

ORANGE COUNTY
PLANNING DIVISION
**2020-1 REGULAR
CYCLE AMENDMENT**

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY
COMMISSIONERS**

**July 7, 2020
ADOPTION PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION






Interoffice Memorandum

July 7, 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 Hearing – 2020-1 Regular Cycle Comprehensive Plan Amendment

The 2020-1 **Regular Cycle** Comprehensive Plan Amendment is scheduled for a BCC adoption public hearing on July 7, 2020. This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption hearing on June 18, 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>.

Also, the adoption public hearings for three 2020-1 Regular Cycle privately-initiated Future Land Use Map Amendments (2020-1-A-1-1, 2020-1-A-3-1 with concurrent rezoning case LUP-20-01-004, and 2020-1-A-4-1) and one staff-initiated text amendment (2020-1-B-FLUE-1) were heard by the PZC/LPA on June 18, 2020. These amendments will be scheduled for adoption hearings before the BCC at a later date.

The 2020-1 **Small Scale** Development Amendments are scheduled for adoption public hearings before the BCC on July 28, 2020.

The 2020-1 **Regular Cycle – State-Expedited** Review amendment scheduled for consideration on July 7 includes one privately-initiated Future Land Use Map Amendment located in District 4. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for a property greater than ten acres in size.

The 2020-1 **Regular Cycle-State-Expedited** Review Amendment was heard by the PZC/LPA at a transmittal public hearing on January 16, 2020, and by the BCC at a transmittal public hearing on February 11, 2020. This amendment was reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On March 16, 2020, DEO issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days

of the comment letter. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. This amendment is expected to become effective in August 2020, 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 Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

AAV/sw

Enc: 2020-1 Regular Cycle Amendment – 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

TABLE OF CONTENTS

INTRODUCTION Tab 1

REGULAR CYCLE AMENDMENT Tab 2

Privately-Initiated Regular Cycle Future Land Use Map (FLUM) Amendment

Amendment		Page
1.	2020-1-A-4-2 Center Pointe Community Church	Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) 1

State Agencies Comments/ORC Report and Response..... Tab 3

Community Meeting Summary..... Tab 4

Facilities Analysis..... Tab 5

Transportation Analysis..... Tab 6

Environmental Analysis..... Tab 7

2020 FIRST REGULAR CYCLE

AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS ADOPTION BOOK

INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing staff report for proposed First Regular Cycle Amendment 2020-1-A-4-2 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearing for this amendment was conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on June 18, 2020, and is scheduled before the Board of County Commissioners (BCC) on July 7, 2020. Also, the adoption public hearings for three 2020-1 Regular Cycle privately-initiated Future Land Use Map Amendments (2020-1-A-1-1, 2020-1-A-3-1 with concurrent rezoning case LUP-20-01-004, and 2020-1-A-4-1) and one staff-initiated text amendment (2020-1-B-FLUE-1) were heard by the PZC/LPA on June 18, 2020. These amendments will be scheduled for adoption hearings before the BCC at a later date.

The **Small Scale** Development Amendments are scheduled for adoption public hearings before the BCC on July 28, 2020.

The 2020-1 Regular Cycle Amendment scheduled for BCC consideration on July 7 was heard by the PZC/LPA at a transmittal public hearing on January 16, 2020, and by the BCC at a transmittal public hearing on February 11, 2020.

Please note the following modifications to this report:

KEY TO HIGHLIGHTED CHANGES	
Highlight	When changes made
Light Blue	Following the DEO transmittal public hearing (by staff)

The 2020-1 Regular Cycle – State-Expedited Review Amendment scheduled for consideration on July 7 includes one privately-initiated Future Land Use Map Amendment located in District 4. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for a property greater than ten acres in size.

The Regular Cycle – State-Expedited Review Amendment was reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On March 16, 2020, DEO issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days of the comment letter. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. This amendment is expected to become effective in August 2020, 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.

