 2 conditions (7-0)	Environmental: This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply.	
BCC Adoption	July 28, 2020	Transportation: The subject property is located within the County's Alternative Mobility Area.	

SITE AERIAL



FUTURE LAND USE - CURRENT



Current Future Land Use Designation:
 Low-Medium Density Residential

Special Area Information:
 Wekiva Study Area

FUTURE LAND USE - AS PROPOSED



Proposed Future Land Use Designation:
 Commercial (C)
 (southern 1.085 acre portion)

ZONING – CURRENT



Current Zoning District:
 R-1A (Single Family Dwelling District)

Existing Uses

North:
 Single Family Residential

South:
 Single Family Residential

East:
 Private School

West:
 Vacant/Single Family Residential

ZONING – PROPOSED



Proposed Zoning District:

C-1 (Retail Commercial District) (southern 1.085 acre portion) and R-2 (Residential District) (northern 0.664 portion)

Staff Recommendations

Staff recommends adoption of the amendment. If the requested Comprehensive Plan amendment is adopted, the Board would then need to take action on the requested rezoning. These items need to be addressed as two separate motions by the Board. Below are the staff recommendations for each of these items.

- 1. FUTURE LAND USE MAP AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Objectives and Policies FLU 1.1, FLU 1.1.1, FLU 1.4.1, FLU 1.4.2, FLU 1.4.4, FLU 1.4.10, FLU 8.2, FLU 8.2.1, FLU 8.2.10, FLU 8.2.11, Conservation Element Goal C1, Open Space Element Policy 1.3.6, and Neighborhood Element Objective OBJ N1.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-S-5-4, Low-Medium Density Residential (LMDR) to Commercial (C) on the south 1.085 portion of the subject parcel.
- 2. REZONING REQUEST:** Make a finding of **consistency** with the Comprehensive Plan and **APPROVE** Rezoning Case RZ-19-10-041, R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District) on the south 1.085 portion of the subject parcel and R-2 (Residential District) on the north 0.664 acres of the subject parcel, subject to the following restrictions:

LPA Recommendation, June 5, 2020:

FUTURE LAND USE MAP AMENDMENT ACTION: Make a finding of consistency with the Comprehensive Plan, determine the proposed amendment is in compliance, and **ADOPT** Amendment 2019-2-S-5-4 (on the south 1.085 acre portion of the subject parcel).

REZONING ACTION: Make a finding of consistency with the Comprehensive Plan and **APPROVE** rezoning case RZ-19-10-041 from R-1A (Single Family Dwelling District) to C-1 (Retail Commercial District) (on the south 1.085 portion of the subject parcel) and R-1 (Residential District) (on the north 0.664 acres of the subject parcel), plus the two restrictions listed below as number 5 and 6.

Restrictions

- 1) New billboards and pole signs shall be prohibited;
- 2) A Type "C" buffer shall be used to separate neighborhood commercial (C-1) uses from all residential areas, unless a variance to this restriction and buffer is approved by the Board of Zoning Adjustment (BZA). This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years;
- 3) For the commercially zoned portion of the subject property, the applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-1 uses; and

- 4) Access to the commercially zoned property from Alton Avenue and Estill Court shall be prohibited.
- 5) The following uses shall be prohibited from the property: tattoo parlors, bars, pawn shops, gas stations, strip clubs, and massage parlors.
- 6) A 6 foot wall must be constructed between the residential and commercial property.

Analysis

1. Background Development Program

The applicant, Thomas Sullivan, has originally requested to change the Future Land Use Map (FLUM) designation from Low-Medium Density Residential (LMDR) to Commercial (C). In conjunction with the FLUM amendment, the applicant has applied for a rezoning (RZ-19-10-041) from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District). After gaining feedback from area residents, the applicant amended his proposal to change the Future Land Use Map (FLUM) designation from Low-Medium Density Residential (LMDR) to Commercial (C) only on the south 1.085-acre portion of the subject parcel. The applicant additionally amended the rezoning request from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District) on the south 1.085-acre portion of the subject parcel, and to R-2 (Residential District) on the north 0.664-acre portion.

The subject site is located on the north side of W Fairbanks Ave., south of Alton Ave., east of Estill Ct., and west of Adanson St. The subject site is bordered to the north, west, and south by single family residential homes, and to the east by a church. The site is currently developed with a church.

The requested Commercial (C) FLUM designation would allow for consideration of neighborhood and community-scale commercial and office development with a maximum floor area ratio (FAR) of 1.50, or specifically up to ~~114,345~~ 70,566 sq. ft. of retail commercial uses on the subject property.

The community meeting for the proposed amendment was held on August 21, 2019 at Killarney Elementary School. After an overview of the proposed future land use map amendment and process were presented, the applicant Tom Sullivan, provided an over view of the request. Mr. Sullivan noted there was no ender user in mind- and the specific commercial use had not yet been identified. One of the primary concerns of residents was the proposed commercial use. Mr. Sullivan stated there was a possibility for a self-storage facility, or office building. Residents were also concerned that the proposed development would be accessed through Alton Avenue and Estill Court, primarily residential streets. The applicant team's civil engineer noted that the proposed development would most likely have access off of Estill Court, mainly for emergency vehicles. He indicated the main access would be on W. Fairbanks Avenue, with no access off Alton Avenue.

One resident had concerns about the potential traffic impacts of the new development, and the safety of children who play in the surrounding residential area. Other residents expressed that they would prefer a residential product, or mixed-use product for live-work instead of commercial. Citizens made a request for a 6' high wall along the perimeter of the proposed project where the commercial is adjacent to residential. Mr. Sullivan stated that the County requires buffering of commercial uses from residential uses. The overall tone of the community meeting was neutral.

A second community meeting was held on December 16, 2019 at Killarney Elementary School. 15 residents were in attendance. Several residents were concerned that the proposed development

would be accessed through Alton Avenue and Estill Court, primarily residential streets. The applicant team's civil engineer noted that the proposed development would most likely have access off of Estill Court, mainly for emergency vehicles. He indicated the main access would be on W. Fairbanks Avenue, with no access off Alton Avenue.

One resident had concerns about the potential traffic impacts of the new development, and the safety of children who play in the surrounding residential area. Other residents expressed that they would prefer a residential product, or mixed-use product for live-work instead of commercial. Other residents indicated that they would prefer the property to be split as residential in the rear of the property (along Alton Ave), with commercial in the front of the property along Fairbanks Ave.

Residents expressed many concerns about the compatibility of a unknown commercial use with the existing single family neighborhood. Mr. Sullivan answered questions about the specific use being proposed on the property, and asked residents if there were any uses they did not want on the property that could be written into the rezoning as a restriction. The residents came up with several uses they did not want to see in the neighborhood - including gas stations.

2. Future Land Use Map Amendment Analysis

Consistency

Future Land Use Element Objective OBJ FLU1.1 and **Policy FLU1.1.1** hold that urban uses, including commercial development, shall be concentrated within the Urban Service Area (USA), except in areas with special requirements for urban style development such as Horizon west, Innovation way, Growth Centers, and Rural Settlements. The subject property is located inside of the USA.

Development of the subject property does not qualify as infill development. **Future Land Use Element Objective OBJ FLU2.1** calls for the County to encourage infill development on relatively small vacant and underutilized parcels within the Urban Service Area. The subject parcel is small, and while not vacant is ideal for redevelopment as infill development.

The site is located within an area characterized by office, commercial, and residential uses. The proposed FLUM amendment to change the site from Low Medium Density Residential (LMDR) to Commercial (C), which would be subject to an FAR of 1.50 (listed in **Policy FLU 1.1.4**) with a potential to develop up to 114,345 sq. ft. of retail commercial uses on the subject property.

Policy FLU 1.4.2 requires the County to ensure that land use changes are compatible with and serve existing neighborhoods. **Policy FLU 1.4.1** promotes a range of living environments and employment opportunities in order to achieve a stable and diversified community. The proposed amendment is compatible with the existing commercial uses in the immediate vicinity along W Fairbanks Avenue.

Policy FLU 1.4.4 requires avoiding the disruption of residential areas by poorly located and designed commercial activities. The subject property will have direct access to W Fairbanks Avenue. The applicant team's engineer noted at the community meeting that the primary access to the proposed development would be off of W Fairbanks Avenue.

FLU Policy 1.4.10 discourages strip commercial land use patterns and encourages a mix of land use, or requires incorporating a buffer into the development's design. The subject site is located along a section of W Fairbanks Avenue that has developed as a commercial corridor. The parcel is currently developed with a church, but the applicant has indicated that the highest and best use for the subject property is to allow C-1 commercial uses, which is consistent and

compatible with W Fairbanks Avenue while providing development standards, while maintaining a buffer between the residential areas to the north and east.

Conservation Goal C1 states that Orange County shall conserve, protect, and enhance the County's natural resources, specifying that lands located within the Wekiva Study Area shall be considered a high priority for protection, and all development shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act. The subject site is located within the Wekiva Study Area, and the proposed project is for a non-residential land use in the Urban Service Area- thus must dedicate 25% or more of the subject parcel towards the minimum open space requirement set forth by **Open Space Policy OS 1.3.6**. **OS 1.3.6** additionally states that any sensitive resource elements shall be permanently protected.

Compatibility

The proposed Future Land Use Map (FLUM) Amendment and rezoning request appear to be compatible with the development trends in the surrounding area, existing character, and evolving development trends in the area. As identified in **Future Land Use Element Objective OBJ FLU 8.2**, compatibility is the fundamental consideration in all land use and zoning decisions made by the County. **Future Land Use Element Policy FLU 8.2.11** states that compatibility does not mean a use that is identical to those uses that surround it, it does require consideration of the physical integration of a project and its function in the broader community, as well as its contribution toward Comprehensive Plan Goals and Objectives. In addition, **Future Land Use Element Policy FLU 8.2.1** requires land use changes to be compatible with the existing development and development trend in the area. The proposed amendment is not identical to the single family residences to the north and west, but the proposed commercial development is compatible and consistent with the existing commercial development along W Fairbanks Avenue. The revised request includes a request to rezone the north 0.664 acres of the property to be re-zoned to R-2 for the development of up to 6 residential dwelling units. The proposed residential development would serve as a transition between the proposed commercial development on the south 1.085 acre portion of the parcel and the existing residential development to the north. **Neighborhood Element Objective N 1.1** and **Future Land Use Element Policy FLU 1.4.2** further maintain that Orange County shall ensure that Future Land Use changes are compatible with, do not adversely impact, and serve existing or proposed neighborhoods. **Policy FLU8.2.10** establishes that office and commercial uses within residential neighborhoods are to be subject to strict performance standards, such as height restrictions, FAR limitations, lighting and location requirements, landscaping (buffer) and parking design to ensure land use compatibility with nearby residential areas. The proposed amendment will be subject to FAR limitations, height restrictions, buffer requirements, among other requirements and restrictions that may be placed on the proposed conventional rezoning.

Division Comments: Environmental, Public Facilities and Services

Environmental Protection Division

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply.

Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

Transportation Planning Division

The applicant is requesting a land use change and rezoning change for 1.75 acres from LMDR to Commercial and R-1A to C-1 and approval to develop. No development specifics were provided at time this report.

- The subject property is located within the County's Alternative Mobility Area, but not along a backlogged/constrained facility.
- The allowable development based on the approved future land use will generate 12 pm peak hour trips.
- The proposed use will generate 402 pm peak hour trips resulting in a net increase of 390 pm peak hour trips.
- Analysis of projected conditions on the transportation network within the 1-mile influence area shows that the segments of Edgewater Drive from Lee Road to Forest City Road and Lee Road from Wymore Road to Orlando Avenue are projected to be deficient with the projected background traffic in the planning horizon year.
- Sidewalks are currently provided on both sides of Fairbanks Avenue and Edgewater Drive, and only on the east side of Adanson Street, but none of the neighboring residential communities surrounding the site are equipped with sidewalks.
- No dedicated bicycle lanes or paths in the vicinity of the site, with the exception of Edgewater Drive, which does have dedicated bicycle lanes on both sides of the road.
- The nearest bus stops (4 stops) are located on Fairbanks Avenue, within 300 feet walking distance from the site. Additional bus stops along the routes are located within the study area.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

3. Rezoning Request Analysis

SITE DATA

Adjacent Zoning	N:	R-1A (Single-Family Dwelling District) (1957)
	E:	R-3 (Multiple-Family Dwelling District) (1960) (1970)
	W:	R-1A (Single-Family Dwelling District) (1957) C -1 (Retail Commercial District) (2015)*
		<i>*Billboards and pole signs are prohibited. Type "C" buffer is required.</i>
	S:	R-1A (Single-Family Dwelling District) (1957)
Adjacent Land Uses	N:	Single-Family Residence
	E:	Private School
	W:	Single-Family Residence, Undeveloped Land
	S:	Single-Family Residence

APPLICABLE C-1 (Retail Commercial District) DEVELOPMENT STANDARDS

Minimum Lot Area:	6,000 sq. ft.
Minimum Lot Width:	80 ft. (on major streets, see Article XV) 60 ft. (on all other streets)
Maximum Building Height:	50 ft. (35 ft. within 100 ft. of all residential districts)
Minimum Floor Area:	500 sq. ft.

Minimum Building Setbacks

Front:	25 feet
Rear:	20 feet
Side:	0 feet (15 ft. when abutting residential districts)
Side (Street):	15 feet

PERMITTED C-1 (RETAIL COMMERCIAL DISTRICT) USES

The intent and purpose of this C-1 retail commercial district are as follows: this district is composed of lands and structures used primarily for the furnishing of selected commodities and services at retail. This district is encouraged:

- (1) At intersections of collectors and/or arterials;
- (2) Where it will not direct commercial traffic through residential districts;
- (3) Where adequate public facilities and services are available, as defined in the comprehensive policy plan;
- (4) Where compatible with adjacent areas or where buffers can be provided to ensure compatibility; and

(5) To a limited extent in rural settlements throughout the county to meet the needs of an identified community, or in growth centers as defined in the comprehensive policy plan.

Specific uses shall be identified by the letter “P” in the use table set forth in Section 38-77 of the Orange County Code.

APPLICABLE R-2 (RESIDENTIAL DISTRICT) DEVELOPMENT STANDARDS

One-Family Dwelling

Min. Lot Area:	4,500 sq. ft.
Min. Lot Width:	45 ft.
Max. Height:	35 ft.
Min. Living Area:	1,000 sq. ft.
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	15 ft.

Two Dwelling Units

Min. Lot Area:	8,000 sq. ft. / 9,000 sq. ft.
Min. Lot Width:	80 ft. / 90 ft.
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. / 1,000 sq. ft.
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	20 ft.
<i>Side:</i>	5 ft.
<i>Side Street:</i>	15 ft.

Three Dwelling Units

Min. Lot Area:	11,250 sq. ft.
Min. Lot Width:	85 ft. (attached units only)
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. per dwelling unit
Building Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	10 ft.
<i>Side Street:</i>	15 ft.

Four or More Dwelling Units

Min. Lot Area:	15,000 sq. ft.
Min. Lot Width:	85 ft.
Max. Height:	35 ft.
Min. Living Area:	500 sq. ft. per dwelling unit

Building Setbacks:

<i>Front:</i>	20 ft.
<i>Rear:</i>	30 ft.
<i>Side:</i>	10 ft. (30 ft. where adjacent to single-family)
<i>Side Street:</i>	15 ft.

* *These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.*

PERMITTED R-2 (RESIDENTIAL DISTRICT) USES

The R-2 (Residential District) zoning district is composed of lands and structures used primarily for the construction of detached and attached single-family dwelling units, containing a maximum of four (4) units per building and associated residential uses.

Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

SPECIAL INFORMATION

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an Overlay District.

Airport Noise Zone

The subject property is not located within an Airport Noise Zone.

Environmental

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. The applicant is advised to reference Orange County Code Sections 30-277 and 30-278.

Transportation / Access

This project is located within the Orange County Alternative Mobility Area. The following is a list of alternative modes within the project Area: State maintained sidewalks exist along West Fairbanks Avenue from Edgewater Drive to South Wymore Road and along Edgewater Drive from Lee Road to Dowd Ave. LYNX bus Link #23 Winter Park/Spring Village. There are (5) five bus stops within the project area. A mobility analysis may be required at a later date.

Water / Wastewater / Reclaim

	<u>Existing service or provider</u>	
Water:	City of Winter Park	
Wastewater:	City of Winter Park	
Reclaim Water:	Orange County Utilities	Not currently available

Schools

Orange County Pubic Schools (OCPS) did not comment on this case as it does not involve an increase in residential units or density.

Parks and Recreation

Orange County Parks and Recreation did not comment on this case as it does not involve an increase in residential units or density.

Code Enforcement

No code enforcement, special magistrate or lot cleaning issues on the subject property have been identified.

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

State of Florida Notice

Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Policy References

Future Land Use Element

- OBJ FLU1.1 Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development (See FLU1.1.2.B and FLU1.1.4). The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.
- FLU1.1.1 Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements. (Added 12/00, Ord. 00-24, Policy 1.1.1-r)
- FLU1.1.4 In addition to FLU1.1.2(B), permitted densities and/or intensities for residential and non-residential development can be established through additional Future Land Use

designations. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). The Future Land Use and Zoning Correlation is found in FLU8.1.1. (Added 8/92, Ord. 92-24 8/93, Ord. 93-19, Policy 1.1.11-r; Amended 6/10, Ord. 10-07; Amended 12/14, Ord. 2014-30; Amended 11/17, Ord. 2017-19)

FLUM Designation	General Description	Density/Intensity
Urban Non-Residential – Predominantly urban in use		
Office (O)	Office uses include professional office and office park-style development. Office uses can be considered as a transitional use between two different types of land use or land use intensities.	1.25 FAR (0.15 FAR for Rural Settlements per FLU6.2.9) unless otherwise restricted or increased for specific locations pursuant to adopted County Comprehensive Plan policy or land development code
Commercial (C)	Commercial uses include neighborhood and commercial scale commercial and office development that serves neighborhood or community or village needs. Examples include neighborhood center, community center and village commercial.	1.50 FAR (0.15 FAR for Rural Settlements per FLU6.2.9) unless otherwise restricted or increased for specific locations pursuant to adopted County Comprehensive Plan policy or land development code
Industrial (I)	Industrial uses include the processing of both hazardous and non hazardous materials ranging from light assembly and manufacturing to chemical processing.	0.75 FAR

FLUM Designation	General Description	Density/Intensity
Urban Non-Residential – Predominantly urban in use		
Institutional (INST)	Institutional uses include public and private utilities, facilities, structures and lands that serve a public or quasi-public purpose. Public schools that have been designated Institutional may continue to maintain that designation.	2.0 FAR
Educational (EDU)	Educational includes public elementary, K-8, middle, and high schools and ninth grade centers.	2.0 FAR

- FLU1.4.1 Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.
- FLU1.4.2 Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.
- FLU1.4.4 The disruption of residential areas by poorly located and designed commercial activities shall be avoided. Primary access to single-family residential development through a multi-family development shall be avoided.
- FLU1.4.10 Strip commercial land uses shall be defined as 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 use patterns shall be avoided by requiring a transition of land uses, encouraging a mix of land uses, or requiring incorporation of a buffer into the development's design. 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. More compact, clustered pedestrian and transit-friendly development options shall be encouraged.
- OBJ FLU2.1 INFILL. Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.
- OBJ FLU8.2 COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

- FLU8.2.1 Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.
- FLU8.2.10 To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:
- A. Building height restrictions;
 - B. Requirements for architectural design compatible with the residential units nearby;
 - C. Floor area ratio (FAR) limitations;
 - D. Lighting type and location requirements;
 - E. Tree protection and landscaping requirements including those for infill development;
- and
- F. Parking design.
- FLU8.2.11 Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

Housing Element

- OBJ N1.1 Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.

Conservation Element

- GOAL C1 Orange County shall conserve, protect, and enhance the County's natural resources including air, surface water, groundwater, vegetative communities, wildlife listed as threatened, endangered, or species of special concern, soils, floodplains, recharge areas, wetlands, and energy resources to ensure that these resources are preserved for the benefit of present and future generations. Lands located within the Wekiva Study Area shall be considered high priority for protection. All development shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act. (Amended 12/07, Ord. 2007-20)

Open Space Element

- OS1.3.6 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 FLU1.4.3 through FLU1.4.25. 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)

Site Visit Photos

Subject Site – Church



North – Single Family Residential



South – Single Family Residential



West – Vacant



East – Private School

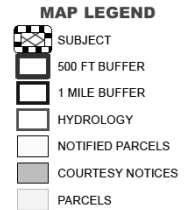
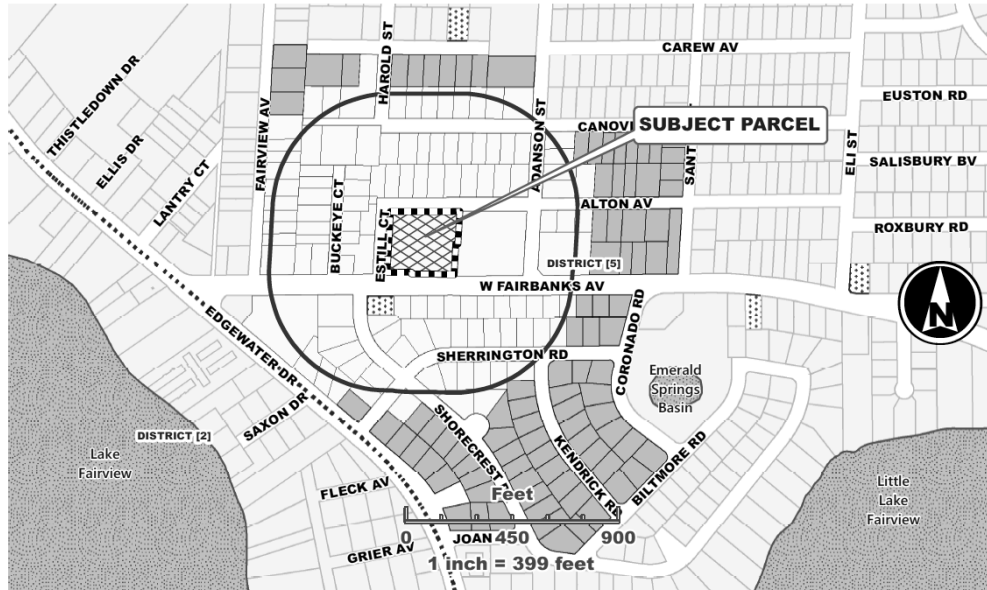


PUBLIC NOTIFICATION MAP

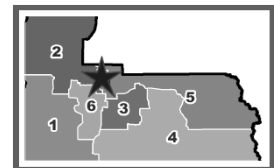


Public Notification Map

2019-2-S-5-4_ 1123 W Fairbanks Ave



500 : FT BUFFER
236 : NOTICES
98 : RESIDENTIAL COUNT



S:\Business Systems\Board Administration_FLUA\2019-2\2019-2-S-5-4_1123 W Fairbanks Ave\2019-2-S-5-4_1123 W Fairbanks Ave.mxd
 8/7/2019 9:51:00 AM

Notification Area

500' buffer area
 236 notices sent

ORDINANCE NO. 2020-_____

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING A SMALL SCALE DEVELOPMENT AMENDMENT PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. Legislative Findings, Purpose, and Intent.

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan;

c. On October 17, 2019, the Orange County Local Planning Agency (“LPA”) held a public hearing at which it reviewed and made recommendations regarding the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

d. On December 3, 2019, the Orange County Board of County Commissioners (“Board”) opened a public hearing on the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to continue the hearing on the adoption to January 14, 2020; and

31 e. On January 14, 2020, the Board opened a public hearing on the adoption of the
32 proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to
33 remand the case back to the LPA; and

34 f. On June 5, 2020, the LPA held a public hearing at which it reviewed and made
35 recommendations regarding the adoption of the proposed amendment to the Comprehensive Plan;
36 and

37 g. On July 28, 2020, the Board held a public hearing on the adoption of the proposed
38 amendment to the Comprehensive Plan, as described in this ordinance, and decided to adopt the
39 amendment.

40 **Section 2. Authority.** This ordinance is adopted in compliance with and pursuant to
41 Part II of Chapter 163, Florida Statutes.

42 **Section 3. Amendments to Future Land Use Map.** The Comprehensive Plan is
43 hereby amended by amending the Future Land Use Map designation as described at **Appendix**
44 **“A,”** attached hereto and incorporated herein.

45 **Section 4. Effective Dates for Ordinance and Amendments.**

46 (a) This ordinance shall become effective as provided by general law.

47 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development
48 amendment adopted in this ordinance may not become effective until 31 days after adoption.
49 However, if an amendment is challenged within 30 days after adoption, the amendment that is
50 challenged may not become effective until the Department of Economic Opportunity or the
51 Administration Commission issues a final order determining that the adopted amendment is in
52 compliance.

53 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning
54 changes approved by the Board are contingent upon the related Comprehensive Plan amendment
55 becoming effective. Aside from any such concurrent zoning changes, no development orders,
56 development permits, or land uses dependent on any of these amendments may be issued or
57 commence before the amendments have become effective.

58
59
60

61 ADOPTED THIS 28th DAY OF JULY, 2020.

62

63
64
65
66
67
68
69
70
71

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

72

73 ATTEST: Phil Diamond, CPA, County Comptroller
74 As Clerk to the Board of County Commissioners

75
76
77

78 By: _____
79 Deputy Clerk

80
81
82
83
84

APPENDIX “A”
FUTURE LAND USE MAP AMENDMENTS

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendments</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2019-2-S-5-4	Low-Medium Density Residential (LMDR)	Commercial (C) (south 1.085 acre portion)
*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.		

85



Community Meeting Memorandum

DATE: December 23, 2019
TO: Greg Golgowski, Chief Planner, Planning Division
FROM: Alyssa Henriquez, Planner
SUBJECT: Amendment 2019-2-S-5-4– 1123 W Fairbanks Ave Community Meeting Memo
C: Project file

Location of Project: 1123 W Fairbanks Avenue, Generally located north of W. Fairbanks Ave., east of Estill Ct., west of Adanson St., and south of Alton Ave.

Meeting Date and Location: December 16, 2019 at 6:00 pm at Killarney Elementary School

Attendance:

Orange County staff: Alyssa Henriquez, Sue Watson, Greg Golgowski; Planning Division
Commissioner Emily Bonilla, Melissa Strassner; District 5 Commissioner
Applicant team: Pedro Medina, Development Engineering Division
Residents: Tom Sullivan
236 notices sent; 15 residents in attendance

Overview of Project: The applicant’s request is to amend the Future Land Use designation of the 1.75-acre subject property, presently undeveloped site, from **Low-Medium Density Residential (LMDR) and to Commercial (C)**. The applicant is proposing to develop the site with an unspecified neighborhood commercial use. The site is currently zoned R-1A, and will have a concurrent rezoning application to rezone the property to C-1.

Meeting Summary:

Ms. Alyssa Henriquez provided an overview of the future land use and zoning of the subject parcel, an overview of the planning process, and presented the request. She noted that this was the second community meeting for this case, and noted the two public hearing dates- the Local Planning Agency (LPA) adoption hearing which was held on Thursday October 17, 2019, and the upcoming rescheduled Board of County Commissioners (BCC) adoption hearing on January 14, 2019.

The applicant, Tom Sullivan, provided an overview of the request. Mr. Sullivan explained that there was still no end user in mind, with no specific commercial use being proposed for the subject property. Mr. Sullivan explained that the proposed future land use designation of Commercial is consistent with the existing future land use designations along the Fairbanks Corridor.

Around 15 residents were in attendance. Several residents were concerned that the proposed development would be accessed through Alton Avenue and Estill Court, primarily residential streets. The applicant team's civil engineer noted that the proposed development would most likely have access off of Estill Court, mainly for emergency vehicles. He indicated the main access would be on W. Fairbanks Avenue, with no access off Alton Avenue.

One resident had concerns about the potential traffic impacts of the new development, and the safety of children who play in the surrounding residential area. Other residents expressed that they would prefer a residential product, or mixed-use product for live-work instead of commercial. Other residents indicated that they would prefer the property to be split as residential in the rear of the property (along Alton Ave), with commercial in the front of the property along Fairbanks Ave.

Residents expressed many concerns about the compatibility of a unknown commercial use with the existing single family neighborhood. Mr. Sullivan answered questions about the specific use being proposed on the property, and asked residents if there were any uses they did not want on the property that could be written into the rezoning as a restriction. The residents came up with several uses they did not want to see in the neighborhood- including gas stations.

Citizens made a request for a 6' high wall along the perimeter of the proposed project where the commercial is adjacent to residential. Mr. Sullivan stated that the County requires buffering of commercial uses from residential uses.

The meeting adjourned at 7:15 p.m. The overall tone of the meeting was **Negative**.



Community Meeting Memorandum

DATE: August 27, 2019
TO: Greg Golgowski, Chief Planner, Planning Division
FROM: Alyssa Henriquez, Planner
SUBJECT: Amendment 2019-2-S-5-4– 1123 W Fairbanks Ave Community Meeting Memo
C: Project file

Location of Project: 1123 W Fairbanks Avenue, Generally located north of W. Fairbanks Ave., east of Estill Ct., west of Adanson St., and south of Alton Ave.

Meeting Date and Location: August 21, 2019 at 6:00 pm at Killarney Elementary School

Attendance:

Orange County staff: Alyssa Henriquez and Sue Watson, Planning Division
Vernon Leeming, Development Engineering Division
Applicant team: Tom Sullivan
Residents: 236 notices sent; 7 residents in attendance

Overview of Project: The applicant's request is to amend the Future Land Use designation of the 1.75-acre subject property, presently undeveloped site, from **Low-Medium Density Residential (LMDR) and to Commercial (C)**. The applicant is proposing to develop the site with an unspecified neighborhood commercial use. The site is currently zoned R-1A, and will have a concurrent rezoning application to rezone the property to C-1.

Meeting Summary:

Ms. Alyssa Henriquez provided an overview of the future land use and zoning of the subject parcel, an overview of the planning process, and presented the request. She noted the two upcoming public hearing dates- the Local Planning Agency (LPA) adoption hearing on Thursday October 17, 2019 and the Board of County Commissioners adoption hearing on November 12, 2019.

The applicant, Tom Sullivan, provided an overview of the request. Mr. Sullivan explained that there was no end user in mind, with no specific commercial use being proposed for the subject property. Mr. Sullivan explained that the proposed future land use designation of Commercial is consistent with the existing future land use designations along the Fairbanks Corridor. He also explained that he would be submitting an application to request to rezone the property from R-1A to C-1. Mr. Sullivan noted that the owner was considering building a self-storage facility or other office building.

7 residents were in attendance. Several residents had questions about the entrance/exit from the site. Residents were concerned that the proposed development would be accessed through

Alton Avenue and Estill Court, primarily residential streets. The applicant team's civil engineer noted that the proposed development would most likely have access off of Estill Court, mainly for emergency vehicles. He indicated the main access would be on W. Fairbanks Avenue, with no access off Alton Avenue.

One resident had concerns about the potential traffic impacts of the new development, and the safety of children who play in the surrounding residential area. Other residents expressed that they would prefer a residential product, or mixed-use product for live-work instead of commercial.

Mr. Sullivan answered questions about the specific use being proposed on the property, and asked residents if there were any uses they did not want on the property that could be written into the rezoning as a restriction. The residents did not provide specific uses they did not want on the subject parcel, but reiterated that they did not want commercial on the property and preferred residential.

One resident had concerns about traffic and the lack of street lighting on Fairbanks Ave. Mr. Leeming of Orange County Development Engineering state that a residential use would generate more traffic than a self-storage facility use.

Citizens made a request for a 6' high wall along the perimeter of the proposed project where the commercial is adjacent to residential. Mr. Sullivan stated that the County requires buffering of commercial uses from residential uses.

The meeting adjourned at 7:00 p.m. The overall tone of the meeting was **Neutral**.

AMENDMENT 2019-2-S-2-1 / Empire Tire

PROJECT SPECIFICS – AMA

Parcel ID:	33-21-29-7776-05-010, -090, -120, -150, -170, -200 and 29-21-33-7776-06-030, -080, -120, -030, -151 933-21-7776-04-120/140//180 are not subject to an amendment
Location:	Multiple addresses; Generally located north of Edgewater Dr., east of All American Blvd., south of Villa Dr., and west of Cleveland St.
Acreage Gross:	3.217 net
Request FLUM:	From: Commercial (C), Low-Medium Density Residential (LMDR), Office (O) To: Commercial (C) and Industrial (IND)
Request Zoning:	From: C-1, C-2, R-1, P-O To: C-1, C-3
Existing Development Yield:	Retail tire store, mechanic shop *1,298 SF Commercial (*OCA website)
Development Permitted Under Current FLUM:	Up to 11 DU + 23,958 SF Office Space + 81,675 SF Commercial Space
Proposed Density/Intensity:	95,004 SF Retail and 55,996 Light Industrial

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 11 DU + 23,958 SF Office Space + 81,675 SF Commercial Space	509	64%	328
Existing Use: Retail tire store, mechanic shop *1,298 SF Commercial (*OCA website)	-	-	-
Proposed Use: 95,004 SF Retail and 55,996 Light Industrial	558	64%	356
Net New Trips (Proposed Development less Allowable Development): 356 – 328 = 28			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	All American Boulevard from Clarcona-Ocoee Rd to Kennedy Blvd. The project will consist of the construction of a new 4-lane roadway. Pedestrian safety will also be improved with the addition of sidewalks and bike lanes. Estimated completion is June 2022.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 3.217 acres from Commercial,

The requested amendment is to change the FLUM designation of the subject parcels from Residential (LMDR), Commercial (C) and Office (O) to Commercial (C) and Industrial (I).

- The subject property is located within the County's Alternative Mobility Area, but not along a backlogged/constrained facility.
- Planned/programmed improvements include All American Boulevard from Clarcona-Ocoee Rd to Kennedy Blvd. The project will consist of the construction of a new 4-lane roadway. Pedestrian safety will also be improved with the addition of sidewalks and bike lanes. Estimated completion is June 2022.
- The allowable development based on the approved future land use will generate 328 new pm peak hour trips.
- The proposed use will generate 356 new pm peak hour trips resulting in a net increase of 28 new pm peak hour trips.
- The existing conditions roadway analysis indicates that all roadway segments within the project's one-mile impact area are operating at satisfactory Levels of Service except for the segments of Edgewater Drive from Clarcona-Ocoee Road to Beggs Road and Kennedy Boulevard from Forest City Road to Keller Road.
- The roadway analysis for the year 2024 base conditions indicates results similar to existing conditions with all roadways projected to operate within their adopted capacity except for the segments of Edgewater Drive from Clarcona-Ocoee Road to Beggs Road, Kennedy Boulevard from Forest City Road to Keller Road and Orange Blossom Trail from John Young Parkway to Clarcona-Ocoee Road.
- The proposed amendment will not result in any additional roadway deficiencies, and the analysis of the proposed amendment produced results similar to base conditions.
- Alternative transportation modes within this area include: County maintained sidewalks along Edgewater Drive, west of the intersection with Forest City Road, and segments of All American Boulevard. Minor street County maintained sidewalks exist along segments of Weston Lane, Villa Drive, and Gusto Lane. State maintained sidewalks exist along Forest City Road and Edgewater Drive, east of the intersection with Forest City Road. Lynx serves the area with links #443 Lee Rd Crosstown and #23 Winter Park/Spring Village. There are (9) nine bus stops (1 sheltered) within the project area.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-2-3 / Tangerine Commercial Plaza

PROJECT SPECIFICS – Tangerine Rural Settlement

Parcel ID:	09-20-27-0000-00-020
Location:	5335 N. Orange Blossom Trail., Generally north of Terrell Rd., east of Orange Blossom Trl., south of Earlwood Ave., and west of Terrell Rd.
Acreage Gross:	5.98
Request FLUM:	From: Rural Settlement (RS 1/1) To: Commercial (C)
Request Zoning:	From: A-1 To: C-1
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	Up to 5 single-family dwelling units (RS 1/1 - up 1 du/1 acre)
Proposed Density/Intensity:	39,073 sq. ft. (.15 FAR for Commercial in Rural Settlement)

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 5 Single-Family DU	5	100%	5
Existing Use: Undeveloped			
Proposed Use: 39,073 sq. ft. (.15 FAR for Commercial in Rural Settlement)	271	56%	152
Net New Trips (Proposed Development less Allowable Development):	152 – 5 = 147		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	An eastbound right turn lane on Sadler Road is planned, completion is anticipated by May 2020.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 5.98 acres from Rural Settlement 1/1 to Commercial and from A-1 to C-1 for approval to develop approximately 39,073 SF of commercial uses.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- Planned/programmed improvements include an eastbound right turn lane on Sadler Road, completion is anticipated by May 2020.
- The allowable development based on the approved future land use will generate 5 pm peak

hour trips.

- The proposed use will generate 152 pm peak hour trips resulting in a net increase of 147 pm peak hour trips.
- The existing conditions analysis indicated that all roadway segments within the project's 2.5-mile impact area are operating at satisfactory Levels of Service for the daily and P.M. peak hour conditions.
- The projected base conditions analysis for the year 2024 indicate results similar to existing conditions with all roadways projected to operate within their adopted capacity for the daily and P.M. peak hour conditions. None of the roadway segments are projected to fail as a result of this Future Land Use amendment except for the segment of Orange Blossom Trail from Sadler Road to Lake County Line which fails for the P.M. peak hour conditions.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-2-4 / Mount Dora Self Storage

PROJECT SPECIFICS - Tangerine Rural Settlement

Parcel ID:	09-20-27-0000-00-005
Location:	6764 Dudley Avenue; Generally located north of Terrell Rd, east of Orange Blossom Trl., south of Dudley Ave., and west of Terrell Rd.
Acreage Gross:	3.42
Request FLUM:	From: Rural Settlement (RS 1/1) To: Commercial (C)
Request Zoning:	From: A-1 To: C-1
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	Up to 3 single-family dwelling units (RS 1/1 - up 1 du/1 acre)
Proposed Density/Intensity:	22,347 sq. ft. (.15 FAR for Commercial in Rural Settlement)

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 3 Single-Family DU	3	100%	3
Existing Use: Undeveloped			
Proposed Use: 22,346 sq. ft. (.15 FAR for Commercial in Rural Settlement)	4	92%	4
Net New Trips (Proposed Development less Allowable Development): 4 – 3 = 1			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	An eastbound right turn lane on Sadler Road is planned, completion is anticipated by May 2020.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 3.42 acres from Rural Settlement 1/1 to Commercial and from A-1 to C-1 for approval to develop 22,346 SF of commercial uses.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- Planned/programmed improvements include an eastbound right turn lane on Sadler Road is planned, completion is anticipated by May 2020.
- The requested amendment will increase daily trips by 3 daily trips, and the P.M. peak hour trip generation will increase by 1 (0 entering, 1 exiting) trips.

- The existing conditions analysis indicated that all roadway segments within the project's 2.5-mile impact area are operating at satisfactory Levels of Service for the P.M. peak hour conditions.
- The projected conditions analysis for the year 2024 indicate results similar to existing conditions with all roadways projected to operate within their adopted capacity for the P.M. peak hour conditions. None of the roadway segments are projected to fail as a result of this Future Land Use amendment.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-3-5 / Celenza Property

PROJECT SPECIFICS –

Parcel ID:	14-23-30-5240-07-071, -073, -074
Location:	6425, 6419, 6445 Hoffner Avenue; Generally located north of Hoffner Ave., east of Redditt Rd., south of Nassau Ave., and west of Volusia Dr.
Acreage Gross:	4.15
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Commercial (C)
Request Zoning:	From: A-2 To: C-2
Existing Development Yield:	Undeveloped and one single-family residence
Development Permitted Under Current FLUM:	Up to 41 dwelling units
Proposed Density/Intensity:	Up to 264,936 sq. ft. of commercial development

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 41 Single-Family DU	43	100%	43
Existing Use: Undeveloped and one single-family residence			
Proposed Use: Up to 264,936 sq. ft. of commercial development	<u>1,117</u>	71%	793
Net New Trips (Proposed Development less Allowable Development):	793 – 43 = 750		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 4.15 acres from Low-Medium Density Residential to Commercial and A-2 to C-2 to develop up to 271,161 SF of commercial development.

- The subject property is not located within the County's Alternative Mobility Area, but is located along a backlogged/constrained facility. Hoffner Avenue from Orange to Conway is constrained.
- The allowable development based on the approved future land use will generate 43 pm peak hour trips.
- The proposed use will generate 793 pm peak hour trips resulting in a net increase of 750 pm peak hour trips.

- The existing conditions analysis indicated that all roadway segments within the project's one-mile impact area are operating at satisfactory Levels of Service except for the segments of Semoran Boulevard from Beachline Expressway to Hoffner Avenue and from Hoffner Avenue to Pershing Avenue and the segment of Goldenrod Road from Narcoossee Road to Pershing Avenue. These segments currently operate at deficient Levels of Service.
- The projected base conditions analysis for the year 2024 indicate results similar to existing conditions with all roadways projected to operate within their adopted capacity except for the segments of Semoran Boulevard from Beachline Expressway to Hoffner Avenue and from Hoffner Avenue to Pershing Avenue, which currently operate at deficient Levels of Service. Additionally, the segment of Goldenrod Road from Narcoossee Road to Pershing Avenue is expected to fail as a result of traffic growth.
- The projected proposed conditions analysis for the year 2024 indicate results similar to projected base conditions with all roadways projected to operate within their adopted capacity except for the roadway segments of Semoran Boulevard from Beachline Expressway to Hoffner Avenue and from Hoffner Avenue to Pershing Avenue and Goldenrod Road from Narcoossee Road to Pershing Avenue. These roadway segments are projected to fail in the short-term year (2024) as a result of background traffic growth prior to the addition of project trips. The addition of the trips resulting from the proposed FLU amendment for the maximum allowable use for these properties will not cause any additional deficiencies to the area roadways.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-5-1 / Old Cheney Townhomes

PROJECT SPECIFICS - AMA

Parcel ID:	21-22-30-0000-00-011
Location:	5565 Old Cheney Highway; Generally located north of Old Cheney Hwy., east of Turrisi Blvd., south of Twinkle Ln., west of Moselle Ave.
Acreage Gross:	1.13
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Medium Density Residential (MDR) and Commercial (C)
Request Zoning:	From: R-1A and R-3 To: PD
Existing Development Yield:	Neighborhood market, laundromat, and undeveloped land (*6,182 SF Commercial / OCPA website)
Development Permitted Under Current FLUM:	51,227 SF Commercial uses + 8,000 SF existing commercial uses
Proposed Density/Intensity:	Up to 15 townhomes + 8,000 SF existing commercial uses

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 51,227 SF Commercial and 8,000 square feet of commercial (PM Pk Hr trips do not include trips from the existing use)	331	62%	206
Existing Use: Neighborhood market, laundromat, and undeveloped land (*6,182 SF Commercial / OCPA website)			
Proposed Use: 15 Multi-Family Low Rise DU and 8,000 square feet of commercial (PM Pk Hr trips do not include trips from the existing use)	<u>11</u>	100%	11
Net New Trips (Proposed Development less Allowable Development): 11 - 206 = -195			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	Installing new sidewalks and drainage/Driveway replacements between Old Cheney Highway to Turing St. The project is near completion.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 1.13 acres from Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR) and Commercial (C) and R-1A and R-3 to PD and approval to develop up to 15 DU townhomes and 8,000 SF of commercial uses.

- The subject property is located within the County’s Alternative Mobility Area, but not along a

backlogged/constrained facility.

- Planned/programmed improvements include installing new sidewalks and drainage/driveway replacements between Old Cheney Highway to Turing Street. The project is near completion.
- A survey of the existing sidewalks and crosswalks was conducted using aerial photography and information from Orange County GIS mapping (Info Map). Five-foot sidewalks are provided on Semoran Boulevard and some sections of Old Cheney Highway. Additionally, crosswalks are provided at all Semoran Boulevard and Old Cheney Highway and at Old Cheney Highway and Beach Street. All sidewalks and crosswalks appear to be in reasonable conditions.
- The study roadways and local roadway network were surveyed to identify any dedicated bicycle facilities that may be available to facilitate bicycle travel in the area. The study area was reviewed using recent aerial photography to identify and verify the bicycle facilities. There are no bicycle lanes along the area roadways in the general vicinity of the project site.
- The project area is served by Lynx public transportation system. The services and facilities available in the project's study area were inventoried. This area is currently serviced two Lynx fixed routes; Links 436S and 29 which both travel on Semoran Boulevard. A review of aerial photography and the Orange County Info Map of the area roadways within ¼ mile distance from the site revealed five (5) bus stops in the proximity of the project location.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-3-1 / Aria

PROJECT SPECIFICS – AMA

Parcel ID:	08-23-30-8728-00-010,-040 and 08-23-30-0000-00-049
Location:	3706, 3708 Conway Road and 4309 Trentonian Court; Generally located north of Trentonian Ct., east of Gatewood Dr., south of Parkside Dr., and west of Conway Rd.
Acreage Gross:	1.8
Request FLUM:	From: Office (O) and Low Density Residential (LDR) To: Commercial (C)
Request Zoning:	From: P-O and R-1 To: C-1
Existing Development Yield:	2 single family homes
Development Permitted Under Current FLUM:	Up to 68,442 sq. ft. of office development / Up to 2 single-family dwelling units
Proposed Density/Intensity:	Maximum: 119,572 sq. ft (FAR 1.5) of commercial development Proposed: 15,000-25,000 sq. ft. mix of professional office and retail

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 68,442 sq. ft office/2 SF DU	81	93%	75
Existing Use: 2 single family homes			
Proposed Use: Maximum: 119,572 sq. ft (FAR 1.5) of commercial dev. Proposed: 15,000-25,000 sq. ft. mix of professional office and retail	<u>684</u>	57%	390
Net New Trips (Proposed Development less Allowable Development):	390 – 75 = 315		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 1.8 acres from Office and Low Density Residential to Commercial and P-O and R-1 to C-1 to develop up to 15,000-25,000 SF mix of professional office and retail uses.