**2020-1 Regular Cycle State Expedited Review Comprehensive Plan Amendments
Privately Initiated Future Land Use Map Amendments**

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2020-1-A-1-1 (IDI PD)	CDR-19-10-356	Vitru Florida, Inc.	Thomas Sullivan, Gray Robinson, P.A.	23-24-28-5844-00-230/240	Generally located on the north side of International Dr., east of I-4, south of Lake St., and west of Daryl Carter Pkwy.	Activity Center Mixed Use (ACMU)	Planned Development-Activity Center Residential (PD-ACR)	PD (Planned Development District) (IDI PD)	PD (Planned Development District) (IDI PD)	20.14 gross ac./18.656 net developable ac.	Alyssa Henriquez	Adopt	Adopt (6-0)
2020-1-A-1-2 (aka 2019-2-A-1-2) (Lake Buena Vista Springs)	PD/LUP rezoning pending	Hojosaki, LLC; Roy Samra, Maureen Samra, and Robert Lapjerre; Ballester Investments, LLC	Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	21-24-28-5844-00-020; 21-24-28-0000-00-015/016/021	12311, 12323, and 12325 Winter Garden Vineland Rd.; Generally located north of Winter Garden Vineland Rd., west of S. Apopka Vineland Rd.	Rural/Agricultural (R) and Medium Density Residential (MDR)	Commercial (C) and Urban Service Area (USA) Expansion; Rural/Agricultural/Conservation (R/CONS); and Medium Density Residential/Conservation (MDR/CONS)	R-CE (Country Estate District)	PD (Planned Development District) (Lake Buena Vista Springs, PD/LUP)	84.77 gross ac./0.031 net ac.	Jennifer DuBois		
District 3													
2020-1-A-3-1 (Colonial Greens)	LUP-20-01-004	Orlando Leased Housing Associates, XIII, LLP	Hugh Jacobs, The Partnership, Inc.	24-22-30-0000-00-023/035/051/084	Generally located north of Millinocket Ln., east of SR 417, south of Donnybrook Dr., and west of Constantine St.	Commercial (C)	Medium-High Density Residential (MHDR) (Senior Housing)	C-1 (Retail Commercial District) and R-2 (Farmland Rural District)	PD (Planned Development District) (Colonial Greens PD)	10.6 gross ac.	Alyssa Henriquez	Adopt & Approve rezoning with 15 conditions	Adopt & Approve rezoning with 15 conditions (6-0)
District 4													
2020-1-A-4-1 (West Nona)	N/A	AdventHealth System/Sunbelt, Inc	Jonathan P. Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	33-24-30-0000-00-021	14314 Boggy Creek Rd.; Generally located north of Simpson Rd., east of Ward Rd., south of Lake Nona Rd., and west of Boggy Creek Rd.	Planned Development-Institutional/Conservation (PD-INST/CONS)	Planned Development-Commercial/Office/Low-Medium Density Residential/Medium Density Residential/Conservation (PD-C/O/LMDR/MDR/CONS)	N/A	N/A	114.00 gross ac.	Misty Mills	Adopt	Adopt (6-0)
2020-1-A-4-2 (Center Pointe Community Church)	N/A	Center Pointe Community Church of the Nazarene, Inc.	Brian Denham, P.E., Denham Engineering, LLC	07-23-31-0000-00-002	9580 Curry Ford Rd.; Generally located south of Curry Ford Rd., east of S. Econlockhatchee Trl. and west of SR 417	Low Density Residential (LDR)	Low-Medium Density Residential (LMDR)	PD (Planned Development District) (Covered Bridge PD)	PD (Planned Development District) (Covered Bridge PD)	39.55 gross ac./29.35 net developable ac.	Sue Watson	Adopt	Adopt (6-0)
2020-1-A-4-3 (Meadow Springs TOD) (aka 2019-2-A-4-1 (Meadow Woods Golf TOD))	Expected	El Shaddai Christian Church, Inc.	Hamilton Engineering and Surveying, Inc.	24-24-29-0000-00-012/026	13001 Landstar Blvd.; Generally located south of W. Wetherbee Rd., east of Landstar Blvd., west of Boggy Creek Rd., and north of SR 417	Parks and Recreation/Open Space (PR/OS) and Meadow Woods DRI	Planned Development - Meadow Springs TOD	Planned Development - Meadow Woods	Planned Development - Meadow Springs TOD	170.52 gross ac./159.52 net developable ac.	Maria Cahill		
District 5													
2020-1-A-5-1 (Sustany)		Lake Pickett North, LLC et al	Dan O'Keefe Shutts + Bowen	04-22-32-0000-00-006/007/009/045/046/052/053; 05-22-32-0000-00-001/002/006/007/011/012/013/014; 06-22-32-0000-00-002; 07-22-32-0000-00-001/020/026/027; 08-22-32-0000-00-018	Generally located north of Lake Pickett Rd., west of Chuluota Rd.; south of the Seminole/Orange County Line; and east of the Econlockhatchee River	Rural (R) Lake Pickett Study Area	Lake Pickett (LP)	A-2	Lake Pickett Planned Development - Regulating Plan	1,431.00 gross ac.	Maria Cahill		