- The subject property is located within the County’s Alternative Mobility Area, but not along a backlogged/constrained facility.
- The allowable development based on the approved future land use will generate 75 pm peak hour trips.

- The proposed use will generate 390 pm peak hour trips resulting in a net increase of 315 pm peak hour trips.
- Within the limits of the study area, sidewalks currently along the east and west sides of Conway Road from Gatlin Avenue to Anderson Road. The sidewalks are approximately five feet wide.
- No sidewalks exist along Trentonian Court.
- Crosswalks are present at signalized intersections within the study area as follows: All approaches of signalized intersections of Conway Road and Gatlin Avenue, and at Conway Road and Anderson Road, including ramps and pedestrian signals. All crosswalks at both of these signalized intersections are signed as school crosswalks. No mid-block school crosswalks are present along Conway road within the study limits.
- There are no bicycle lanes designated by pavement markings along Conway Road, Gatlin Avenue, or Anderson Road. Trentonian Court does not have designated bicycle lanes either
- A bus route is located adjacent to the proposed TMRX Ventures Retail site on Conway Road. Lynx Route 51 (Conway Road / Orlando International Airport) provide services to Conway Road with a stop without shelter on Conway Road north of Trentonian Court. This route link directly to the Lynx Central Station and to the Orlando International Airport.
- No bus stops are located within the study area.
- A review of the Orange County's Transportation Projects identified no improvements to the multi-modal facilities planned or programmed within the study area. A review of the current Lynx Transit Development Plan (TDP) indicates only minor changes to Route 51
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrence Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-3-3 / Hourglass Brewing

PROJECT SPECIFICS – AMA

Parcel ID:	06-23-30-3328-02-290, 06-23-30-3328-01-010
Location:	1516 Jessamine Avenue and 2500 Curry Ford Road; Generally located north of E Kaley Ave., east of S Bumby Ave., south of Curry Ford Rd., and west of Jessamine Ave.
Acreage Gross:	1.601 acres (rezoning 1.24 acres)
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Commercial (C)
Request Zoning:	From: R-1 and C-1 To: C-1
Existing Development Yield:	Undeveloped residential, 17,700 sf brewery, parking lot, and a single family home
Development Permitted Under Current FLUM:	up to 15 du's based on acreage, or 8 du's based on lots
Proposed Density/Intensity:	Up to 104,155 s.f. based on total acreage of parcels and including existing Brewery; they are proposing to expand the parking

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: up to 15 du's based on acreage, or 8 du's based on lots	15	100%	15
Existing Use: Undeveloped residential, 17,700 sf brewery, parking lot, and a single family home			
Proposed Use: Up to 104,155 s.f. based on total acreage of parcels and including existing Brewery; they are proposing to expand the parking	<u>560</u>	67%	375
Net New Trips (Proposed Development less Allowable Development): 375 – 15 = 360			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for approximately 1.6 acres from Low-Medium Density Residential to Commercial and R-1 and C-1 to C-1 to develop additional parking for an existing business.

- The subject property is located within the County’s Alternative Mobility Area, but not along a
- The allowable development based on the approved future land use will generate 15 pm peak hour trips.

- The proposed use will generate 375 pm peak hour trips resulting in a net increase of 360 pm peak hour trips.
- Alternative transportation modes within this area include: County maintained sidewalks along Curry Ford Rd and segments of S Bumby Ave, Francis Ave, Raehn St, S Primrose Ave, and Peel Ave. Lynx serves the area with link #15 Curry Ford Rd/Valencia Community College East. There are no bus stops within the study area.
- There are no signed bicycle facilities within the study area.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-4-1 / Narcoossee Retail

PROJECT SPECIFICS

Parcel ID:	17-24-31-0000-00-003
Location:	11733 Narcoossee Road; Generally located north of Wellness Wy., east of Narcoossee Rd., south of Kirby Smith Rd., and west of Lago Bella Dr.
Acreage Gross:	3.25
Request FLUM:	From: Rural Settlement 1/2 (RS 1/2) To: Commercial (C)
Request Zoning:	From: A-2 To: PD
Existing Development Yield:	Single family residential
Development Permitted Under Current FLUM:	One (1) single-family dwelling unit
Proposed Density/Intensity:	Up to 15,703 square feet of C-1 (Retail Commercial District) uses

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: One (1) single-family dwelling unit	1	100%	1
Existing Use: Single family residential			
Proposed Use: Up to 15,703 square feet of C-1 (Retail Commercial District) uses	<u>138</u>	56%	77
Net New Trips (Proposed Development less Allowable Development): 77 – 1 = 76			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements: Narcoossee Rd at Eagle Creek Sanctuary Blvd. Signal Warrant Study - Narcoossee Rd at Eagle Creek. The intent of this project is to evaluate the need for a traffic signal warrant study at Narcoossee Rd at Eagle Creek Sanctuary Blvd. The study is anticipated be completed by 2019.	
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 3.25 acres from Rural Settlement 1/2 to Commercial and A-2 to PD to develop up to 15,703 square feet SF commercial uses.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- Planned/programmed improvements include Narcoossee Rd at Eagle Creek Sanctuary Blvd.

Signal Warrant Study - Narcoossee Rd at Eagle Creek. The intent of this project is to evaluate the need for a traffic signal warrant study at Narcoossee Rd at Eagle Creek Sanctuary Blvd. The study is anticipated be completed by 2019.

- The allowable development based on the approved future land use will generate 1 pm peak hour trips.
- The proposed use will generate 77 pm peak hour trips resulting in a net increase of 76 pm peak hour trips.
- All segments in the study area are projected to operate with Short-Term (2020) and Long-Term (2030) horizon Daily and PM peak hour volumes within their adopted maximum service volumes (MSV) with the exception of Narcoossee Road, from the Osceola County Line to Tyson Road (Daily and PM), and Narcoossee Road, from Tyson Road to the Central Florida Greenway (Daily and PM). The following segments are also projected to operate above their adopted MSV in the Long-Term (2030) horizon: Narcoossee Road, from Central Florida Greenway to Lake Nona Club Drive (Daily and PM), Narcoossee Road, from Lake Nona Club Drive to the Beachline Expressway (Daily and PM), and Moss Park Road, from Narcoossee Road to Lake Hart Drive (PM).
- All deficiencies identified in this analysis are based on existing and background traffic volumes and are not due to the addition of the proposed project's trips.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-5-3 / Epoch Aloma

PROJECT SPECIFICS – AMA

Parcel ID:	03-22-30-0000-00-047
Location:	3045 Aloma Avenue; Generally located north of Aloma Ave., east of Ellendale Dr., south of Semoran Park Dr., and west of Semoran Blvd.
Acreage Gross:	6.89
Request FLUM:	From: Medium Density Residential (MDR) To: Medium High Density Residential (MHDR)
Request Zoning:	From: R-1A To: PD
Existing Development Yield:	35,748 sq. ft. church
Development Permitted Under Current FLUM:	137 dwelling units
Proposed Density/Intensity:	241 multifamily dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 137 DU	61	100%	61
Existing Use: 35,748 sq. ft. church			
Proposed Use: 241 multifamily dwelling units	107	100%	107
Net New Trips (Proposed Development less Allowable Development): 107 – 61 = 46			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 6.89 acres from Medium Density Residential (MDR) to Medium-High Density Residential (MHDR) and R-1A to PD approval to develop 241 DU of Multi-Family Residences.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- The allowable development based on the approved future land use will generate 61 pm peak hour trips.
- The proposed use will generate 107 pm peak hour trips resulting in a net increase of 46 pm peak hour trips.

- The existing conditions analysis shows that all of the roadways within the study area of influence operate within the acceptable Level of Service capacity standards and have excess capacity in the PM peak hour condition with the exception of the following: Aloma Ave from Lakemont Ave to Semoran Blvd, Semoran Blvd from University Blvd to Seminole County Line.
- The five-year analysis shows that all of the roadways within the study area of influence operate within the acceptable Level of Service capacity standards and have excess capacity in the PM peak hour condition with the exception of the following: Aloma Ave from Lakemont Ave to Semoran Blvd, Aloma Ave from Semoran Blvd to Tangerine Ave, Semoran Blvd from University Blvd to Seminole County Line
- The Year 2040 analysis shows all but one of the roadway segments within the study area are projected to operate within the acceptable Level of Service capacity standards in the PM peak hour condition with the exception of the following: Aloma Ave from Lakemont Ave to Semoran Blvd, Aloma Ave from Semoran Blvd to Tangerine Ave, Forsyth Road from Hanging Moss Rd to University Blvd, Semoran Blvd from Hanging Moss Rd to University Blvd, Semoran Blvd from University Blvd to Seminole County Line. These deficiencies occur before the project traffic is added; therefore, these are background deficiencies that will be present with or without the proposed land use change.
- A survey of the pedestrian facilities within a quarter-mile radius was conducted using aerial photography to assess the infrastructure available to pedestrians. All facilities have sidewalks on both sides of the roadway and crosswalk marking at the major intersections.
- A survey of the bicycle facilities within a one-mile radius of the project site was conducted. Despite the prevalence of sidewalks throughout the study area, the bicycle facilities are sparse. Bike lanes are only present at the intersection of Aloma Avenue and Semoran Boulevard. However, Cady Way Trail is located approximately 1,430 feet to the south on Semoran Boulevard. A review of the MetroPlan Orlando TIP shows no planned bicycle improvements for the study area.
- LYNX provides regional bus services throughout Central Florida including express buses, regional buses, local circulators, and other specialized services. The fixed routes and facilities serving the project area were inventoried and a review of the LYNX System Map shows two routes serving the area. LYNX route 13 serves the Aloma Avenue area with one hour headways between 5:30 AM and 11:41 PM. LYNX route 436S serves the Semoran Boulevard area with one hour headways between 4:35 AM and 11:58 PM. The nearest bus stop serving the project site is along Aloma Avenue, approximately 1000 feet west of the parcel for the eastbound direction and is equipped with a pole sign and a bench. The nearest southbound route is located less than 577 feet south of the site on Semoran Boulevard and is equipped with a pole and a bench. There are 37 bus stops, of which 7 are sheltered.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

Mills, Misty D

From: Varga, Vanessa
Sent: Tuesday, September 17, 2019 3:46 PM
To: Henriquez, Alyssa P
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good Afternoon,

I'm new at this so please let me know if you need any other information. Below are the addresses with violations.

1 (8). Address: 1171 CLARCONA ROAD
Parcel#: 15-21-28-1364-00-850
Incident#: 519354 & 530338
Inspector: Melya Tavel

2 (11). Address: 1516 JESSAMINE AVENUE
Parcel#: 06-23-30-3328-02-290
Incident#: 535845
Inspector: Steven Bulinski

2 (11). Address: 2500 CURRY FORD ROAD
Parcel#: 06-23-30-3328-01-010
Incident#: 535846
Inspector: Steven Bulinski

3 (15). Address: 5565 OLD CHENEY HIGHWAY
Parcel#: 21-22-30-0000-00-011
Incident#: 550157 & 550162
Inspector: James Drehoble

Could you also remove Brandice Alexander: Brandice.Alexander@ocfl.net and add me Vanessa Varga: Vanessa.Varga@ocfl.net to this list?

Thank you,

Vanessa

From: Rose, Kelley <Kelley.Rose@ocfl.net>
Sent: Tuesday, September 17, 2019 8:36 AM
To: Varga, Vanessa <Vanessa.Varga@ocfl.net>
Subject: FW: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Please see below. I believe it is just that same information you already provide for Aladin and BZA. Also, please let them know to include you in future emails.

Thanks,

Kelley Rose
Program Manager
Orange County Code Enforcement Division

From: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>

Sent: Monday, September 16, 2019 3:55 PM

To: 'Alexander, Brandice N' <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; 'Bradbury, Amy' <Amy.Bradbury@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; 'Goff, Robert' <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Salvo, Julie (OCPS) <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; 'McMillen, Barrie K' <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; 'Poleon, John' <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; 'Thomas, Bill' <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>

Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good afternoon,

If you have not submitted your Facilities Analysis Responses for the 2019-2 Small Scale cycle, please do so as soon as possible. We are in the process of writing our staff reports, and would greatly appreciate your responses.

Thank you!
Alyssa

From: Henriquez, Alyssa P

Sent: Monday, August 19, 2019 11:29 AM

To: Alexander, Brandice N <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; Bradbury, Amy <Amy.Bradbury@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; Goff, Robert <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Julie Salvo <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; McMillen, Barrie K <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; Poleon, John <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; Thomas, Bill <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>

Subject: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good morning,

The Planning Division is requesting a public facility and capacity report for the 2019-2 Small Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

\\ocnas\County Share\Planning\Section - Comp Planning\2019-2 Small Scale Facility Analysis

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on October 17, 2019 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, August 30, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-0953, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II
Comprehensive Planning
Orange County Planning Division
201 S. Rosalind Avenue- 2nd floor
Orlando, FL 32801
Phone: 407-836-0953
Fax: 407-836-5862
Alyssa.Henriquez@ocfl.net

Mills, Misty D

From: Varga, Vanessa
Sent: Wednesday, September 18, 2019 3:33 PM
To: Henriquez, Alyssa P
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Alyssa,

Great! Thank you for the example. I'll make sure to follow this format. 😊

Please see updated cases below:

For the Parcel ID# **15-21-28-1364-00-850**- there is a **CEB-2019-399124Z/ Incident 530338 Unpermitted demolition of structure**. The Officer handling the case is **MEYLA TAVEL**

For the Parcel ID# **06-23-30-3328-02-290**- there is a **Enforcement Incident 535845 Residential property used as a parking lot without special exception and without permit**. The Officer handling the case is **STEVEN BULINSKI**

For the Parcel ID# **06-23-30-3328-01-010**- there is a **CEB-2020-404258Z/Incident 535846 Installed parking lot without a permit**. The Officer handling the case is **STEVEN BULINSKI**

For the Parcel ID# **21-22-30-0000-00-011**- there is a **SM-2020-413390ONSS/Incident 550157 Sign faces missing on pole sign** The Officer handling the case is **JAMES DREHOBLE**

For the Parcel ID# **21-22-30-0000-00-011**- there is a **SM-2020-413392Z/Incident 550162 No use permit/No permit for LEDs**. The Officer handling the case is **JAMES DREHOBLE**

Thank you for your time! Have a wonderful day.

Vanessa

From: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Sent: Wednesday, September 18, 2019 1:23 PM
To: Varga, Vanessa <Vanessa.Varga@ocfl.net>
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Vanessa,

Thanks for sending this over. Typically the responses we receive from Code Enforcement include a summary of the violation (please see example from previous cycle below):

For the Parcel ID# **21-23-30-0000-00-058**- there is a **CEB-2018-375984Z/ Incident 506298 unpermitted structures installed on property**. The Officer handling the case is **STEVEN BULINSKI**

For the Parcel ID# **21-23-30-0000-00-068**- there is a **CEB-2018-375983Z/Incident 506287 Unpermitted buildings/trailers**. The Officer handling the case is **STEVEN BULINSKI**

For the Parcel ID# **19-22-29-0000-00-001**- there is a **Assigned Incident 518748 Structures without permits**. The Officer handling the case is **WINFORD ALLEYNE**

Could you please include this information for the cases below?

Thanks so much!

Alyssa

From: Varga, Vanessa

Sent: Tuesday, September 17, 2019 3:46 PM

To: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>

Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good Afternoon,

I'm new at this so please let me know if you need any other information. Below are the addresses with violations.

1 (8). Address: 1171 CLARCONA ROAD

Parcel#: 15-21-28-1364-00-850

Incident#: 519354 & 530338

Inspector: Melya Tavel

2 (11). Address: 1516 JESSAMINE AVENUE

Parcel#: 06-23-30-3328-02-290

Incident#: 535845

Inspector: Steven Bulinski

2 (11). Address: 2500 CURRY FORD ROAD

Parcel#: 06-23-30-3328-01-010

Incident#: 535846

Inspector: Steven Bulinski

3 (15). Address: 5565 OLD CHENEY HIGHWAY

Parcel#: 21-22-30-0000-00-011

Incident#: 550157 & 550162

Inspector: James Drehoble

Could you also remove Brandice Alexander: Brandice.Alexander@ocfl.net and add me Vanessa Varga: Vanessa.Varga@ocfl.net to this list?

Thank you,

Vanessa

From: Rose, Kelley <Kelley.Rose@ocfl.net>
Sent: Tuesday, September 17, 2019 8:36 AM
To: Varga, Vanessa <Vanessa.Varga@ocfl.net>
Subject: FW: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Please see below. I believe it is just that same information you already provide for Aladin and BZA. Also, please let them know to include you in future emails.

Thanks,

Kelley Rose
Program Manager
Orange County Code Enforcement Division

From: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Sent: Monday, September 16, 2019 3:55 PM
To: 'Alexander, Brandice N' <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; 'Bradbury, Amy' <Amy.Bradbury@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; 'Goff, Robert' <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Salvo, Julie (OCPS) <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; 'McMillen, Barrie K' <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; 'Poleon, John' <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; 'Thomas, Bill' <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good afternoon,

If you have not submitted your Facilities Analysis Responses for the 2019-2 Small Scale cycle, please do so as soon as possible. We are in the process of writing our staff reports, and would greatly appreciate your responses.

Thank you!
Alyssa

From: Henriquez, Alyssa P
Sent: Monday, August 19, 2019 11:29 AM
To: Alexander, Brandice N <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; Bradbury, Amy <Amy.Bradbury@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; Goff, Robert <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Julie Salvo

<julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; McMillen, Barrie K <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; Poleon, John <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; Thomas, Bill <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>
Subject: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good morning,

The Planning Division is requesting a public facility and capacity report for the 2019-2 Small Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

\\ocnas\County Share\Planning\Section - Comp Planning\2019-2 Small Scale Facility Analysis

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on October 17, 2019 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, August 30, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-0953, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II

Comprehensive Planning

Orange County Planning Division

201 S. Rosalind Avenue- 2nd floor

Orlando, FL 32801

Phone: 407-836-0953

Fax: 407-836-5862

Alyssa.Henriquez@ocfl.net

AMENDMENT 2019-2-S-1-1 / Registry on Grass Lake (Parcel Addition to existing PD)

PROJECT SPECIFICS

Parcel ID:	31-24-27-0000-00-007
Location:	14506 Avalon Road; Generally located north of Bali Blvd., east of Summer Bay Blvd., south of Grove Blossom Way, west of Avalon Road.
Acreage Gross:	11.3
Request FLUM:	From: Growth Center-Commercial (GC-C) To: Growth Center- Planned Development- Medium-High Density Residential (GC-PD-MHDR)
Request Zoning:	From: A-1 To: GC-PD-MHDR
Existing Development Yield:	1 single family home
Development Permitted Under Current FLUM:	Up to 86,902 sq. ft. of additional commercial uses
Proposed Density/Intensity:	Add to existing The Registry on Grass Lake PD (LUP-18-12-417) for additional land, no additional units proposed. Existing FLUMA 2019-1-A-1-2 approved by the BCC for up to 360 multi-family dwelling units on 5/21/19.

Trip Generation (ITE 10th Edition)

Land Use Scenario (based on the full development including the additional 1.33 acres, for a total of 11.3 acres)	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 738 KSF Shopping Center	2,385	67%	1,598
Existing Use: 1 single family home			
Proposed Use: 395 DU Multi-Family Housing	174	100%	174
Net New Trips (Proposed Development less Allowable Development):	174 – 1,598 = -1,424		

Future Roadway Network

Road Agreements:	Yes, the Board of County Commissioners on July 2, 2019 approved a Transportation Impact Fee Agreement ("Agreement") by and between 18 Avalon Road, LLC ("Owner"), and Orange County for the dedication of right of way for Avalon Road/ C.R. 545. Within 120 days of the effective date of this Agreement, 18 Avalon Road, LLC shall convey 0.313 acres of right of way by general warranty deed. The Agreement provides for \$345,000 per acre for the conveyance of right-of-way. For the dedication of 0.313 acres of right-of-way for Avalon Road/C.R. 545 the Owner will receive a total of \$106,950 in transportation impact fee credits.
Planned and Programmed Roadway	Avalon Rd at Hartzog Rd Intersection Control

Improvements:

Evaluation. This project is to perform an intersection control evaluation due to safety concerns at Hartzog Rd at Avalon Rd. Avalon Road is on the LTTP, no time horizons have been established to-date.

Right of Way Requirements:

Yes, Avalon Road. Right of way for Avalon Road is needed for the additional parcel being added. A second agreement or an amendment to the agreement is needed through the Roadway Agreement Committee.

Summary

The applicant is requesting a land use change from Growth Center-Commercial (A-1) to Growth Center-Planned Development- Medium-High Density Residential for 1.33 acres and rezoning from A-1 to GC-PD-MHDR to add the property to the adjacent PD-- The Registry on Grass Lake.

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility.
- Planned/programmed improvements include Avalon Rd at Hartzog Rd Intersection Control Evaluation. This project is to perform an intersection control evaluation due to safety concerns at Hartzog Rd at Avalon Rd.
- The study area network was assessed for any proposed improvements that could affect capacity of study roadways. Based on Orange County's South-West Orange County Future Roadway Program map (December 3, 2010), there are plans for widening of Avalon Road in the future. For the purposes of this analysis, Avalon Road was assumed to be two lanes from US 192 to Hartzog Road, then widened to four lanes north of Hartzog Road by Year 2020, and north of US192 by 2030.
- The allowable development based on the approved future land use will generate 1,598 pm peak hour trips.
- The proposed use will generate 174 pm peak hour trips resulting in a net decrease of 1,424 pm peak hour trips.
- The subject property is located adjacent to Avalon Road, a 2-lane arterial. Based on the existing concurrency database dated 09-05-2019, there is one (1) failing roadway segment along Avalon Road within the project impact area; US192 to Hartzog Road and from Hartzog Road to Flamingo Crossings Blvd is operating at level of service F and there is no available capacity. This information is dated and subject to change.
- The project trip distribution and assignment assumes direct access onto Avalon Rd, however, the applicant is advised to consult with the County's Development Engineering Division to determine if this is feasible
- The short term analysis year 2020 revealed that Avalon Rd from the project driveway to Hartzog Rd is projected to be deficient during the PM Peak.
- The long term analysis year 2030 revealed that Hartzog Rd/Flamingo Crossings Blvd from Avalon Rd to Western Wy and US 192/SR 530 from the Lake County Line to the Osceola County Line are projected to be deficient during the PM peak. US 192/SR 530 from the Lake County Line to the Osceola County Line is projected to be deficient according to daily capacity.
- Final permitting of any development on this site will be subject to review and approval under

capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-1-2 / Townhomes at Westwood

PROJECT SPECIFICS

Parcel ID:	14-24-28-4800-00-360/370
Location:	11302 and 11314 Westwood Boulevard; Generally located west of Westwood Boulevard, north of Lake Willis Drive, and south of Central Florida Parkway.
Acreage Gross:	8.88 gross/3.78 net developable acres
Request FLUM:	From: Activity Center Residential (ACR) To: Planned Development – Medium Density Residential (PD-MDR)
Request Zoning:	From: R-CE (County Estate District) To: PD (Planned Development District)(Townhomes at Westwood PD/LUP)
Existing Development Yield:	1 single-family home
Development Permitted Under Current FLUM:	Up to 113 dwelling units
Proposed Density/Intensity:	Up to 43 single-family attached dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 113 SF-DU (Assumed Townhomes)	66	100%	66
Existing Use: 1 single-family home			
Proposed Use: Up to 43 SF-DU	28	100%	28
Net New Trips (Proposed Development less Allowable Development):	28 – 66 = -38		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements. The easement areas required shall be shown on all plans and shall be conveyed concurrently at time of platting or dedicated to the County via separate instrument prior to Development Plan Approval.

Summary

The applicant is requesting a land use change from Activity Center Residential (ACR) to Planned Development – Medium Density Residential (PD-MDR) for 3.78 acres and rezoning from R-CE to PD for approval to develop 43 single-family attached dwelling units.

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility.
- There are no planned improvements at this time. Westwood Boulevard was recently resurfaced.
- The allowable development based on the approved future land use will generate 66 pm peak hour trips.
- The proposed use will generate 28 pm peak hour trips resulting in a net decrease of 38 pm peak hour trips.
- Based on the existing concurrency database dated 09-05-2019, there is one (1) failing roadway segment along Turkey Lake Road within the project impact area: Central Florida Parkway to Sand Lake Commons Boulevard is operating at level of service F and there is no available capacity. This information is dated and subject to change.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-2-2 / Artisan at Forest Summit

PROJECT SPECIFICS – AMA

Parcel ID:	28-21-29-0000-00-043
Location:	7856 Forest City Road; Generally located north of Riverside Park Rd., east of Hillcrest Ter., south of Pembroke Dr, and west of Forest City Rd.,
Acreage Gross:	4.20
Request FLUM:	From: Low Density Residential (LDR) To: Medium-High Density Residential (MHDR)
Request Zoning:	From: R-3 To: N/A
Existing Development Yield:	Private school/daycare *4,524 SF Commercial (*OCA website)
Development Permitted Under Current FLUM:	16 dwelling units
Proposed Density/Intensity:	147 multifamily dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 16 (Assumed) Multi-Family DU	12	100%	12
Existing Use: Private school/daycare *4,524 SF Commercial (*OCA website)	-	-	-
Proposed Use: 147 Multi-Family DU	83	100%	83
Net New Trips (Proposed Development less Allowable Development): 83 – 12 = 71			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	All American Boulevard from Clarcona-Ocoee Rd to Kennedy Blvd. The project will consist of the construction of a new 4-lane roadway. Pedestrian safety will also be improved with the addition of sidewalks and bike lanes. Estimated completion is June 2022.
Right of Way Requirements:	FDOT has plans to widen Forest City Road. The applicant should coordinate with FDOT regarding their future plans for widening Forest City Road.

Summary

The applicant is requesting a land use change for 4.20 acres from Low Density Residential to Medium-High Density Residential to development of 147 multifamily dwelling units.

- The subject property is located within the County’s Alternative Mobility Area, but not along a

backlogged/constrained facility.

- Planned/programmed improvements include All American Boulevard from Clarcona-Ocoee Rd to Kennedy Blvd. The project will consist of the construction of a new 4-lane roadway. Pedestrian safety will also be improved with the addition of sidewalks and bike lanes. Estimated completion is June 2022.
- The allowable development based on the approved future land use will generate 12 pm peak hour trips.
- The proposed use will generate 83 pm peak hour trips resulting in a net increase of 71 pm peak hour trips.
- Alternative transportation modes within this area include: County maintained sidewalks along Riverside Park Road, Riverside Place, and Falkner Road. State maintained sidewalks exist along Forest City Road. Lynx serves the area with links #9 Winter Park/Rosemont and #23 Winter Park/Spring Village. There are (9) nine bus stops (0 sheltered) within the project area.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-2-6 / fka 2019-1-S-2-1 (Clarcona Retail)

PROJECT SPECIFICS

Parcel ID:	15-21-28-1364-00-850
Location:	1171 Clarcona Rd.; Generally located on the east side of Clarcona Rd., north of E. 13th St., west of Old Apopka Rd., and south of Short St.
Acreage Gross:	5.0
Request FLUM:	From: Low Density Residential (LDR) To: Commercial (C)
Request Zoning:	From: N/A To: N/A
Existing Development Yield:	472 sq. ft store/office/residential
Development Permitted Under Current FLUM:	One (1) single-family residential dwelling unit
Proposed Density/Intensity:	up to 4,500 sq. ft of commercial development

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 1 Single-Family DU	1	100%	1
Existing Use: 472 sq. ft store/office/residential			
Proposed Use: up to 4,500 sq. ft of commercial development	55	56%	31
Net New Trips (Proposed Development less Allowable Development): 31 – 1 = 30			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 5.0 acres from Low Density Residential to Commercial and approval to develop up to 4,500 SF of commercial uses.

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility.
- The allowable development based on the approved future land use will generate 1 pm peak hour trip.
- The proposed use will generate 36 pm peak hour trips resulting in a net increase of 35 pm peak hour trips.

- The subject property is located adjacent to Clarcona Road. Based on the existing concurrency database dated 09-05-2019, there is one (1) failing roadway segment along Orange Blossom Trail within the project impact area: Semoran Boulevard to Park Avenue is operating at level of service F and there is no available capacity. This information is dated and subject to change.
- Based on the project trip distribution, 60% (7 trips) will be travelling north on Clarcona Road while 40% (4 trips) will be projected to travel south.
- The short term analysis year 2023 revealed that Clarcona Road from Keene Rd to Cleveland Rd is projected to be operating an acceptable level of service.
- The long term analysis year 2040 revealed that Clarcona Road from Keene Rd to Cleveland Rd is projected to be operating an acceptable level of service.
- The project impacts are considered de-minimus since the project trips will consume less than 1% of the roadway's maximum service volume during the peak hour.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-3-2 / South Holden

PROJECT SPECIFICS – AMA

Parcel ID:	10-23-29-0000-00-018
Location:	1153 South Holden Avenue; Generally located north of Holden Ave., east of Orange Blossom Trl., south of 43rd St., and west of Almark Dr.
Acreage Gross:	0.27
Request FLUM:	From: Low Density Residential (LDR) To: Medium Density Residential (MDR)
Request Zoning:	From: R-1A To: R-3
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	1 single family dwelling unit
Proposed Density/Intensity:	5 multifamily dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 1 single family dwelling unit	1	100%	1
Existing Use: Undeveloped			
Proposed Use: 5 multifamily dwelling units	<u>4</u>	100%	4
Net New Trips (Proposed Development less Allowable Development): 4 – 1 = 3			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements: Holden Av Holden Av - Judy Ct to Raymar Dr Design and install 3200 feet of missing sidewalk from Judy Court to Raymar Drive. Holden Ave (JYP to OBT) is planned for improvements on the LTTP with completion anticipated in 2021.	
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 0.27 acres from Low Density Residential to Medium Density Residential and R-1A to R-3 approval to develop 5 multi-family dwelling units.

- The subject property is located within the County’s Alternative Mobility Area, but not along a backlogged/constrained facility.
- Planned/programmed improvements include Holden Av Holden Av - Judy Ct to Raymar Dr Design and install 3200 feet of missing sidewalk from Judy Court to Raymar Drive. Holden Ave

(JYP to OBT) is planned for improvements on the LTTP with completion anticipated in 2021.

- Alternative transportation modes within this area include: County maintained sidewalks along Holden Ave and the Holden Ridge Ave subdivision. State maintained sidewalks exist along S Orange Blossom Trail. Lynx serves the area with links #8 W. Oak Ridge Rd./International Dr.; #107 Downtown Orlando/Florida Mall; #441 FastLYNX. There are (7) seven bus stops (4 sheltered) within the project area.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-3-4 / 547 Hewett Dr

PROJECT SPECIFICS – AMA

Parcel ID:	27-22-30-3504-05-020 (portion of)
Location:	547 Hewett Road; Generally located north of Hibiscus Road, east of N Semoran Blvd., south of Hewett Dr., and west of Norma Dr.
Acreage Gross:	0.19 acres of a 0.71 acre site
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Commercial (C)
Request Zoning:	From: R-1A To: C-2
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	Up to one single-family dwelling unit
Proposed Density/Intensity:	Maximum: Up to 12,414 sq. ft of commercial dev. (FAR 1.5 on 0.19 acres) Proposed: 1,500 sq. ft. commercial development

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 1 single-family DU	1	100%	1
Existing Use: Undeveloped			
Proposed Use: Maximum: Up to 12,414 sq. ft of commercial dev. (FAR 1.5 on 0.19 acres) / Proposed: 1,500 sq. ft. commercial development	<u>126</u>	56%	71
Net New Trips (Proposed Development less Allowable Development): 71 – 1 = 70			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	Richard Crotty Parkway – Segment 1A- Richard Crotty Parkway - Semoran Blvd. to Goldenrod Rd. Richard Crotty Parkway will be a new four-lane roadway with sidewalks, bicycle lanes, roadway lighting, and median landscaping. Completion is anticipated to be completed January 2023.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 0.19 acres from Low-Medium Density Residential to Commercial and R-1A to C-2 to develop 1,500 sq. ft. commercial development (Maximum: Up to 12,414 SF of commercial development).

- The subject property is located within the County’s Alternative Mobility Area, but not along a

backlogged/constrained facility.

- Planned/programmed improvements include Richard Crotty Parkway – Segment 1A- Richard Crotty Parkway - Semoran Blvd. to Goldenrod Rd. Richard Crotty Parkway will be a new four-lane roadway with sidewalks, bicycle lanes, roadway lighting, and median landscaping. Completion is anticipated to be completed January 2023.
- Alternative transportation modes within this area include: County maintained sidewalks along Curry Ford Rd, S Bumby Ave, Peel Ave, E Kaley Ave, and Ranwill Ct. Segments of Peel Ave (between Curry Ford Rd and Orange Peel Ct and North of Vine St) and S Bumby Ave (North of Vine St) have no sidewalks. Lynx serves the area with link #15 Curry Ford Rd. / Valencia Comm. College East. There are (8) eight bus stops (0 sheltered) within the project area.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-6-1 / Powder Coating Factory

PROJECT SPECIFICS – AMA

Parcel ID:	30-22-29-0000-00-059
Location:	5200 Old Winter Garden Road; Generally located north of W South St., east of Ring Rd., south of Old Winter Garden Rd., and west of S Pine Hills Rd.
Acreage Gross:	3.96
Request FLUM:	From: Commercial (C) and Low Density Residential (LDR) To: Commercial (C)
Request Zoning:	From: C-3 To: N/A
Existing Development Yield:	18,101 sq. ft. commercial
Development Permitted Under Current FLUM:	Commercial - Up to 36,590 sq. ft. Commercial uses (approx. 0.56 ac.) and Low Density Residential- Up to 13 single-family dwelling units (approx. 3.40 ac.)
Proposed Density/Intensity:	18,101-square-foot existing warehouse, 7,500-square-foot proposed warehouse, and 2,500- square-foot proposed covered carport

Trip Generation (ITE 10th Edition)

Land Use Scenario (Note: For the proposed use, I used warehousing code 150 for the new 7.5 + 2.5 KSF)	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Commercial - Up to 36,590 sq. ft. Commercial uses (approx. 0.56 ac.) and Low Density Residential- Up to 13 single-family dwelling units (approx. 3.40 ac.)	272	58%	158
Existing Use: 18,101 sq. ft. commercial			
Proposed Use: 18,101-square-foot existing warehouse, 7,500-square-foot proposed warehouse, and 2,500- square-foot proposed covered carport	29	92%	27
Net New Trips (Proposed Development less Allowable Development): 27 – 158 = -131			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	Pine Hills Rd at SR 408 EB Exit Signal Warrant Study Pine Hills Rd at SR 408 EB Exit. The purpose of this project is to install a traffic signal at Pine Hills Rd and SR 408 EB Exit to improve Safety as requested by a citizen. The study is approximately half way completed.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 3.69 acres from Commercial and Low Density Residential to Commercial and approval to develop a warehouse.

- The subject property is located within the County's Alternative Mobility Area, but not along a backlogged/constrained facility.
- Alternative transportation modes within this area include: County maintained sidewalks along Old Winter Garden Rd, and N Pine Hills Rd. There are no sidewalks on any of the other minor intersecting streets including W Church St, S Pine Hills Rd, Nome Dr, W Central Ave, W Jackson St, Mercer St, S Klondike Ave, Ring Rd, Rogers St, Tremont Ave, Leonard Ct, Jupiter Cir, Murry Dr, Hope Cir, W Washington St, N Mandrake St, Metcalf Ave, Huppel Ave, Quintard Ave, Wilmer Ave, and any of the associated subdivisions. There are no Lynx routes or bus stops.
- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.
- Pine Hills Rd at SR 408 EB Exit. The purpose of this project is to install a traffic signal at Pine Hills Rd and SR 408 EB Exit to improve Safety as requested by a citizen. The study is approximately half way completed.
- The allowable development based on the approved future land use will generate 158 pm peak hour trips.
- The proposed use will generate 27 pm peak hour trips resulting in a net decrease of 131 pm peak hour trips.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

AMENDMENT 2019-2-S-6-2 / 118 Ring Road

PROJECT SPECIFICS – AMA

Parcel ID:	30-22-29-6244-09-100
Location:	118 Ring Road; Generally located north of Metcalf Ave., east of Tremont Ave., south of Old Winter Garden Rd., and west of Ring Rd.
Acreage Gross:	0.80
Request FLUM:	From: Low Density Residential (LDR) To: Commercial (C)
Request Zoning:	From: C-3 To: N/A
Existing Development Yield:	3,000 sq. ft warehouse (Vehicle Repair)
Development Permitted Under Current FLUM:	Up to 52,272 sq. ft. of commercial uses
Proposed Density/Intensity:	

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 52,272 sq. ft. of commercial uses	336	62%	208
Existing Use: 3,000 sq. ft warehouse (Vehicle Repair)			
Proposed Use: 3,000 sq. ft warehouse (Vehicle Repair) (Existing- No new development)	-	-	-
Net New Trips (Proposed Development less Allowable Development):	-208		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 0.80 acres from Low Density Residential to Commercial for consistency with the existing on-site use.

- The subject property is located within the County’s Alternative Mobility Area, but not along a backlogged/constrained facility.
- Alternative transportation modes within this area include: County maintained sidewalks along Old Winter Garden Rd, and the segment of Ring Rd between the development and Old Winter Garden Rd. There are no sidewalks on any of the other minor intersecting streets including S McKinley Ave, Tremont Ave, S Pine Hills Rd, W Church St, W South St, Metcalf Ave, Huppel Ave, Quintard Ave, Wilmer Ave, and any of the associated subdivisions. There are no Lynx routes or

bus stops.

- There are no signed bicycle routes/lanes within the project impact area.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

AMENDMENT 2019-2-S-6-4 / Devon Storage Facility

PROJECT SPECIFICS – AMA

Parcel ID:	19-22-29-0000-00-023 (portion of)
Location:	817 Swiss Lane; Generally located north of W Colonial Drive and Home Folks Drive, east of Swiss Lane.
Acreage Gross:	0.25 acre of a 9.873 acre site
Request FLUM:	From: Medium Density Residential (MDR) To: Commercial (C)
Request Zoning:	From: DP To: C-3
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	Up to 5 dwelling units
Proposed Density/Intensity:	Up to 16,335 sq. ft. of commercial development Proposed use: Driveway/buffer

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: Up to 5 dwelling units Existing Use: Undeveloped	5	100%	5
Proposed Use: Up to 16,335 sq. ft. of commercial development Proposed use: Driveway/buffer	142	56%	80
Net New Trips (Proposed Development less Allowable Development):	80 – 5 = 75		

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	Pine Hills Road Pedestrian Safety Pine Hills Rd - SR 50 to Bonnie Brae Cir. Design and construction of recommended safety improvements to Pine Hills Road from Silver Start Road (SR 438) to Bonnie Brae Circle. The project is under design and is less than half way complete.
Right of Way Requirements:	None

Summary

The applicant is requesting a land use change and rezoning change for 0.25 acres from MDR to C and rezoning from PD to C-3 approval to develop a driveway.

- The subject property is located within the County's Alternative Mobility Area, but not along a

backlogged/constrained facility.

- Planned/programmed improvements include Pine Hills Road Pedestrian Safety for Pine Hills Road - SR 50 to Bonnie Brae Cir. Design and construction of recommended safety improvements to Pine Hills Road from Silver Start Road (SR 438) to Bonnie Brae Circle. The project is under design and is less than half way complete.
- Alternative transportation modes within this area include: County maintained sidewalks along N Pine Hills Rd, and minor streets within the associated subdivision including Alhambra Dr, Deauville Dr, Sunray Dr, Terry Lynn Dr, Pine Needle Dr, and Swiss Ln. State maintained sidewalks exist along W Colonial Dr on both sides between Wilmer Ave and N Mission Rd, and on the south side only of W Colonial Dr on the segment East of N Mission Rd. There are no Lynx routes or bus stops.
- Unsigned bike lanes exist along W Colonial Dr (State maintained), West of the intersection with N Mission Rd, and along N Pine Hills Rd (County maintained), North of the intersection with W Colonial Dr.
- Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

Mills, Misty D

From: Golgowski, Gregory F
Sent: Thursday, September 05, 2019 11:50 AM
To: Mills, Misty D
Subject: FW: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request
Attachments: EPD Cover Letter.doc; 2019-2 Small Scale EPD Comments.doc

From: Bernier, Sarah
Sent: Friday, August 30, 2019 10:03 AM
To: Vargas, Alberto A <Alberto.Vargas@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Cc: Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Johnson, Liz <Liz.Johnson@ocfl.net>; Hull, Tim M <Tim.Hull@ocfl.net>
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Attached are the EPD documents prepared in response to this request.

The following cases have pending Conservation Area Determinations (CAD) that need to be completed prior to the public hearing in order to establish the net developable area.

Amendment #2019-2-S-2-2 - Artisan at Forest Summit - CAD-19-07-095 site visit rescheduled
Amendment #2019-2-S-5-2 - Wedgefield Golf and Country Club - No CAD application submitted

The documents and backup materials are stored in the internal EPD folder:
<S:\Engineering Support\Comprehensive Policy Plan\Small Scale\2019-2>

Sarah Bernier MS REM
Sr. Environmental Specialist
Environmental Protection Division
Development Review
3165 McCrory Place, Suite 200
Orlando, Florida 32803
office: 407-836-1471
fax: 407-836-1499
email: Sarah.Bernier@ocfl.net
web: www.ocfl.net/epd



Click [here](#) for directions to our office

From: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Sent: Monday, August 19, 2019 11:29 AM
To: Alexander, Brandice N <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; Bradbury, Amy <Amy.Bradbury@ocfl.net>; Divine,

Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; Goff, Robert <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Salvo, Julie (OCPS) <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; McMillen, Barrie K <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; Poleon, John <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; Thomas, Bill <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>
Subject: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good morning,

The Planning Division is requesting a public facility and capacity report for the 2019-2 Small Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

\\ocnas\County Share\Planning\Section - Comp Planning\2019-2 Small Scale Facility Analysis

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on October 17, 2019 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, August 30, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-0953, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II
Comprehensive Planning
Orange County Planning Division
201 S. Rosalind Avenue- 2nd floor
Orlando, FL 32801
Phone: 407-836-0953
Fax: 407-836-5862



Interoffice Memorandum

DATE: August 30, 2019

TO: Alberto Vargas, Manager
Planning Division

THROUGH: John Geiger, PE, Sr. Engineer
Environmental Protection Division

FROM: Sarah Bernier, REM, Sr. Environmental Specialist
Environmental Protection Division

SUBJECT: Facilities Analysis and Capacity Report Request for the
2019-2 Small Scale Comprehensive Plan Amendments

As requested, Environmental Protection Division staff reviewed the subject Comprehensive Plan Amendments. We understand that the first public hearing for these requests will be on October 17, 2019 before the Local Planning Agency. Attached are the environmental analysis results.

If you have any questions regarding the information provided, please contact Sarah Bernier at 407-836-1471 or John Geiger at 407-836-1504.

Attachment

SB/JG

cc:

Greg Golgowski, Chief Planner, Comprehensive Planning
Alyssa Henriquez, Planner, Comprehensive Planning
David Jones, Manager, Environmental Protection Division
Elizabeth Johnson, Assistant Manager, Environmental Protection Division
Tim Hull, Environmental Program Administrator, Environmental Protection Division

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

1) Amendment #2019-2-S-1-1 (previous 2019-1-A-1-2)

LUPA-19-08-262 (previous LUP-18-12-417) Registry on Grass Lake PD

FLU from Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)

Rezoning from A-1 (Citrus Rural District) to PD (Planned Development District)

Proposed Development: Add land to existing PD, no additional units proposed.