ABBREVIATIONS INDEX:

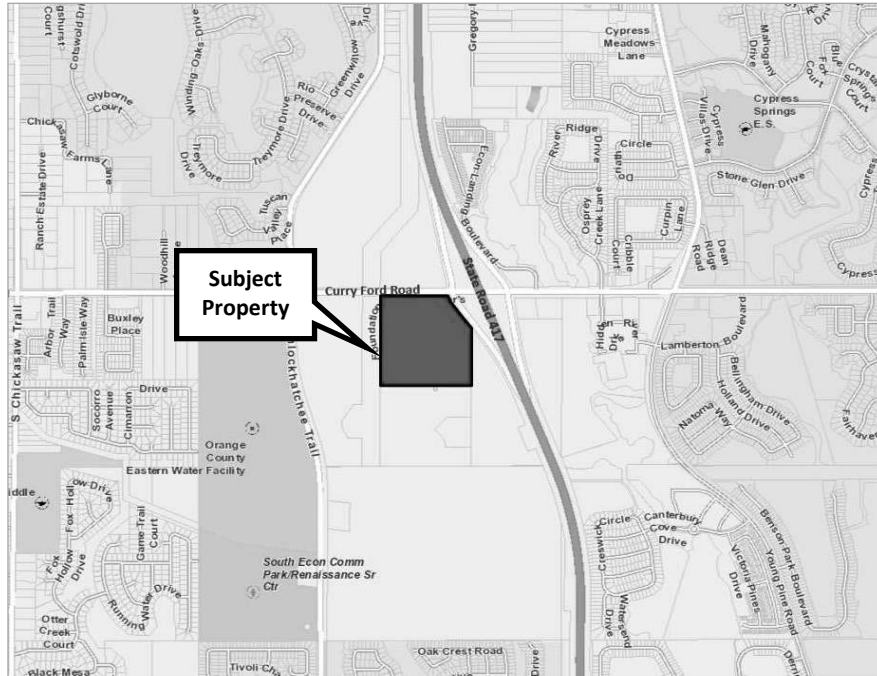
ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; ACMU-Activity Center Mixed Use; RCID-Reedy Creek Improvement District; GC-Growth Center; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; SR-State Road; AC-Acres

**2020-1 Regular Cycle Comprehensive Plan Amendments
Staff Initiated Comprehensive Plan Map and Text Amendments**

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Staff Rec	LPA Rec
2020-1-B-FLUE-1	Planning Division	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	Jennifer DuBois	Adopt	Adopt (7-0)
2020-1-B-FLUE-2	Planning Division	Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)	Jennifer DuBois		

ABBREVIATIONS INDEX:

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Applicant/Owner: Brian Denham, P.E., Denham Engineering, LLC, for Center Pointe Community Church of the Nazarene, Inc.

Location: 9580 Curry Ford Road; Generally located south of Curry Ford Road, east of S. Econlockhatchee Trail and west of SR 417.