Owner: Vurnell Vandever

Agent: Robert Reese, Brossier Corp.

Parcels: 31-24-27-0000-00-007

Address: 14506 Avalon Rd.

District: 1

Area: 1.33 acres

EPD Comments:

Conservation Area Determination CAD-18-08-127 was completed for the existing PD on January 31, 2019. The Environmental Protection Division (EPD) will require a CAD modification to include this added parcel. Reference Orange County Code Chapter 15, Article X Wetland Conservation Areas.

2) Amendment #2019-2-S-1-2

LUP-19-08-258 Townhomes at Westwood LUP

FLU from Activity Center Residential (ACR) to Planned Development - Medium Density Residential (PD-MDR)

Rezoning from R-CE (County Estate District) to PD (Planned Development District)

Proposed Development: Up to 43 single-family attached dwelling units

Owner: Westwood Partners Group, LLC

Agent: Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

Parcels: 14-24-2-4800-00-360/370

Address: 11302 and 11314 Westwood Boulevard

District: 1

Area: 8.88 gross/3.78 net developable acres

EPD Comments:

Class I wetlands and a portion of Lake Willis are located on site amounting to 4.86 acres. Conservation Area Determination CAD-18-11-180 was completed for the subject properties with a certified wetland boundary survey approved by the Environmental Protection Division on May 9, 2019. The CAD needs to be revised to correct the lake acreage located within the project area.

The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas required to prevent adverse secondary impacts and less the required lake front berm and swale (unless drainage is designed to flow away from the lake). The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

agency wetland permits is speculative and may not be approved.

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C. Impacts to Class I conservation areas require approval from the Orange County Board of County Commissioners (BCC).

The Normal High Water Elevation (NHWE) of Lake Willis was established at 103.6 feet NAVD 88. Clearly show and label the NHWE line of the lake on all plans and permit applications, in addition to any wetland and setback lines.

The concurrent planned development land use plan rezoning application indicates that community and private ramps and docks shall be prohibited in this development.

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

All development is required to pretreat storm water runoff for pollution abatement purposes, per Orange County Code Section 34-227. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.

3) Amendment #2019-2-S-2-1

Empire Tire

FLU from Commercial (C), Office (O), and Low-Medium Density Residential (LMDR) to Commercial (C) and Industrial (IND)

Rezoning from C-2 (General Commercial District), C-1 (Retail Commercial District), P-O (Professional Office District), and R-1 (Single-Family Dwelling District) to C-1 (Retail Commercial District), C-3 (Wholesale Commercial District) and I-1/I-5 (Industrial District)

Proposed Development: 30,000 sq. ft. of indoor retail and wholesale warehouse uses

Owner: Vincent Contestabile and Empire Tire of Edgewater, LLC

Agent: Clifton McFadden

Parcels: 33-21-29-7776-04-120/140/160, 33-21-29-7776-05-010/090/120/150/170/200, 33-21-29-7776-06-030/080/120/151, and vacated Fayette Street right-of-way

Address: north of Edgewater Dr., east and west of Cleveland St., and south of Villa Dr.

District: 2

Area: 3.17 gross/net developable acres

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

EPD Comments:

The subject properties are located in the Royal Villa subdivision, either developed or vacant.

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

4) Amendment #2019-2-S-2-2

Artisan at Forest Summit

FLU from Medium Density Residential (MDR) to Medium-High Density Residential (MHDR)

Zoning R-3 (Multiple-Family Dwelling District)

Proposed Development: 147 multi-family dwelling units

Owner: Deborah Postell

Agent: Mario Golden

Parcels: 28-21-29-0000-00-043

Address: 7856 Forest City Road

District: 2

Area: 4.20 gross acres

EPD Comments: CAD in Progress

Wetlands may be located on site that extend offsite and have hydrological connection to the Little Wekiva River. Conservation Area Determination application CAD-19-07-095 was submitted for this project. The CAD needs to be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD), in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas. Approval of this request does not authorize any direct or indirect conservation area impacts.

Until wetland permitting is complete, the developable acreage is uncertain. The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas required to prevent adverse secondary impacts

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

and less the required stream/canal front berm and swale (unless drainage is designed to flow away from the stream/canal). The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C. Impacts to Class I conservation areas require approval from the Orange County Board of County Commissioners (BCC).

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

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

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH. The Springs and Aquifer Protection Act (section 373.811(2) F.S.) requires treatment of Onsite Sewage Treatment and Disposal System (OSTDS) loads in the Wekiva Spring and Rock Springs Basin Management Plan (BMAP) of June 2018. Per this requirement, lots less than one acre within the Priority Focus Area must comply with the OSTDS Remediation Plan that requires systems with nitrogen reducing enhancements within the BMAP.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

5) Amendment #2019-2-S-2-3

RZ-19-10-031 Tangerine Commercial Plaza

FLU from Rural Settlement (RS 1/1 Tangerine) to Commercial (C)

Rezoning from A-1 (Citrus Rural District) to C-1 (Retail Commercial District)

Proposed Development: 39,073 sq. ft. (0.15 FAR for Commercial in Rural Settlement)

Owner: Toolsie Persaud USA, LLC and Batrina Properties, Inc.

Agent: Quang Lam

Parcels: 09-20-27-0000-00-020

Address: 5335 N Orange Blossom Trail

District: 2

Area: 5.98 acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

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

This property has a prior agricultural land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. If an Environmental Site Assessment (ESA) has been conducted on this site, please provide a copy to the Orange County Environmental Protection Division.

This property is located within a state delineated zone of groundwater contamination from ethylene dibromide (EDB), a soil fumigant. Any new potable water wells require special permitting per Florida Administrative Code FAC 62-524, which includes specific construction and/or treatment requirements.

No activity will be permitted on the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division (EPD) of Orange County. An owner/operator who exacerbates

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH. The Springs and Aquifer Protection Act (section 373.811(2) F.S.) requires treatment of Onsite Sewage Treatment and Disposal System (OSTDS) loads in the Wekiwa Spring and Rock Springs Basin Management Plan (BMAP) of June 2018. Per this requirement, lots less than one acre within the Priority Focus Area must comply with the OSTDS Remediation Plan that requires systems with nitrogen reducing enhancements within the BMAP.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

6) Amendment #2019-2-S-2-4

RZ-19-10-032 Mount Dora Self Storage

FLU from Rural Settlement (RS 1/1 Tangerine) to Commercial (C)

Rezoning from A-1 (Citrus Rural District) to C-1 (Retail Commercial District)

Proposed Development: 22,346 sq. ft. (0.15 FAR for Commercial in Rural Settlement)

Owner: Lake Warehouse and Storage Tangerine, LLC

Agent: Jean M. Abi-Aoun

Parcels: 09-20-27-0000-00-005

Address: 6764 Dudley Avenue

District: 2

Area: 3.42 acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

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

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

Conservation Commission (FWC).

This property has a prior agricultural land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. If an Environmental Site Assessment (ESA) has been conducted on this site, please provide a copy to the Orange County Environmental Protection Division.

No activity will be permitted on the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division (EPD) of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

7) Amendment #2019-2-S-2-5 (previous 2009-2-A-2-1)

Grassmere Reserve PD (previous CDR-19-04-133)

FLU from Rural Settlement (RS 1/1 Zellwood) to Commercial (C)

Rezoning from/to PD (Planned Development District)

Proposed Development: 32,670 sq. ft. (0.15 FAR for Commercial in Rural Settlement)

Owner: ECP Grassmere, LLC

Agent: Tom Sullivan

Parcels: 26-20-27-0000-00-020 (portion adjacent to US-441/Orange Blossom Trail)

Address: 2523 Junction Road

District: 2

Area: 5.0 acres

EPD Comments:

The subject area was previously reviewed as part of the Development Review Committee (DRC) Grassmere Reserve Land Use Plan (LUP) and Preliminary Subdivision Plan (PSP). Refer to the staff comments and conditions of approval submitted for those reviews.

The project site was included in Orange County Conservation Area Determination CAD-19-03-038 completed for the PD with a certified wetland boundary survey approved by the

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

Environmental Protection Division on August 9, 2019. No conservation area was claimed within the amendment area.

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

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

This property has a prior agricultural land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. A Phase I Environmental Site Assessment (ESA) report dated February 26, 2019 was submitted with the preliminary subdivision plan.

No activity will be permitted on the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division (EPD) of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

The PD has a wildlife animal facility adjacent to the north, two landfills (Class III construction, demolition and vegetative debris) within one mile to the north, a large soil excavation operation 0.3 miles to the north, landscape nurseries to the west, a mulch processing facility to the southwest across US 441. These facilities may periodically create odors, noise, and/or dust depending upon weather and operational circumstances.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

8) Amendment #2019-2-S-2-6 (fka 2019-1-S-2-1)

Clarcona Retail

FLU from Low Density Residential (LDR) to Commercial (C)

Zoning C-1 (Retail Commercial District)

Proposed Development: Up to 4,500 sq. ft. of commercial

Owner: George Dillon

Agent: Kenneth Patterson, Design Solutions FL, Inc.

Parcels: 15-21-28-1364-00-850

Address: 1171 Clarcona Road

District: 2

Area: 0.46 acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. The applicant is advised to review related legislation to assure compliance and to plan for financial impacts. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

This site had Environmental Protection Division (EPD) incident #514156 for filling with unsuitable material. Debris removal has been completed.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

9) Amendment #2019-2-S-3-1

RZ-19-10-018 Aria

FLU from Office (O) and Low Density Residential (LDR) to Commercial (C)

Rezoning from P-O (Professional Office District) and R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)

Proposed Development: Maximum 119,572 sq. ft. (FAR 1.5) of commercial development, proposes 15,000-25,000 sq. ft. mix of professional office and retail

Owner: Linh Pham

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

Agent: Tuan Tran

Parcels: 08-23-30-8728-00-010/040, 08-23-30-0000-00-049

Address: 3706 and 3708 Conway Road, 4309 Trentonian Court

District: 3

Area: 1.8 acres

EPD Comments:

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for requirements of Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.

10) Amendment #2019-2-S-3-2

RZ-19-10-029 South Holden

FLU from Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning from R-1A (Single-Family Dwelling District) to R-3 (Multi-Family Dwelling District)

Proposed Development: 5 multi-family dwelling units

Owner: Makandal Property Investments

Agent: Rony Charles

Parcels: 10-23-29-0000-00-018

Address: 1153 Holden Avenue

District: 3

Area: 0.27 acres

EPD Comments:

No comment at this time.

11) Amendment #2019-2-S-3-3

Hourglass Brewing

FLU from Low-Medium Density Residential (LMDR) to Commercial (C)

Rezoning from R-1 (Single-Family Dwelling District) and C-1 (Retail Commercial District) to C-1 (Retail Commercial District)

Proposed Development: Up to 104,155 sq. ft. based on total acreage of parcels and including existing Brewery; they are proposing to expand the parking.

Owner: East West Place LLC, Giovanni Fernandez

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

Agent: Rebecca Wilson
Parcels: 06-23-30-3328-01-010, 06-23-30-3328-02-290
Address: 1516 Jessamine Avenue and 2500 Curry Ford Road
District: 3
Area: 1.6 acres (rezoning 1.24 acres)

EPD Comments:
No comment at this time.

12) Amendment #2019-2-S-3-4

RZ-19-10-028 Hewett Dr.

FLU from Low-Medium Density Residential (LMDR) to Commercial (C)
Rezoning from R-1A (Single-Family Dwelling District) to C-2 (General Commercial District)
Proposed Development: Maximum up to 12,414 sq. ft. of commercial (FAR 1.5 on 0.19 acres), proposes 1,500 sq. ft. of commercial
Owner: Maximo Reyes Arias, Viviana Estella Salvador Fernandez
Agent: Maximo Reyes Arias
Parcels: 27-22-30-3504-05-020 (portion - Lot 2)
Address: 547 Hewett Drive
District: 3
Area: 0.19 acre of 0.71 acre parcel

EPD Comments:
This project site may be impacted by soil or groundwater contamination resulting from an incident at the adjacent Citgo-Semoran #242. Although contamination hasn't been confirmed offsite, there are contaminated wells on the north, east and south sides of the Citgo parcel. No activity will be permitted that may disturb, influence, or otherwise interfere with areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area. Such activities include, but are not limited to, the use of potable or irrigation wells and dewatering. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S. For more information contact the Florida Department of Environmental Protection (FDEP) at 407-897-4100 concerning facility ID 48-8627965.

13) Amendment #2019-2-S-3-5

Celenza Property

FLU from Low-Medium Density Residential (LMDR) to Commercial (C)
Rezoning from A-2 (Farmland Rural District) to C-2 (General Commercial District)
Proposed Development: Up to 271,161 sq. ft. of commercial development
Owner: Louis Celenza
Agent: Louis Celenza
Parcels: 14-23-30-5240-07-071/073/074
Address: 6425, 6419, 6445 Hoffner Avenue

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

District: 3

Area: 4.15 acres

EPD Comments:

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for requirements of Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.

14) Amendment #2019-2-S-4-1

LUP-19-06-226 Narcoossee Retail LUP

FLU from Rural Settlement 1/2 (RS 1/2, Lake Hart/Lake Whippoorwill) to Commercial (C) and Urban Service Area (USA) expansion

Rezoning from A-2 (Farmland Rural District) to PD (Planned Development District)

Proposed Development: Up to 15,703 square feet of C-1 (Retail Commercial District) uses

Owner: Judith S. Burton

Agent: Brooks A. Stickler, P. E., Kimley-Horn and Associates, Inc.

Parcels: 17-24-31-0000-00-003 (portion)

Address: 11733 Narcoossee Road

District: 4

Area: 1.03 acre of 3.25 acres parcel

EPD Comments:

This application is for the west portion of the parcel adjacent to the road. The overall parcel includes an existing residence and a portion of Lake Whippoorwill. If the comprehensive plan or planned development application are modified to include the lakeside area, a Conservation Area Determination (CAD) will be required in accordance with Orange County Chapter 15, Article X - Wetland Conservation Areas.

Lake Whippoorwill has an established Municipal Service Taxing Unit (MSTU) for the purpose of funding lake management services. To the extent that this project is part of the taxing district or benefits from Lake Whippoorwill, this project shall be required to be a participant.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern.) The

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for requirements of Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

15) Amendment #2019-2-S-5-1

LUP-19-06-225 Old Cheney Townhomes LUP

FLU from Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR) and Commercial (C)

Rezoning from : R-1A (Single-Family Dwelling District) and R-3 (Multiple-Family Dwelling District) to PD (Planned Development District)

Proposed Development: Up to 15 townhomes and 8,000 sq. ft. of commercial uses

Owner: 5565 Old Cheney LLC

Agent: Neel Shivcharran, Galleon Consulting Group, LLC

Parcels: 21-22-30-0000-00-011

Address: 5565 Old Cheney Hwy

District: 5

Area: 1.13 gross acres

EPD Comments:

No comment at this time.

16) Amendment #2019-2-S-5-2

RZ-19-10-030 Wedgefield Golf and Country Club

FLU Parks and Recreation/Open Space (PR-OS) to Commercial (C) and Low Density Residential (LDR)

Rezoning from A-2 (Farmland Rural District) to C-1 (Retail Commercial District) and R-1A (Single-Family Residential District)

Proposed Development: Commercial - 21,890 sq. ft. and LDR - 3 du

Owner: Wedgefield Golf and Restaurant LLC, Craig Cooke

Agent: Craig Cooke

Parcels: 01-23-32-7602-00-011 and 010 (portion)

Address: 20550 Maxim Parkway

District: 5

Area: 3.35 acres Commercial and less than 1.0 acre LDR

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

EPD Comments: CAD Required

The following comments apply to redevelopment in the golf course area.

The application for a comprehensive plan amendment and/or lot split will require a Conservation Area Determination (CAD) completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD), in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas. If a prior determination exists, or if historical documents are located, then submit a copy with the application. Approval of this request does not authorize any direct or indirect conservation area impacts.

Until wetland permitting is complete, the net developable area is uncertain. The net developable area is defined as the gross area less the wetlands and surface waters areas. Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Impact (CAI) permit in addition to an approved Conservation Area Determination (CAD) from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C. Impacts to Class I conservation areas require approval from the Board of County Commissioners.

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

This site is located within the geographical limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations may apply. Reference Orange County Code Chapter 15 Article XI Section 15-442. The basin-wide regulations include, but are not limited to, wetlands and protective buffers, wildlife habitat, stormwater, and landscaping with native plant species. The applicant may submit a request in writing to the Orange County EPD for a determination of applicability of these regulations per section 15-440.

This site has a prior land use as a golf course may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. If an environmental site assessment (ESA) has been completed for this property, please submit a copy with the application.

No activity will be permitted on the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Orange County EPD. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

17) Amendment #2019-2-S-5-3

LUP-19-07-236 Epoch Aloma LUP

FLU from Medium Density Residential (MDR) to Medium High Density Residential (MHDR)

Rezoning from R-1A (Single-Family Dwelling District) to PD (Planned Development District)

Proposed Development: 241 multi-family dwelling units

Owner: Aloma United Methodist Church Inc.

Agent: Epoch Properties, Inc

Parcels: 03-22-30-0000-00-047

Address: 3045 Aloma Avenue

District: 5

Area: 6.89 acres

EPD Comments:

No comments at this time.

18) Amendment #2019-2-S-5-4

RZ-19-10-041 Fairbanks Ave

FLU from Low-Medium Density Residential (LMDR) to Commercial (C)

Rezoning from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)

Proposed Development: 12,400 sq. ft. of retail shown in rezoning conceptual plan

Owner: Winter Park Prime Properties, LLC

Agent: Tom Sullivan

Parcels: 03-22-29-0900-02-000

Address: 1123 W Fairbanks Avenue

District: 5

Area: 1.75 acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

19) Amendment #2019-2-S-6-1

RZ-19-10-024 Powder Coating Factory

FLU from Commercial (C) and Low Density Residential (LDR) to Commercial (C)

Rezoning from/to C-3 (Wholesale Commercial District Restricted)

Proposed Development: 1,801 sq. ft. existing warehouse, 7,500 sq. ft. proposed warehouse and 2,500 sq. ft. of proposed covered parking

Owner: Powder Coating Factory, LLC

Agent: Al Tehrani, P.E., Tehrani Consulting Engineering

Parcels: 30-22-29-0000-00-059

Address: 5200 Old Winter Garden Road

District: 6

Area: 3.96 gross acres

EPD Comments:

The site shall comply with all applicable local and state air pollution regulations. Reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control. EPD is the delegated air pollution permit granting authority by FDEP so applicable permits and compliance with state and county air pollution regulations is required of all projects.

No person shall cause, let, suffer, allow, or permit the emissions of unconfined particulate matter from any activity, including vehicular movement; transportation of materials; construction, alteration, demolition or wrecking; or industrially related activities, such as loading, unloading, storing, or handling; without taking reasonable precautions to prevent such emissions including but not limited to application of water, dust suppressants, planting of vegetation, point of activity controls (hoods, filters, etc) and other measures. Reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 2 Rules, Section 15-89.1 Air Pollution Prohibited 15-89.1(b) Unconfined emissions of particulate matter and 15-89.1(b)(2) Reasonable Precautions and defined in the Florida Department of Environmental Protection 62-296.320(4)(c) for Unconfined Emissions of Particulate matter adopted by Orange County Code 15-90 Adoption of state and federal rules by reference.

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

20) Amendment #2019-2-S-6-2

BP Equipment Services

FLU from Low Density Residential (LDR) to Commercial (C)

Zoning: C-3 (Wholesale Commercial District)

Proposed Development: 3,000 sq. ft. warehouse (vehicle repair), existing - no new development

Owner: Persaud Brothers Holding, LLC

Agent: Dianand Persaud

Parcels: 30-22-29-6244-09-100

Address: 118 Ring Road

District: 6

Area: 0.8 gross acres

EPD Comments:

Orange County regulates the management of hazardous waste as outlined in Florida Administrative Codes (FAC): such as 1) Used Oil: 62-710, 2) Hazardous Waste: 62-730, and 3) Universal Wastes (i.e.; batteries, fluorescent lamps, etc.): 62-737. For more information or guidance on proper management please contact the County Environmental Protection Division Small Quantity Generator Program at 407-836-1400.

21) Amendment #2019-2-S-6-3 WITHDRAWN

Michigan St Project

FLU from Neighborhood Activity Center (NAC) and Low-Medium Density Residential (LMDR) to Neighborhood Center (NC)

Rezoning from C-2 (General Commercial District) and R-2 (Residential District) to NC (Neighborhood Center)

Proposed Development: 31 dwelling units, 8,472 sq. ft. commercial

Owner: Bryan Alencar, Miner Group LLC, Gugabele1, Inc., and Steven McMinn

Agent: Geoff Bacon

Parcels: 03-23-29-0180-52-010/211/231/232

Address: 1006 26th St, 1013 W Michigan St, 2608 and 2612 S Westmoreland Dr.

District: 6

Area: 0.79 gross acres

The subject properties are located within the Holden Heights ROCC brownfield area.

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2019-2 Small Scale Comprehensive Plan Amendments

22) Amendment #2019-2-S-6-4

RZ-19-10-043 Devon Self Storage Facility (portion of Villages at Lake Lawne PD)

FLU from Planned Development-Medium Density Residential (PD-MDR) to Commercial (C)

Rezoning from PD (Planned Development District) to C-3 (Wholesale Commercial District)

Proposed Development: Driveway and buffer area for the adjacent proposed Devon Self Storage facility to the south

Owner: Swiss Lane, LLC

Agent: Scott Glass and George Dennison, Shutts & Bowen LLP

Parcels: 19-22-29-0000-00-023 (portion)

Address: 817 Swiss Lane

District: 6

Area: 0.25 acre of 9.87 acres parcel

EPD Comments:

The subject property was included in Orange County Conservation Area Determination CAD-16-07-075 completed on September 21, 2016 for the Villages at Lake Lawne PD. The CAD delineated a Class I ditch with hydrological connection to Lake Lawne located along the parcel's north boundary. The ditch is exempt from Orange County Code, Chapter 15, Article X - Wetland Conservation Areas, pursuant to Chapter 62.340.700(1)(b) of the Florida Administrative Code.

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These requirements may reduce the total net developable acreage. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

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

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

Mills, Misty D

From: Golgowski, Gregory F
Sent: Thursday, September 05, 2019 11:46 AM
To: Mills, Misty D
Subject: FW: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

From: Lujan, Jacob G
Sent: Friday, August 30, 2019 4:06 PM
To: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Cc: Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Hello Alyssa,

Below are the comments for Fire Rescue. Please let me know if you have any questions.

2019-2-S-2-2 Artisan at Forest Summit	This site is 3.2 miles from Station 40, with an estimated travel time of 7 minutes. This does not meet the 5-minute travel time objective for Urban-High population density.
2019-2-S-3-2 South Holden	This site is 1.6 miles from Station 50, with an estimated travel time of 6 minutes. This does not meet the 5-minute travel time objective for Urban-High population density.
2019-2-S-3-3 Hourglass Brewing	This site is 2.8 miles from Station 72, with an estimated travel time of 7 minutes. This does not meet the 5-minute travel time objective for Urban-High population density.
2019-2-S-5-3 Epoch Aloma	This site is 3.4 miles from Station 63, with an estimated travel time of 10 minutes. This does not meet the 5-minute travel time objective for Urban-High population density.

Thank you,

Jacob Lujan

Compliance and Planning Administrator
Orange County Fire Rescue Department
Planning & Technical Services Division

407.836.9893
jacob.lujan@ocfl.net

From: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Sent: Monday, August 19, 2019 11:29 AM

To: Alexander, Brandice N <Brandice.Alexander@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atassi, Mina <Mina.Atassi@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Barsati, Nargis <Nargis.Barsati@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; Bradbury, Amy <Amy.Bradbury@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; Goff, Robert <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Salvo, Julie (OCPS) <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; McMillen, Barrie K <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; Poleon, John <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <CodeResearch@ocfl.net>; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; Thomas, Bill <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>

Subject: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good morning,

The Planning Division is requesting a public facility and capacity report for the 2019-2 Small Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

\\ocnas\County Share\Planning\Section - Comp Planning\2019-2 Small Scale Facility Analysis

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on October 17, 2019 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, August 30, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-0953, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II
Comprehensive Planning
Orange County Planning Division
201 S. Rosalind Avenue- 2nd floor

Orlando, FL 32801
Phone: 407-836-0953
Fax: 407-836-5862
Alyssa.Henriquez@ocfl.net



Interoffice Memorandum

Date: August 28, 2019

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

From: J. Andres Salcedo, P.E., Deputy Director
Utilities Department

Subject: **Facilities Analysis and Capacity Report
2019-2 Small Cycle Comprehensive Plan Amendments**

*J. Andres Salcedo
8/29/19*

Orange County Utilities (OCU) staff reviewed the proposed development programs as submitted by the Planning Division and have concluded improvements to the County's water and wastewater treatment plants are not required to provide an adequate level of service consistent with the Comprehensive Plan's Potable Water, Wastewater and Reclaimed Water Element for those properties within OCU's service area. The Comprehensive Plan includes a 10-Year Water Supply Facilities Work Plan addressing the needs of our service area. Supporting documentation is provided in the attached Potable Water and Wastewater Facilities Analysis table.

As of today OCU has sufficient plant capacity to serve the subject amendments. This capacity is available to projects within OCU's service area and will be reserved upon payment of capital charges in accordance with County resolutions and ordinances. Transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

OCU's groundwater allocation is regulated by its consumptive use permits (CUP). OCU is working toward alternative water supply (AWS) sources and agreements with third party water providers to meet the future water demands within our service area. While OCU cannot guarantee capacity to any project beyond its permitted capacity, we will continue to pursue the extension of the CUP and the incorporation of AWS and other water resources sufficient to provide service capacity to projects within the service area.

If you need additional information, please contact me or Lindy Wolfe at 407 254-9918.

- cc: Raymond E. Hanson, P.E., Director, Utilities Department
- Teresa Remudo-Fries, P.E., Deputy Director, Utilities Department
- Lindy Wolfe, P.E., Assistant Manager, Utilities Engineering Division *LW 8/29/19*
- Laura Tatro, P.E., Senior Engineer, Utilities Engineering Division *LT 8/29/19*
- Gregory Gologowski, Chief Planner, Planning Division
- Alyssa Henriquez, Planner, Planning Division
- File: 37586; 2019-2 Small Cycle

Potable Water and Wastewater Facilities Analysis for 2019-2 Small Cycle Comprehensive Policy Plan Amendments

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2019-2-S-1-1 Registry on Grass Lake (Parcel Addition to existing PD)	31-24-27-0000-00-007	PW: Toho Water Authority WW: Toho Water Authority RW: Orange County Utilities	PW: Contact Toho Water Authority WW: Contact Toho Water Authority RW: Not currently available	Growth Center- Planned Development-Medium-High Density Residential (GC-PD-MHDR)	0	0	0	N/A	N/A	N/A	N/A	No	N/A
2019-2-S-1-2 (Townhomes at Westwood)	14-24-28-4800-00-360/370	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch watermain within Westwood right-of-way WW: 10-inch gravity main within Westwood right-of-way and 8-inch forcemain near the intersection of Westwood and Turkeyleg RW: 8-inch reclaimed water main within Westwood right-of-way	Planned Development- Medium Density Residential (PD-MDR)	43	0	0	0.012	0.010	0.012	0.010	Yes	South
2019-2-S-2-1 (Empire Tire)	33-21-29-7776-04-120/140/160, 33-21-29-7776-05-010/090/120/150/170/200, 33-21-29-7776-06-030/080/120/151, and vacated Fayette Street right-of-way	PW: Winter Park and Orlando Utilities Commission WW: Winter Park and Orange County Utilities RW: Orange County Utilities	PW: Contact City of Winter Park and Orlando Utilities Commission Contact City of Winter Park for parcels in Winter Park's Utility Service area. For parcels within Orange County Utilities service area, a 4-inch forcemain located within Edgewater right-of-way, approximately 675 feet northwest of the property. RW: Not currently available	Industrial (IND) and Commercial (C)	0	0	30,000	N/A	0.002	N/A	0.002	No	West
2019-2-S-2-2 (Artisan at Forest Summit)	28-21-29-0000-00-043	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch watermain within Forest City right-of-way WW: 6-inch and 20-inch forcemain within Forest City right-of-way RW: Not currently available	Medium-High Density Residential (MHDR)	147	0	0	0.040	0.033	0.040	0.033	No	West
2019-2-S-2-3 (Tangerine Commercial Plaza)	09-20-27-0000-00-020	PW: Florida Governmental Utility Authority WW: Apopka RW: Apopka	PW: Contact Florida Governmental Utility Authority WW: Contact City of Apopka RW: Contact City of Apopka	Commercial (C)	0	0	39,053	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-2-4 (Mount Dora Self Storage)	09-20-27-0000-00-005	PW: Florida Governmental Utility Authority WW: Apopka RW: Apopka	PW: Contact Florida Governmental Utility Authority WW: Contact City of Apopka RW: Contact City of Apopka	Commercial (C)	0	0	22,346	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-2-5 (Grassmere)	26-20-27-0000-00-020	PW: Apopka WW: Apopka RW: Apopka	PW: Contact City of Apopka WW: Contact City of Apopka RW: Contact City of Apopka	Commercial (C)	0	0	32,670	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-2-6 fka 2019-1-S-2-1 (Clarcona Retail)	15-21-28-1364-00-850	PW: Apopka WW: Apopka RW: Apopka	PW: Contact City of Apopka WW: Contact City of Apopka RW: Contact City of Apopka	Commercial (C)	0	0	4,500	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-3-1 (Aria)	08-23-30-8728-00-010,-040 and 08-23-30-0000-00-049	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch watermain within Conway right-of-way and 8-inch watermain within Trentonian right-of-way WW: 8-inch forcemain within Conway right-of-way RW: Not currently available	Commercial (C)	0	0	119,572	0.011	0.009	0.011	0.009	No	East
2019-2-S-3-2 (South Holden)	10-23-29-0000-00-018	PW: Orlando Utilities Commission WW: Orange County Utilities RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: 12-inch forcemain within Holden right-of-way near Almark Drive RW: Not currently available	Medium Density Residential (MDR)	5	0	0	N/A	0.001	N/A	0.001	No	South

Potable Water and Wastewater Facilities Analysis for 2019-2 Small Cycle Comprehensive Policy Plan Amendments

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2019-2-S-3-3 (Hourglass Brewing)	06-23-30-3328-02-290, 06-23-30-3328-01-010	PW: Orlando Utilities Commission WW: City of Orlando RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: Contact City of Orlando RW: Contact City of Orlando	Commercial (C)	0	0	104,155	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-3-4 (547 Hewett Dr)	27-22-30-3504-05-020 (Lot 2)	PW: Orlando Utilities Commission WW: City of Orlando RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: Contact City of Orlando RW: Contact City of Orlando	Commercial (C)	0	0	12,414	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-S-3-5 (Celenza Property)	14-23-30-5240-07-071, - 073, -074	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 16-inch watermain within Hoffner right-of-way 4-inch forcemain within Hoffner right-of-way near Patch Road and 8-inch forcemain within Hoffner right-of-way near Manatee Street RW: Not currently available	Commercial (C)	0	0	271,161	0.025	0.020	0.025	0.020	No	East
2019-2-S-4-1 (Narcoossee Retail)	17-24-31-0000-00-003 (portion of)	PW: Orlando Utilities Commission WW: Orange County Utilities* RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 16-inch forcemain within Narcoossee right-of-way RW: 24-inch reclaimed watermain within Narcoossee right-of-way	Commercial (C) and Urban Service Area (USA) expansion	0	0	15,703	0.001	0.001	0.001	0.001	No	East
2019-2-S-5-1 (Old Cheney Townhomes)	21-22-30-0000-00-011	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 8-inch watermain within Turisi right-of-way and 12-inch watermain within Old Cheney right-of-way WW: 8-inch gravity main within Turisi right-of-way RW: Not currently available	5565 Old Cheney LLC	15	0	8,000	0.005	0.004	0.005	0.004	No	East
2019-2-S-5-2 (Wedgefield)	32-23-01-7602-00-011, and Portion of 32-23-01-7602-00-010	PW: Wedgefield PFC C. A. WW: Wedgefield PFC C. A. RW: Orange County Utilities	PW: Contact Pluris Wedgefield WW: Contact Pluris Wedgefield RW: Not currently available	Commercial (C) and Low Density Residential (LDR)	3	0	21,890	N/A	N/A	N/A	N/A	No	N/A
2019-2-S-5-3 (Epoch Aloma)	03-22-30-0000-00-047	PW: Winter Park WW: Winter Park RW: Orange County Utilities	PW: Contact City of Winter Park WW: Contact City of Winter Park RW: Not currently available	Medium High Density Residential (MHDR)	241	0	0	N/A	N/A	N/A	N/A	No	N/A
2019-2-S-5-4 (1123 W Fairbanks Ave)	03-22-29-0900-02-000	PW: Winter Park WW: Winter Park RW: Orange County	PW: Contact City of Winter Park WW: Contact City of Winter Park RW: Not currently available	Commercial (C)	0	0	TBD	N/A	N/A	N/A	N/A	No	N/A
2019-2-S-6-1 (Powder Coating Factory)	30-22-29-0000-00-059	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 10-inch gravity main within Old Winter Garden right-of-way RW: Not currently available	Commercial (C)	0	0	28,101	0.003	0.002	0.003	0.002	No	West
2019-2-S-6-2 (118 Ring Rd)	30-22-29-6244-09-100	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 8-inch gravity main within Ring right-of-way RW: Not currently available	Commercial (C)	0	0	3,000	0.000	0.000	0.000	0.000	No	West
2019-2-S-6-4 (Devon Storage Facility)	19-22-29-0000-00-023 (portion of)	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 8-inch gravity main within La Grange right-of-way RW: Not currently available	Commercial (C)	0	0	0	0.000	0.000	0.000	0.000	No	West

NOTES:

No plant improvements are needed to maintain LOS standards. This evaluation pertains solely to water and wastewater treatment plants. Connection points and transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

*The site is outside the Urban Service Area, but abuts the Urban Service Area boundaries, and water and wastewater mains are located in the vicinity of the site. If the Urban Service Area boundary is expanded to encompass this site, or if the extension of water and wastewater mains outside the Urban Service Area to serve this site is already compatible with Policies PW1.4.2, PW1.5.2, and the equivalent wastewater policies, water and wastewater demands and connection points to existing OCU transmission systems will be addressed as the project proceeds through the DRC and construction permitting process.

Abbreviations: PW - Potable Water; WW - Wastewater; RW - Reclaimed Water; WM - Water Main; FM - Force Main; GM - Gravity Main; MUP - Master Utility Plan; TBD - To be determined as the project progresses through Development Review Committee,

Mills, Misty D

From: Golgowski, Gregory F
Sent: Thursday, September 05, 2019 11:51 AM
To: Mills, Misty D
Subject: FW: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request
Attachments: 2019-2 S Utilities FacilitiesAnalysis and CL_8.28.19.pdf

From: Tatro, Laura A
Sent: Friday, August 30, 2019 8:32 AM
To: Henriquez, Alyssa P <Alyssa.Henriquez@ocfl.net>
Cc: Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>
Subject: RE: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Alyssa,

Attached is the 2019-2 Small Scale Facilities Analysis for utilities. Please let me know if you have any questions or difficulties opening the attachments.

Laura Tatro, P.E.
Orange County Utilities
laura.tatro@ocfl.net
(407) 254-9913

From: Henriquez, Alyssa P
Sent: Monday, August 19, 2019 11:29 AM
To: Alexander, Brandice N; Arthurs, Deborah; Atassi, Mina; Atkins, Belinda; Barq, Mirna; Barsati, Nargis; Bernier, Sarah; Bradbury, Amy; Divine, Daniel; Dubus, Anne; Durbal-Mohammed, Anganie; Fasnacht, Kurt; Flynt, James; Geiger, John; Goff, Robert; Golgowski, Gregory F; Hepker, David A; Jones, David (Envir. Protection); Salvo, Julie (OCPS); Lujan, Jacob G; McMillen, Barrie K; Moffett, Cedric; Nastasi, Renzo; Poleon, John; Rathbun, David A; Remudo-Fries, Teresa; Research; Rountree, Keenya; Salcedo, Andres; Spivey, Robert; Suedmeyer, Matt; Tatro, Laura A; Thomas, Bill; Warren, Kirsten K; Whitfield, Anoch P; Wolfe, Lindy A
Subject: 2019-2 Small Scale Future Land Use Map Amendments Facilities Analysis Request

Good morning,

The Planning Division is requesting a public facility and capacity report for the 2019-2 Small Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

\\ocnas\County Share\Planning\Section - Comp Planning\2019-2 Small Scale Facility Analysis

Ultimately, we need you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on October 17, 2019 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, August 30, 2019. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-0953, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II

Comprehensive Planning

Orange County Planning Division

201 S. Rosalind Avenue- 2nd floor

Orlando, FL 32801

Phone: 407-836-0953

Fax: 407-836-5862

Alyssa.Henriquez@ocfl.net

IMPACT OF EXISTING DEVELOPMENT

Title	Location	Sector	Total # of Sworn	Total # of Civilian	Est. CFS	# of Sworn Comm/Retail	# of Sworn Hotel/Motel	# of Sworn Manufact. Home	# of Sworn Manufact	# of Sworn Multifam	# of Sworn Ofc/Instit	# of Sworn Schools (Private Only)	# of Sworn Single Family	# of Sworn Warehouse
Small Scale 2019-2-S-1-1 (Registry on Grass Lake)	14506 Avalon Rd.; Generally located on the west side of Avalon Rd., north of Arrowhead Blvd., east of the Orange/Lake County Line, and south of Grove Blossom Wy.	6	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-1-2 (Townhomes at Westwood)	11302 and 11314 Westwood Boulevard; Generally located west of Westwood Boulevard, north of Lake Willis Drive, and south of Central Florida Parkway.	5	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-2-6 (Clarcona Retail)	1171 Clarcona Rd.; Generally located on the east side of Clarcona Rd., north of E. 13th St., west of Old Apopka Rd., and south of Short St.	1	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-3-1 (Aria)	3706, 3708 Conway Road and 4309 Trentonian Court; Generally located north of Trentonian Ct., east of Gatewood Dr., south of Parkside Dr., and west of Conway Rd.	4	0.01	0.00	2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00

IMPACT OF EXISTING DEVELOPMENT

Title	Location	Sector	Total # of Sworn	Total # of Civilian	Est. CFS	# of Sworn Comm/Retail	# of Sworn Hotel/Motel	# of Sworn Manufact. Home	# of Sworn Manufact	# of Sworn Multifam	# of Sworn Ofc/Instit	# of Sworn Schools (Private Only)	# of Sworn Single Family	# of Sworn Warehouse
Small Scale 2019-2-S-3-3 (Hourglass Brewing)	1516 Jessamine Avenue and 2500 Curry Ford Road; Generally located north of E Kaley Ave., east of S Bumby Ave., south of Curry Ford Rd., and west of Jessamine Ave.	4	0.02	0.01	6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Small Scale 2019-2-S-3-5 (Celenza Property)	6425, 6419, 6445 Hoffner Avenue; Generally located north of Hoffner Ave., east of Redditt Rd., south of Nassau Ave., and west of Volusia Dr.	2	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-4-1 (Narcoossee Retail)	11733 Narcoossee Road; Generally located east of Narcoossee Road, south of Kirby Smith Road, and north of	2	0.00	0.00	1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Small Scale 2019-2-S-5-3 (Epoch Aloma)	3045 Aloma Avenue; Generally located north of Aloma Ave., east of Ellendale Dr., south of Semoran Park Dr., and west of Semoran Blvd.	2	0.06	0.03	18	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.00	0.00

IMPACT OF EXISTING DEVELOPMENT

Title	Location	Sector	Total # of Sworn	Total # of Civilian	Est. CFS	# of Sworn Comm/Retail	# of Sworn Hotel/Motel	# of Sworn Manufact. Home	# of Sworn Manufact	# of Sworn Multifam	# of Sworn Ofc/Instit	# of Sworn Schools (Private Only)	# of Sworn Single Family	# of Sworn Warehouse
Small Scale 2019-2-S-6-1 (Powder Coating Factory)	5200 Old Winter Garden Rd.; Generally located south of Old Winter Garden Rd., west of S. Pine Hills Rd., north of W. South St., and east of Ring Rd.	3	0.01	0.00	3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
Small Scale 2019-2-S-6-2 (118 Ring Road)	118 Ring Rd.; Generally located on the west side of Ring Rd., south of Old Winter Garden Rd., north of W. South St., and east of Tremont Ave.	3	0.00	0.00	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			Sworn	Civilian	CFS									
		Total:	0.12	0.05	32.95	0.00	0.00	0.00	0.00	0.00	0.06	0.00	0.02	0.02



Sheriff John W. Mina

ORANGE COUNTY SHERIFF'S OFFICE

INTEROFFICE MEMORANDUM

August 30, 2019

TO: Alyssa Henriquez
Orange County Planning Division

FROM: Daniel Divine, Manager
Research & Development

SUBJECT: 2019-2 Small Scale Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2019-2 Small Scale Comprehensive Policy Plan Amendments (CPPA). Based on the existing and proposed development scenarios, the Sheriff's Office staffing needs for existing are 0.12 deputies and 0.05 support personnel and proposed are 3.04 deputies and 1.38 support personnel to provide the standard level of service (LOS) to these developments.

Comprehensive Policy Plan Amendment #2019-2-S-2-1 is a proposed retail and wholesale warehouse, **#2019-2-S-2-2** has proposed multi-family dwelling units, **#2019-2-S-2-3**, **#2019-2-S-2-4**, **#2019-2-S-2-5** and **#2019-2-S-2-6** are proposed commercial use developments. These developments are located in Sheriff's Office Patrol Sector One. Sector One is located in the northwestern portion of Orange County and is approximately 116.588 square miles. In 2018 the Sheriff's Office had 1,343,802 calls for service and 151,277 of these calls were in Sector One. In 2018 the average response times to these calls were 00:17:29 minutes for Code 1 [non emergency service calls]; 00:27:31 minutes Code 2 [non life threatening emergency calls]; and 00:06:35 minutes Code 3 [life-threatening emergency calls].

Comprehensive Policy Plan Amendments #2019-2-S-3-4, **#2019-2-S-3-5** and **#2019-2-S-4-1** are proposed commercial use developments, **#2019-2-S-5-2** is a proposed commercial use development as well as proposed dwelling units, **#2019-2-S-5-1** proposes townhomes and commercial uses and **#2019-2-S-5-3** are proposed multifamily dwelling units. These developments are in Sheriff's Office Patrol Sector Two. Sector Two is located in the eastern portion of Orange County and is approximately 400.285 square miles, our largest sector geographically. In 2018 Sector Two had 275,778 calls for service and the average response times to these calls were 00:17:30 minutes Code 1; 00:29:34 minutes Code 2; and 00:06:30 minutes Code 3.

Comprehensive Policy Plan Amendment #2019-2-S-6-1 is a proposed warehouse located in Sector Three. Sector Three is situated in the Middle Western portion of Orange County and is approximately 82.745 square miles. In 2018 Sector Three had 181,534 calls for service. In 2018 the average response times to these calls were 00:17:53 minutes for Code 1; 00:28:12 minutes for Code 2; and 00:06:52 minutes for Code 3.

Alyssa Henriquez
August 30, 2019
Page 2 of 2

Comprehensive Policy Plan Amendment #2019-2-S-3-1 is a proposed commercial and professional office use development and **#2019-2-S-3-2** has proposed multifamily dwelling units. These developments are located in Sector Four. Sector Four is centrally located and is approximately 70.534 square miles. In 2018 Sector Four had 269,951 calls for service. In 2018 the average response times to these calls were 00:19:43 minutes for Code 1; 00:31:24 minutes Code 2; and 00:05:46 for minutes Code 3.

Comprehensive Policy Plan Amendment #2019-2-S-1-2 are proposed single family attached dwelling units located in Sector Five. In 2018 Sector Five had 144,312 calls for service. In 2018 the average response times to these calls were 00:10:22 minutes for Code 1; 00:12:06 minutes Code 2; and 00:04:19 minutes Code 3.

The Orange County Sheriff's Office measures service requirements based on the number of calls for service generated and the number of staff needed to respond to those calls. All development generates impact, but at varying levels. In the 2018 update to the Law Enforcement Impact Fee Ordinance, the Sheriff's Office Level of Service was 282 calls for service per sworn officer per year. Support personnel are calculated by applying 45.4% to the sworn officer requirement. The 'formula' is *land use x unit of development x calls per unit divided by 282 = number of deputies required for that development. The 'formula' for the number of support personnel required is the number of deputies * 45.4 percent.* These calculations are obtained from Orange County's Law Enforcement Impact Fee Study and Ordinance.