Existing Use: Church and modular office building

Parcel ID Number: 07-23-31-0000-00-002

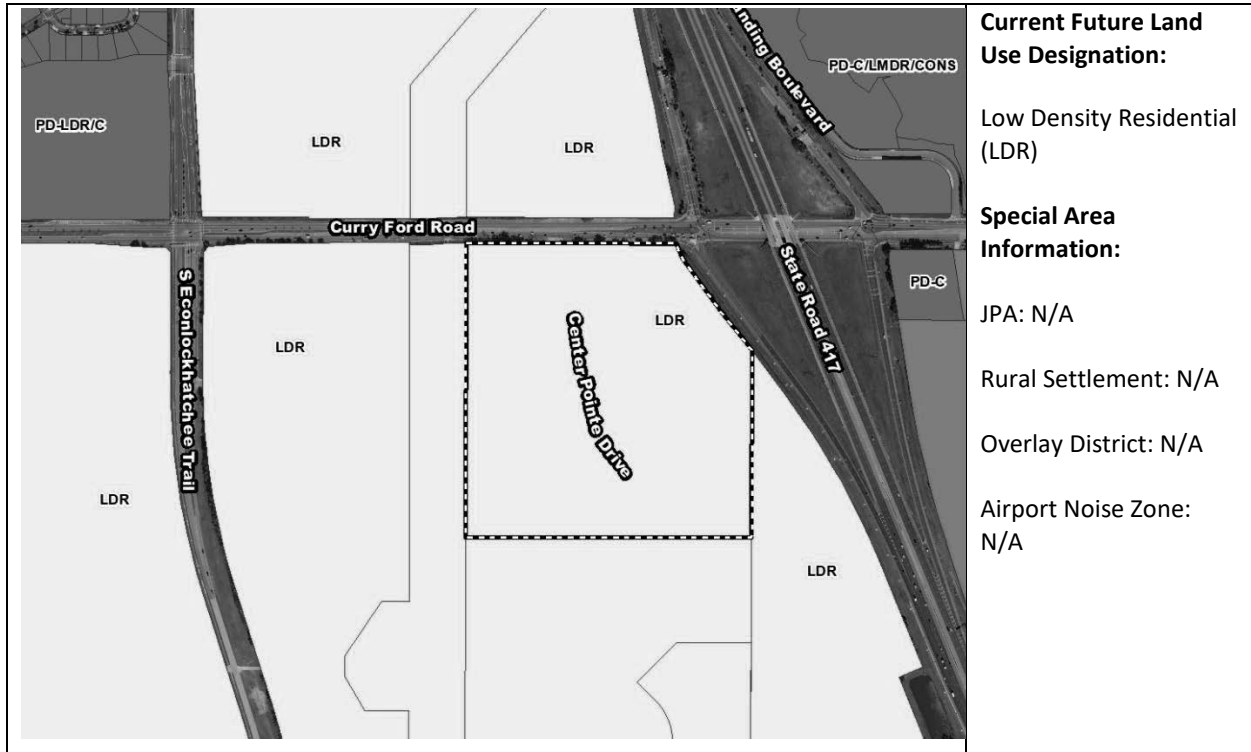
Tract Size: 39.55 gross acres/29.35 net developable acres

The following meetings and hearings have been held for this proposal:			Project Information		
Report/Public Hearing	Outcome		Request:	Proposed Development Program:	
✓	Community Meeting (261 notices sent; 10 people in attendance)	November 11, 2019 Positive	Low Density Residential (LDR) to Low-Medium Density Residential (LMDR)	Up to 60 townhome units	
✓	Staff Report	Recommend Transmittal	Division Comments: Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility. Transportation: The proposed use will generate 37 new p.m. peak hour trips. Environmental: Conservation Area Determination CAD-02-014 delineated Class I wetlands within the Central Church of the Nazarene PD boundary. The CAD is still binding. Schools: Per School Capacity Determination OC-19-062, issued September 16, 2019, there is presently sufficient capacity at the affected schools to support the proposed development. No Capacity Enhancement Agreement (CEA) will be required at this time. This determination expires March 11, 2020 September 11, 2020.		
✓	LPA Transmittal January 16, 2020	Recommend Transmittal (5-0)			
✓	BCC Transmittal February 11, 2020	Transmit (5-0)			
✓	State Agency Comments	March 2020			
✓	LPA Adoption June 18, 2020	Recommend Adoption (6-0)			
	BCC Adoption	July 7, 2020			Concurrent Rezoning: A Change Determination Review request to amend the current Central Church of the Nazarene PD Land Use Plan to incorporate the amended development program will be considered at a future date.