Impact fees address capital cost only. All other costs must be requested from the Board of County Commissioners including salaries and benefits.

As stated before, all new development creates new calls for service, which in turn creates a need for new additional manpower and equipment. If calls for service increase without a comparable increase in manpower our response times are likely to increase.

If you wish to discuss this information, please contact me or Belinda Atkins at 407 254-7470.

DPD/bga

Attachments

cc: Undersheriff Mark J. Canty, Chief Deputy Nancy Brown, Chief Deputy Larry G. Zwieg, Major Angelo L. Nieves, Major Rick Meli, Captain Mariluz Santana, CALEA 15.1.3



PARKS AND RECREATION DIVISION
MATT SUEDMEYER, MANAGER
4801 W Colonial Drive, Orlando, FL 32808
407-836.6200 • FAX 407-836.6210 • <http://www.orangecountyparks.net>

September 18, 2019

TO: Alberto Vargas, Manager, Planning

FROM: Cedric M. Moffett, Principal Planner, Parks and Recreation

SUBJECT: Facilities Analysis and Capacity Report
2019-2 Small Scale Cycle Comprehensive Policy Plan Amendments

The Parks and Recreation Division have reviewed the 2019-2 Small Scale Cycle Comprehensive Policy Plan Amendments. Based on the information provided the development impacts do not exceed our countywide available parkland capacity (see attached chart), however, the projects still need to meet applicable development requirements for parks and recreation. As per usual we only analyzed the impact of the residential amendments.

The Future Land Use Amendment maps have been compared to our existing and proposed park and trail facilities and there are no direct impacts.

CM:cm

c: Matt Suedmeyer, Manager, Parks and Recreation
Regina Ramos, Project Manager, Parks and Recreation
File: Comp Plan Amendments

Facilities Analysis and Capacity Report
2019-2 Smale Scale Cycle Comprehensive Policy Plan Amendments
(Amendments with Parks Level-of-Service Impacts)

Amendment Number	Proposed Future Land Use	Residential Dwelling Units	Population (2.56/unit)	Active Recreation Acreage Impact (1.5 ac/1,000 pop)	Resource Recreation Acreage Impact (6.0 ac/1,000 pop)	
2019-2-S-1-2	Planned Development-Medium Density Residential (PD-MDR)	43	110.08	0.165	0.660	
2019-2-S-2-2	Medium-High Density Residential (MHDR)	147	376.32	0.564	2.258	
2019-2-S-3-2	Medium Density Residential (MDR)	5	12.8	0.018	0.077	
2019-2-S-5-1	Medium Density Residential (MDR) and Commercial (C)	15	38.4	0.058	0.230	
2019-2-S-5-2	Commercial (C) and Low Density Residential (LDR)	3	7.68	0.012	0.046	
2019-2-S-5-3	Medium Density Residential (MDR)	241	616.96	0.925	3.702	
				Total Acreage Impact	1.742	6.973
				Available Capacity (as of July 2019)	377.440	7584.570

FAIRBANKS COMMERCIAL PROPERTY

Project № 19074

June 2019

**SMALL SCALE AMENDMENT
TRANSPORTATION FACILITIES ANALYSIS
ORANGE COUNTY
FLORIDA**

Prepared by:



Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265

Orlando, Florida 32803

www.trafficmobility.com

(407) 531-5332

Prepared for:

Gray Robinson

301 E Pine Street, Suite 1400

Orlando, Florida 32801

EXECUTIVE SUMMARY

Project Information

Name: Fairbanks Commercial Property
Location: Fairbanks Avenue, East of Edgewater Drive
Description: Small Scale Comprehensive Plan Amendment
Current FLU – LMDR, Max 17 Residential Units
Proposed FLU – Commercial, Max 114,300 Square Feet Retail

Findings

Trip Generation: 4,323 Daily Trips / 390 PM Peak Hour Trips
Existing Capacity: All segments currently operate at adequate LOS
Projected Capacity: All segments are projected to operate at adequate LOS with the proposed amendment

The proposed comprehensive plan amendment is supported by existing transportation network capacity

TABLE OF CONTENTS

	Page
EXECUTIVE SUMMARY	
TABLE OF CONTENTS	
1.0 INTRODUCTION.....	1
2.0 PROJECT TRAFFIC.....	3
2.1 Trip Generation.....	3
2.2 Trip Distribution/Assignment.....	3
3.0 STUDY ROADWAYS.....	5
4.0 TRAFFIC IMPACT ANALYSIS.....	6
4.1 Existing Conditions.....	6
4.2 Projected Conditions.....	7
5.0 STUDY CONCLUSIONS.....	9
APPENDIX.....	10
Appendix A Site Information	
Appendix B Trip Generation Information Sheets	
Appendix C CMS Information Sheet	

LIST OF TABLES

Table 1 Land Use Density.....	1
Table 2 Trip Generation Analysis.....	3
Table 3 Study Roadway Segments.....	5
Table 4 Existing Conditions Analysis.....	6
Table 5 Roadway Segment Capacity Analysis.....	8

LIST OF FIGURES

Figure 1 Site Location Map.....	2
Figure 2 Project Trip Distribution.....	4

1.0 INTRODUCTION

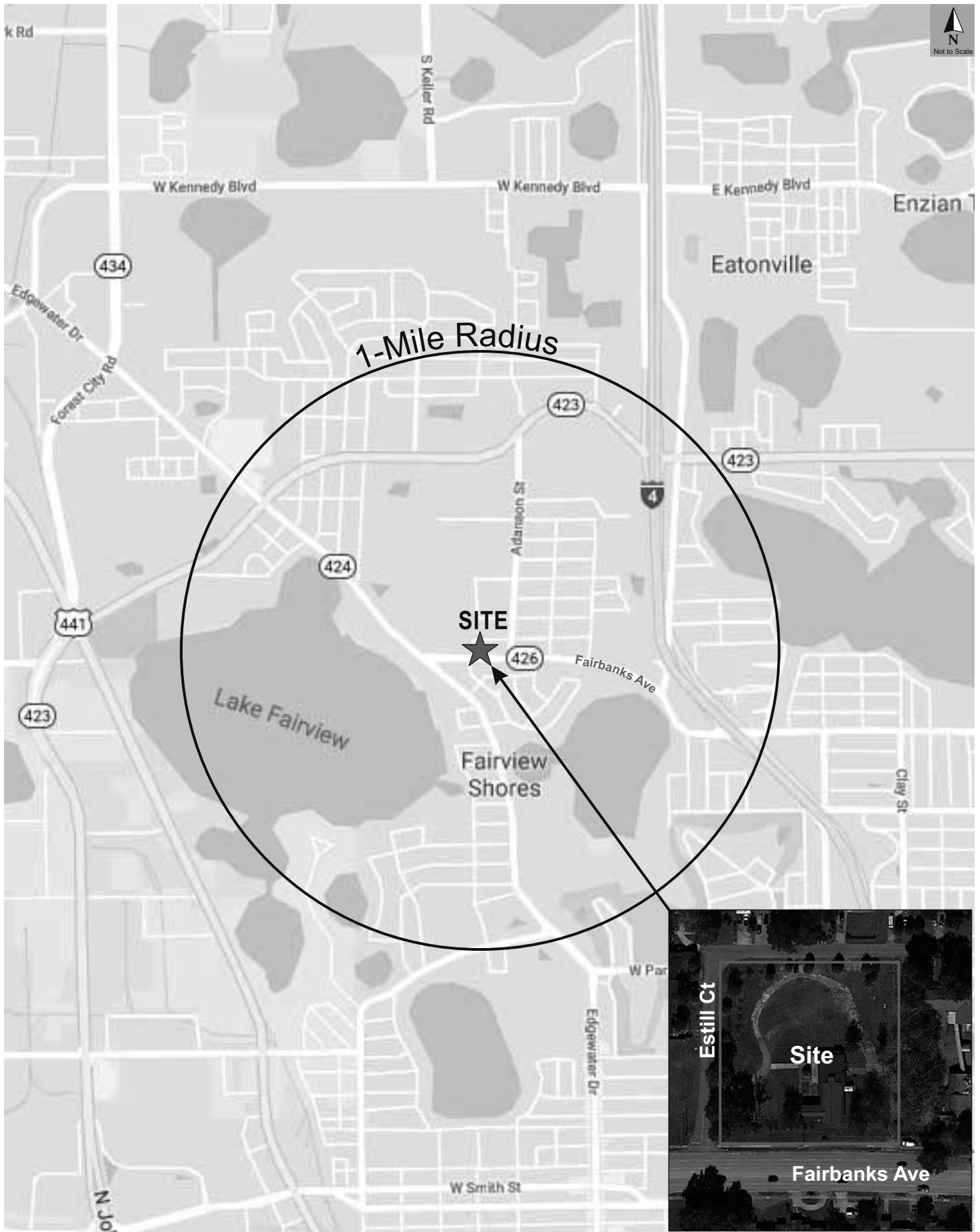
This Transportation Facilities Analysis is prepared in support of a Small Scale Comprehensive Plan Amendment to change the Future Land Use (FLU) designation of ±1.75 acres of the property known as the Fairbanks Commercial Property. The site is located on Fairbanks Avenue east of Edgewater Drive in Orange County, Florida. **Figure 1** depicts the site location, the surrounding area roadways, and the project's 1-mile primary study area. The property information card from the Orange County Property Appraiser is included in **Appendix A**.

The current FLU designation is Low Medium Density Residential (LMDR). The proposed amendment is to modify the FLU to Commercial (C). The maximum allowable development programs under both FLU designations are provided in **Table 1**.

Table 1
Land Use Density

Land Use Designation	Area	Maximum Density	Units
<i>Current FLU</i>			
LMDR	1.75 Ac	10 DU/Ac	17 DU
<i>Proposed FLU</i>			
Commercial	1.75 Ac	1.50 FAR	114.3 KSF

The following report documents the procedures and findings of this analysis. The study was conducted using the procedures of the Orange County Concurrency Management System. Information used in this analysis was collected by Traffic & Mobility Consultants LLC (TMC), provided by County Staff and/or obtained from the applicant.



2.0 PROJECT TRAFFIC

2.1 Trip Generation

The traffic generation of the proposed facility was calculated using the Institute of Transportation Engineers (ITE) *Trip Generation Report, 10th Edition*. The trip generation calculations for the maximum allowable development under the existing and proposed FLU designations is summarized in **Table 2** and detailed trip generation sheets are included in **Appendix B**.

Table 2
Trip Generation Analysis

ITE Code	Land Use	Size	Daily		PM Peak			
			Rate	Trips	Rate	Total	Enter	Exit
Current FLU (LMDR)								
220	Townhomes	17 DU	5.16	88	0.72	12	8	4
Proposed FLU (C)								
820	Commercial	114.3 KSF	57.60	6,584	5.25	600	288	312
<i>Commercial Pass-by Trips (33%)</i>				2,173		198	95	103
Net Trip Generation - Proposed FLU				4,411		402	193	209
Net Change in Trips				4,323		390	185	205

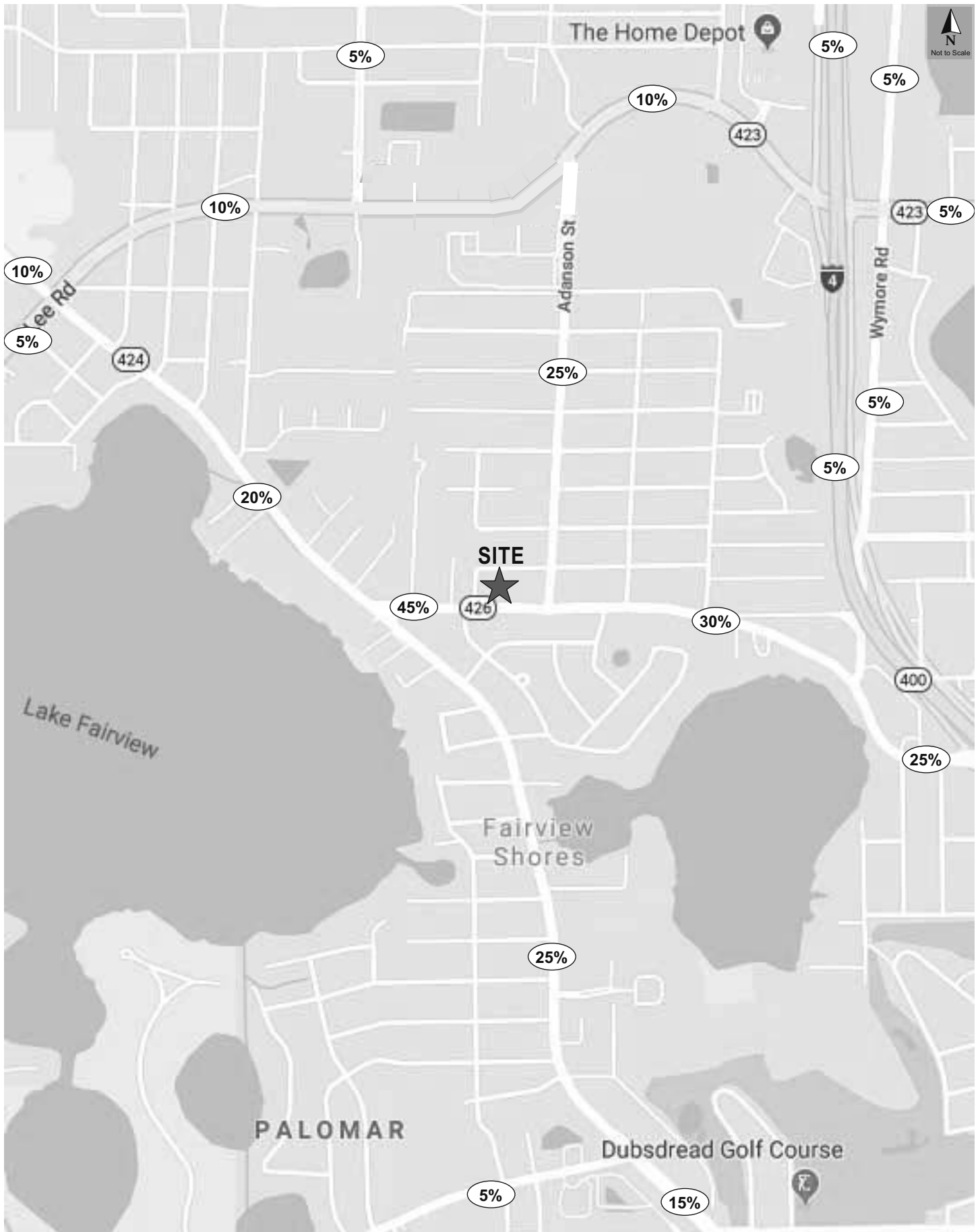
Trip generation analysis based on ITE Trip Generation Manual, 10th Edition.

Pass-by trips based on Table D-1 of the Transportation Mobility Fee Study Update.

The proposed development is projected to generate 4,323 new trips per day, of which 390 trips occur in the PM peak hour.

2.2 Trip Distribution/Assignment

A trip distribution pattern was estimated for the project based on site location, the location of area attractions, the transportation network, and prevailing travel patterns. The project's trip distribution pattern is illustrated in **Figure 2**.



3.0 STUDY ROADWAYS

The roadway segments in the traffic analysis were identified in consultation with Orange County. The study roadway segments within the project's 1-mile influence area are listed in **Table 3**.

**Table 3
Study Roadway Segments**

Seg ID	Roadway	Segment	Length (miles)	# of Lanes	LOS Std	Service Volume		
						C	D	E
113	Edgewater Dr	Princeton St to Maury Rd	0.93	4	E	730	1,630	1,700
114	Edgewater Dr	Maury Rd to Fairbanks Ave	0.99	4	E	1,910	2,000	2,000
115	Edgewater Dr	Fairbanks Ave to Lee Rd	0.74	4	E	1,910	2,000	2,000
116	Edgewater Dr	Lee Rd to Forest City Rd	0.67	4	E	1,910	2,000	2,000
139	Fairbanks Ave	Edgewater Dr to Interstate 4	1.09	4	E	1,910	2,000	2,000
140	Fairbanks Ave	Interstate 4 to Orlando Ave	1.03	4	E	1,910	2,000	2,000
250.1	Lee Rd	Orange Blossom Tr to Edgewater Dr	0.72	6	E	2,940	3,020	3,020
251	Lee Rd	Edgewater Dr to Adanson Rd	0.91	6	E	2,940	3,020	3,020
251.1	Lee Rd	Adanson Rd to Wymore Rd	0.6	6	E	2,940	3,020	3,020
252	Lee Rd	Wymore Rd to Orlando Ave	1.21	4	E	1,910	2,000	2,000
269	Maury Rd	Rio Grande Ave to Edgewater Dr	0.67	4	E	730	1,630	1,700
468	Wymore Rd	Fairbanks Ave to Lee Rd	0.76	2	E	670	740	740
469	Wymore Rd	Lee Rd to Kennedy Blvd	0.88	2	E	670	740	740

The traffic concurrency link information for the study roadways was provided by Orange County for use in the analysis and is included in **Appendix C**. This includes existing daily and PM peak hour directional traffic volumes, committed trips and available trip capacity for each road segment.

4.0 TRAFFIC IMPACT ANALYSIS

4.1 Existing Conditions

An analysis of existing roadway capacity was conducted for the study roadway segments. The analysis was conducted using the latest available PM peak traffic volumes as obtained from the Orange County CMS. The analysis summarized in **Table 4** indicates that all roadway segments currently operate at adequate LOS.

**Table 4
Existing Conditions Analysis**

Seg ID	Roadway	Segment	Lns	PM Peak		Min LOS	Total Capacity	LOS
				Volume	Dir			
113	Edgewater Dr	Princeton St to Maury Rd	4	1,129	NB	E	1,700	D
114	Edgewater Dr	Maury Rd to Fairbanks Ave	4	1,110	NB	E	2,000	C
115	Edgewater Dr	Fairbanks Ave to Lee Rd	4	1,168	SB	E	2,000	C
116	Edgewater Dr	Lee Rd to Forest City Rd	4	1,671	SB	E	2,000	C
139	Fairbanks Ave	Edgewater Dr to Interstate 4	4	1,193	WB	E	2,000	C
140	Fairbanks Ave	Interstate 4 to Orlando Ave	4	1,585	WB	E	2,000	C
250.1	Lee Rd	Orange Blossom Tr to Edgewater Dr	6	1,624	EB	E	3,020	C
251	Lee Rd	Edgewater Dr to Adanson Rd	6	1,926	WB	E	3,020	C
251.1	Lee Rd	Adanson Rd to Wymore Rd	6	2,037	EB	E	3,020	C
252	Lee Rd	Wymore Rd to Orlando Ave	4	1,895	EB	E	2,000	C
269	Maury Rd	Rio Grande Ave to Edgewater Dr	4	496	WB	E	1,700	C
468	Wymore Rd	Fairbanks Ave to Lee Rd	2	393	NB	E	740	C
469	Wymore Rd	Lee Rd to Kennedy Blvd	2	545	NB	E	740	C

4.2 Projected Conditions

The projected conditions on the transportation network were analyzed with the addition of all committed trips on the network, as well as trips resulting from maximum allowable development under the proposed FLU amendment. The background and buildout LOS were determined by comparing the resulting volumes to the segments' service volumes. **Table 5** summarizes the projected conditions capacity analysis.

The results of the capacity analysis reveal that all roadway segments within the project's study area will continue to operate adequately with the proposed amendment. Therefore, the amendment is adequately supported by the existing transportation network.

**Table 5
Roadway Segment Capacity Analysis**

Seg ID	Roadway	Segment	Lns	PM Peak		Min LOS	Total Capacity	Comm Trips	Trip Distr	Project Trips	Total Trips	Remain Capacity	LOS
				Volume	Dir								
113	Edgewater Dr	Princeton St to Maury Rd	4	1,129	NB	E	1,700	0	15%	28	1,157	543	D
114	Edgewater Dr	Maury Rd to Fairbanks Ave	4	1,110	NB	E	2,000	0	25%	46	1,156	844	C
115	Edgewater Dr	Fairbanks Ave to Lee Rd	4	1,168	SB	E	2,000	0	20%	37	1,205	795	C
116	Edgewater Dr	Lee Rd to Forest City Rd	4	1,671	SB	E	2,000	0	10%	19	1,690	310	C
139	Fairbanks Ave	Edgewater Dr to Interstate 4	4	1,193	WB	E	2,000	0	45%	83	1,276	724	C
140	Fairbanks Ave	Interstate 4 to Orlando Ave	4	1,585	WB	E	2,000	0	15%	31	1,616	384	C
250.1	Lee Rd	Orange Blossom Tr to Edgewater Dr	6	1,624	EB	E	3,020	0	5%	9	1,633	1,387	C
251	Lee Rd	Edgewater Dr to Adanson Rd	6	1,926	WB	E	3,020	0	15%	31	1,957	1,063	C
251.1	Lee Rd	Adanson Rd to Wymore Rd	6	2,037	EB	E	3,020	0	10%	21	2,058	962	C
252	Lee Rd	Wymore Rd to Orlando Ave	4	1,895	EB	E	2,000	0	5%	10	1,905	95	C
269	Maury Rd	Rio Grande Ave to Edgewater Dr	4	496	WB	E	1,700	0	5%	10	506	1,194	C
468	Wymore Rd	Fairbanks Ave to Lee Rd	2	393	NB	E	740	0	5%	10	403	337	C
469	Wymore Rd	Lee Rd to Kennedy Blvd	2	545	NB	E	740	0	5%	10	555	185	C

5.0 STUDY CONCLUSIONS

This Transportation Facilities Analysis was conducted in support of a Small Scale Comprehensive Plan Amendment application for the Fairbanks Commercial Property. The amendment request is to change the FLU designation of the property from LMDR to Commercial. The site is located on Fairbanks Avenue, east of Edgewater Drive in Orange County, Florida.

The analysis of existing and project conditions on the transportation network was conducted in accordance with the County's methodology for small scale amendments. The findings of the analysis are summarized as follows:

- The maximum allowable development of the site under the current LMDR and proposed Commercial FLU designations is 17 residential units and 114,300 square feet of retail, respectively.
- The proposed amendment at maximum allowable development would generate 4,323 new trips per day, of which 390 trips occur in the PM peak hour.
- Analysis of existing conditions on the transportation network within the 1-mile influence area shows that all roadway segments currently operate at adequate LOS and are projected to continue to do so with the additional traffic from the proposed amendment.
- The proposed amendment is adequately supported by the existing transportation network.

APPENDIX

Appendix A
Site Information



Property Record - 03-22-29-0900-02-000

Orange County Property Appraiser • <http://www.ocpafl.org>

Property Summary as of 06/17/2019

Property Name

1123 W Fairbanks Ave

Names

Winter Park Prime Properties LLC

Municipality

ORG - Un-Incorporated

Property Use

7100 - Religious

Mailing Address

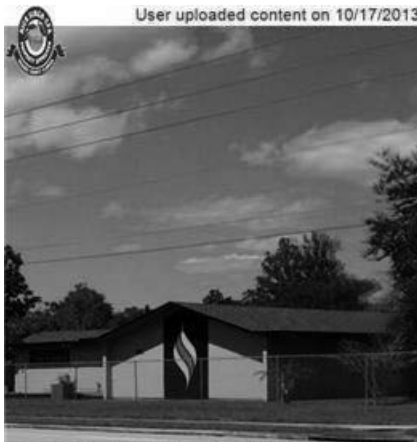
1301 W Fairbanks Ave
Winter Park, FL 32789-4803

Physical Address

1123 W Fairbanks Ave
Orlando, FL 32804



QR Code For Mobile Phone



1123 W FAIRBANKS AVE



292203090002000 03/11/2007



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2018 <input checked="" type="checkbox"/> MKT	\$391,683	+ \$151,685	+ \$12,694	=\$556,062 (.95%)	\$556,062 (.95%)

Print Time: 6/17/2019 3:09 PM

Report URL:

<http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx?PFSSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA1EB1EC1ED1EE1EG1EH1EI1MA1ZA1/PDF/False/PID/292203090002000/>

Property Record Card for 292203090002000



2017	<input checked="" type="checkbox"/> MKT	\$391,683	+	\$149,504	+	\$9,646 = \$550,833 (2.4%)	\$550,833 (4.7%)
2016	<input checked="" type="checkbox"/> MKT	\$380,275	+	\$148,122	+	\$9,646 = \$538,043 (5.6%)	\$525,977 (10%)
2015	<input checked="" type="checkbox"/> MKT	\$380,275	+	\$119,658	+	\$9,646 = \$509,579	\$478,161

Tax Year Benefits	Other Exemptions	Tax Savings
2018 <input checked="" type="checkbox"/>	n/a	\$0
2017 <input checked="" type="checkbox"/> \$	\$550,833	\$9,144
2016 <input checked="" type="checkbox"/> \$	\$525,977	\$9,124
2015 <input checked="" type="checkbox"/> \$	\$478,161	\$8,855

2018 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$556,062	\$0	\$556,062	4.0510 (-4.05%)	\$2,252.61	25 %
Public Schools: By Local Board	\$556,062	\$0	\$556,062	3.2480 (0.00%)	\$1,806.09	20 %
Orange County (General)	\$556,062	\$0	\$556,062	4.4347 (0.00%)	\$2,465.97	27 %
Unincorporated County Fire	\$556,062	\$0	\$556,062	2.2437 (0.00%)	\$1,247.64	14 %
Unincorporated Taxing District	\$556,062	\$0	\$556,062	1.8043 (0.00%)	\$1,003.30	11 %
Library - Operating Budget	\$556,062	\$0	\$556,062	0.3748 (0.00%)	\$208.41	2 %
St Johns Water Management District	\$556,062	\$0	\$556,062	0.2562 (-5.95%)	\$142.46	2 %
				16.4127	\$9,126.48	

2018 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

BREWER COURT T/121 BLK B & IN SUNSHINE GARDENS 2ND ADD O/40 LOTS 7 THRU 14 BLK J (LESS R/W ON S PER OR 4461/0576)

Total Land Area

76,054 sqft (+/-) | 1.75 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
7100 - Religious	R-1A	76054.92 SQUARE FEET	working...	working...	working...	working...

Buildings

Model Code	Type Code	Building Value	Estimated New Cost	Actual Year Built	Beds	Baths	Floors	Gross Area	Living Area	Subarea Description	Sqft	Value
04 - Commercial	7100 - Religious	\$154,467	\$328,653	1955	0	0.0	1	3962 sqft	3752 sqft	BAS - Base Area	3752	working...
										FOP - F/Opn Prch	138	working...
										UST - Unf Storag	72	working...

Property Record Card for 292203090002000



Exterior Wall Conc/Cindr
 Interior Wall Minimum

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
6140 - Patio 1	01/01/1995	1 Unit(s)	working...	working...
5320 - Canopy Cover Aluminum 1	01/01/1955	420 Unit(s)	working...	working...
6040 - Paved Concrete	01/01/1955	2032 Unit(s)	working...	working...
5590 - Small Shed	01/01/2001	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
07/17/2017	\$685,000	20170416287 /		Warranty Deed	Tabernaculo Llama Del Ministerio Inc	Winter Park Prime Properties LLC	Improved
02/26/2010	\$625,000	20100125585 10010 /	0503	Warranty Deed	Florida Conference Assn Of Seventh Day Adventist	Tabernaculo Llama Del Ministerio Inc	Improved
01/26/1995	\$224,000	19955127874 04848 /	4873	Warranty Multiple	Florida Bahamas Service Corp	Florida Conference Assn Of Seventh Day Adventist	Improved
06/11/1992	\$63,600	19924214071 04461 /	0576	Quitclaim Multiple	Church St Mark American Lutheran	Florida Bahamas Service Corp	Improved

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
205 W 19Th St	03/06/2019	\$62,500	\$43	Warranty Deed	0/0	20190140951	/
912 Rockmont Ct	02/15/2019	\$247,000	\$206	Warranty Deed	2/2	20190099140	/
7401 Mott Ave	02/04/2019	\$425,000	\$132	Special Warranty	0/0	20190073092	/
1250 Piedmont Wekiwa Rd	12/20/2018	\$173,300	\$27	Warranty Deed	0/0	20180750954	/

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
---------	--------------	---------------	------------------	------------------

There are no TPP Accounts associated with this parcel.

Schools

Edgewater (High School)

Principal Mark E Shanoff
Office Phone 407-835-4900
Grades 2018: I | 2017: C | 2016: C

Killarney (Elementary)

Principal Mrs. Kelly L Steinke
Office Phone 407-623-1438
Grades 2018: A | 2017: A | 2016: B

College Park (Middle School)

Grades 2018: C | 2017: C



Utilities/Services

Electric	Duke Energy
Water	Winter Park
Recycling (Friday)	Orange County
Trash (Thursday)	Orange County
Yard Waste (Friday)	Orange County

Elected Officials

School Board Representative	Karen Castor Dentel
State Senate	Randolph Bracy
State Representative	Anna V. Eskamani
US Representative	Val Demings
County Commissioner	Emily Bonilla
Orange County Property Appraiser	Rick Singh

Traffic Information

Fairbanks Ave	21,000 Vehicles / Day
---------------	-----------------------

Appendix B
Trip Generation Information Sheets

Multifamily Housing (Low-Rise) (220)

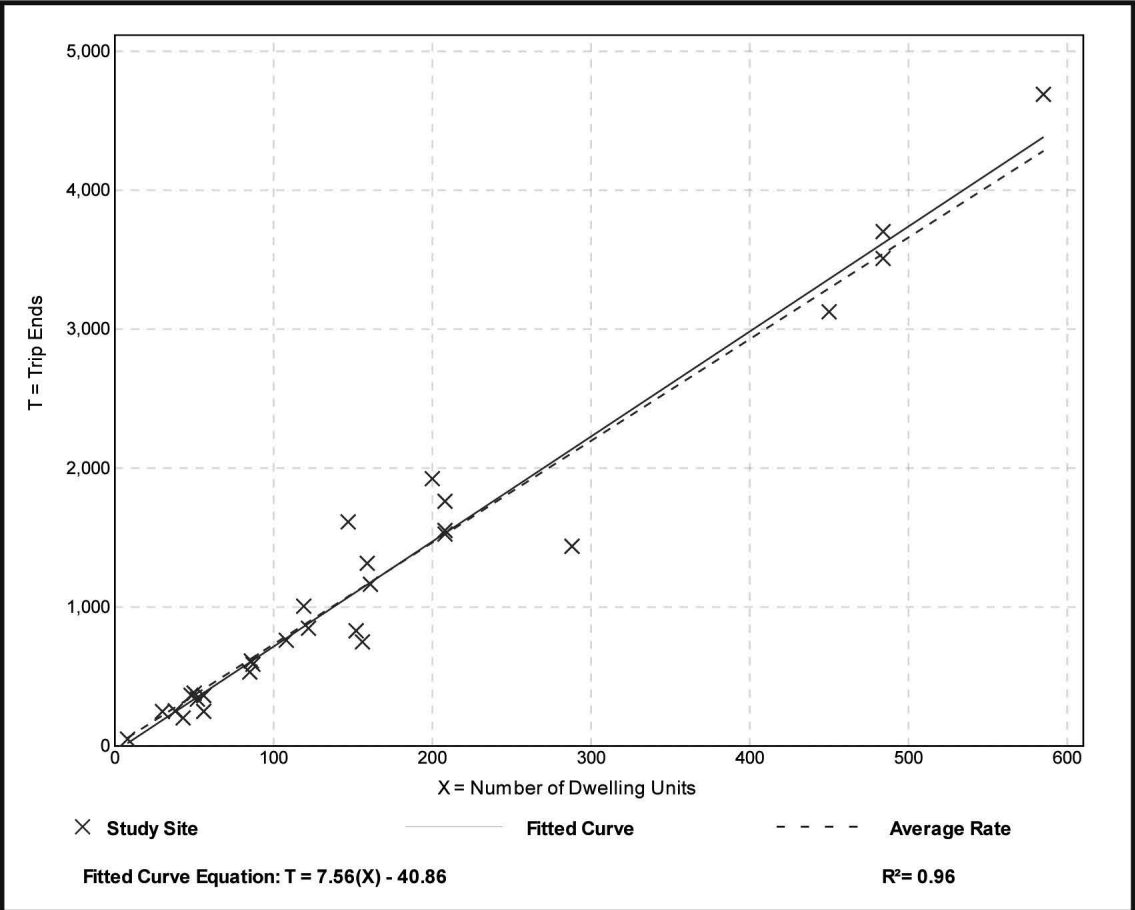
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
 Number of Studies: 29
 Avg. Num. of Dwelling Units: 168
 Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

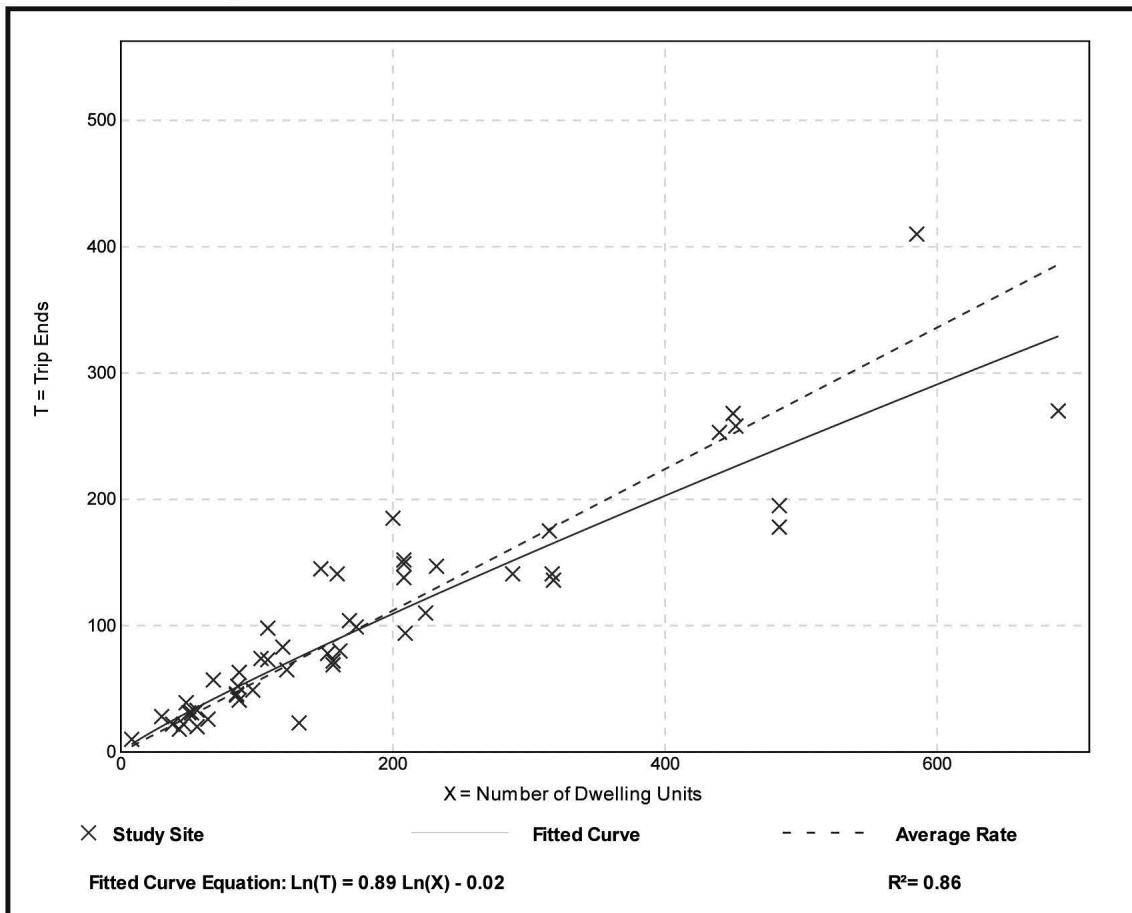
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Shopping Center (820)

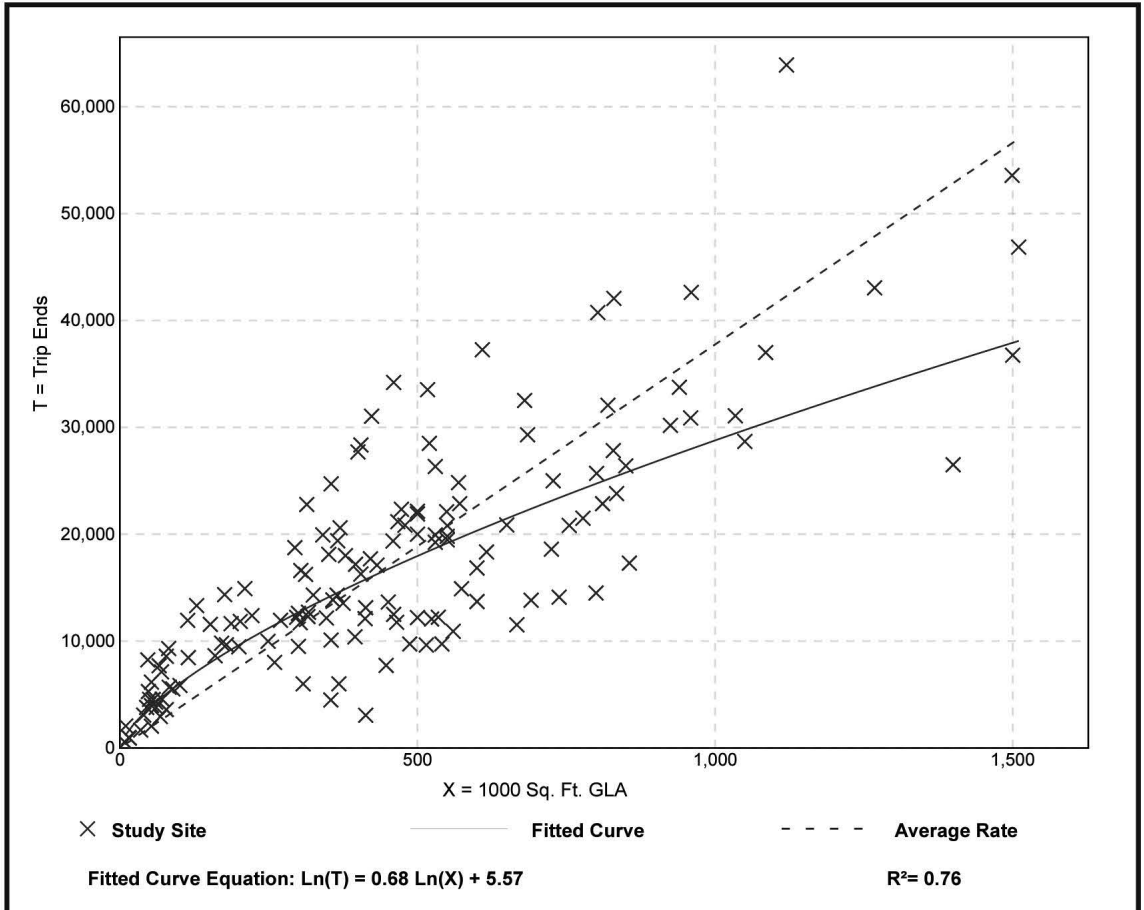
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



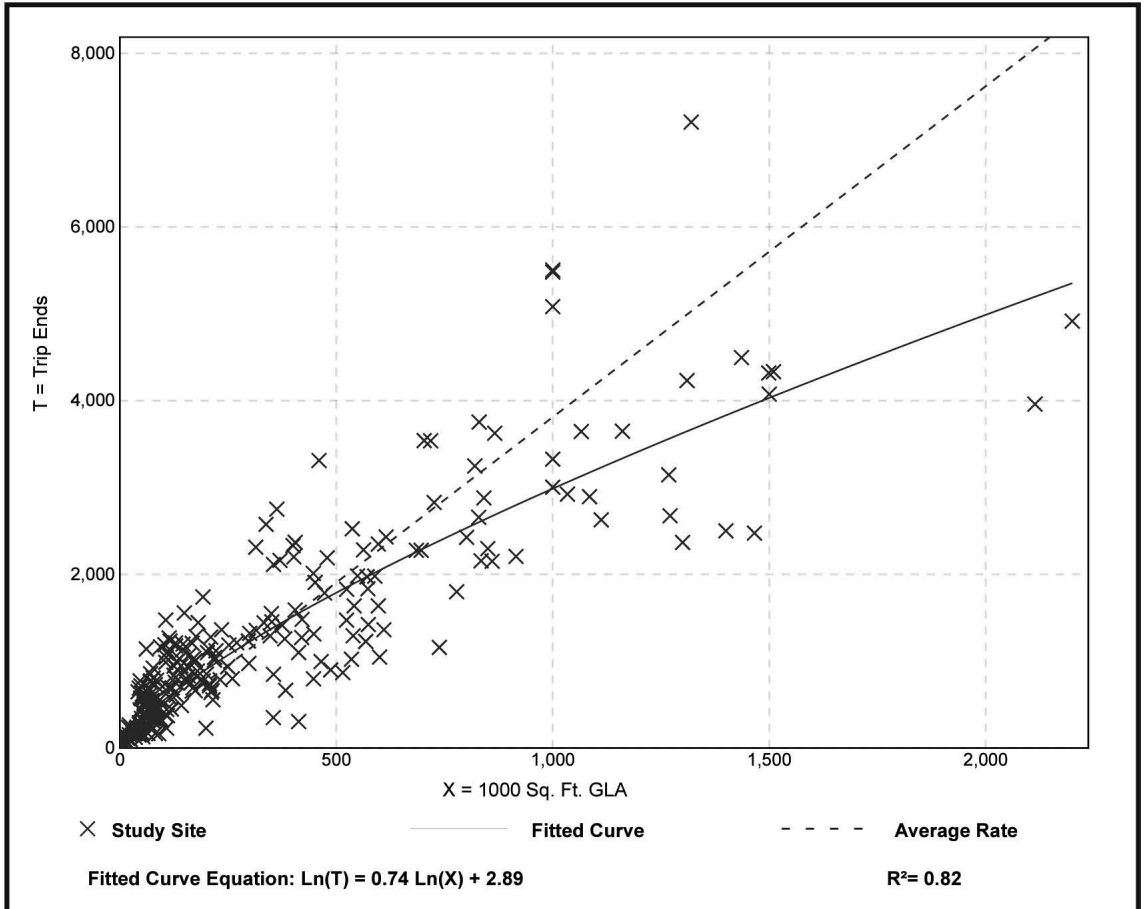
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 261
 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



Appendix C
CMS Information Sheet

<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Ln</i>	<i>Min LOS</i>	<i>Total Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap*</i>	<i>LOS</i>
<i>Edgewater Dr</i>														
113	Princeton St	Maury Rd	0.93	ST	Urban - Class II	4	E	1,700	22,817	1,129	NB	0	571	D
114	Maury Rd	Fairbanks Ave	0.99	ST	Urban - Class I	4	E	2,000	22,029	1,110	NB	0	890	C
115	Fairbanks Ave	Lee Rd	0.74	ST	Urban - Class I	4	E	2,000	23,171	1,168	SB	0	832	C
116	Lee Rd	Forest City Rd	0.67	ST	Urban - Class I	4	E	2,000	33,147	1,671	SB	0	329	C
117	Forest City Rd	Clarcona-Ocoee Rd	0.71	Cnty	Urban - Class I	4	E	2,000	26,355	1,328	NB	0	672	C
<i>Fairbanks Ave</i>														
139	Edgewater Dr	Interstate 4	1.09	ST	Urban - Class I	4	E	2,000	23,661	1,193	SB	0	807	C
140	Interstate 4	Orlando Ave	1.03	ST	Urban - Class I	4	E	2,000	33,232	1,585	WB	0	415	C
141	Orlando Ave	Orange Ave	0.55	ST	Urban - Class II	4	E	1,700	23,692	1,194	EB	0	506	D
<i>Lee Rd</i>														
250.1	Orange Blossom Tr	Edgewater Dr	0.72	ST	Urban - Class I	6	E	3,020	36,093	1,624	EB	0	1,396	C
251	Edgewater Dr	Adanson St	0.91	ST	Urban - Class I	6	E	3,020	38,211	1,926	WB	0	1,094	C
251.1	Adanson St	Wymore Rd	0.6	ST	Urban - Class I	6	E	3,020	45,262	2,037	EB	0	983	C
252	Wymore Rd	Orlando Ave	1.21	ST	Urban - Class I	4	E	2,000	41,278	1,895	EB	0	105	C
<i>Maury Rd</i>														
269	Rio Grande Ave	Edgewater Dr	0.67	Cnty	Urban - Class II	4	E	1,700	10,813	496	WB	0	1,204	C
<i>Wymore Rd</i>														
468	Fairbanks Ave	Lee Rd	0.76	Cnty	Urban - Class II	2	E	800	7,729	393	EB	0	407	D
469	Lee Rd	Kennedy Blvd	0.88	Cnty	Urban - Class II	2	E	800	12,106	545	NB	0	255	D