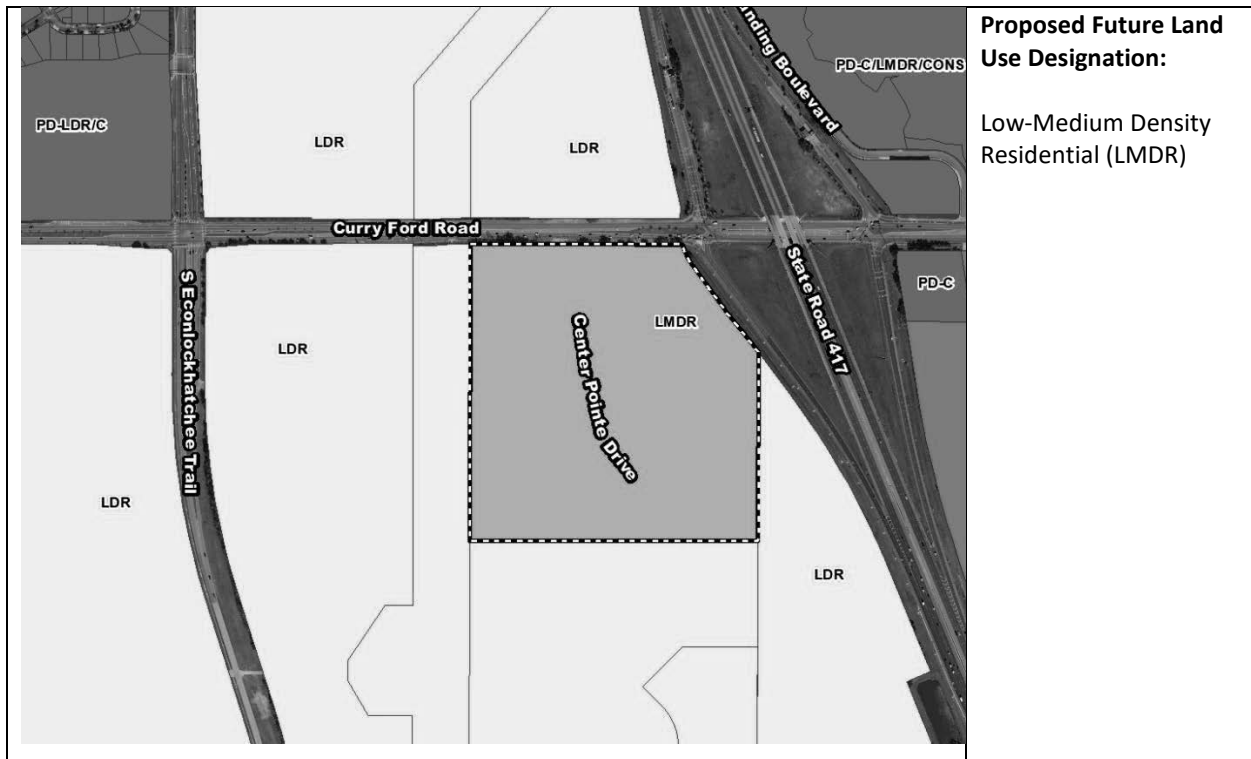
AERIAL



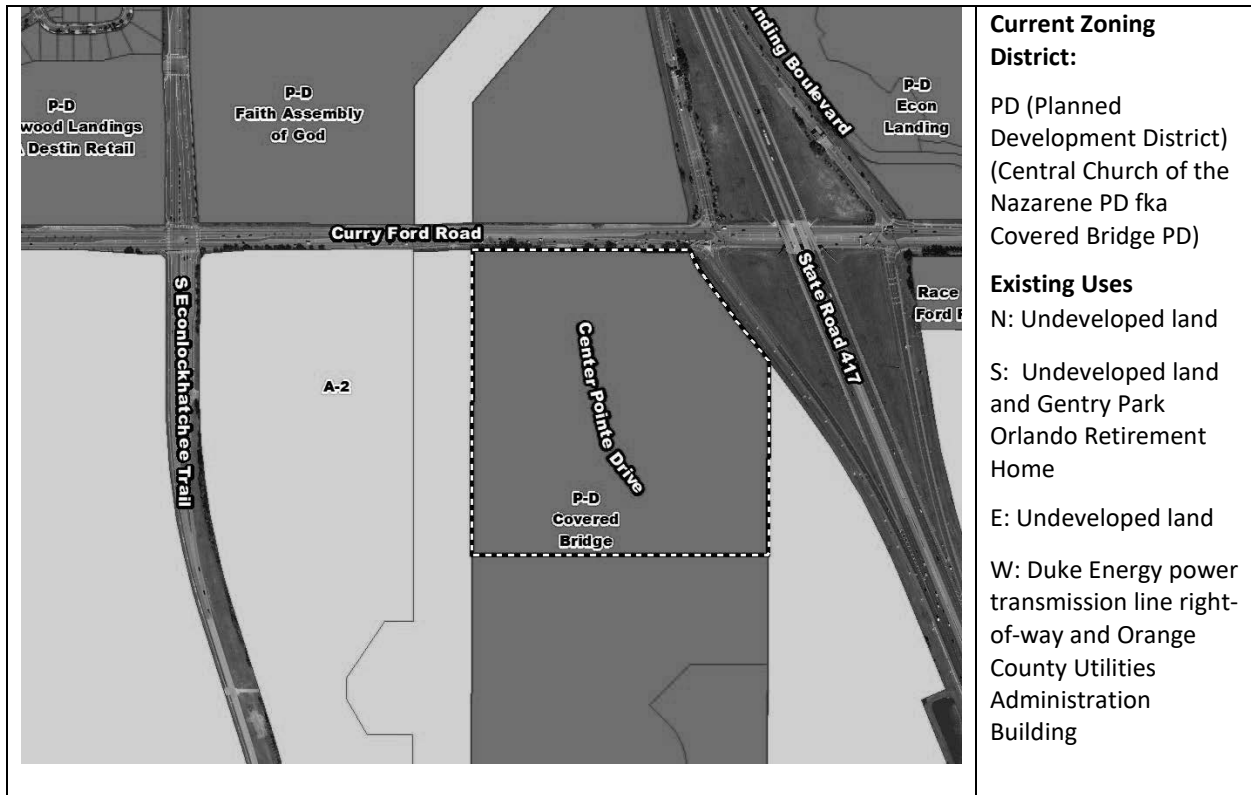
FUTURE LAND USE - CURRENT



FUTURE LAND USE - PROPOSED



ZONING – CURRENT



Current Zoning District:
 PD (Planned Development District) (Central Church of the Nazarene PD fka Covered Bridge PD)

Existing Uses
 N: Undeveloped land
 S: Undeveloped land and Gentry Park Orlando Retirement Home
 E: Undeveloped land
 W: Duke Energy power transmission line right-of-way and Orange County Utilities Administration Building

Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (see Housing Element Goal H1, Housing Element Objective H1.1, Future Land Use Element Goal FLU2, and Future Land Use Element Objectives FLU2.1, FLU8.2 and C1.4, and Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, and FLU8.2.2), determine that the amendment is in compliance, and **ADOPT** Amendment 2020-1-A-4-2, Low Density Residential (LDR) to Low-Medium Density Residential (LMDR).

Analysis

1. Background and Development Program

The applicant, Brian Denham, P.E., Denham Engineering LLC, has requested to change the Future Land Use Map (FLUM) designation of the 39.55-acre subject site from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR). The subject property consists of 29.35 acres of developable land and 10.20 acres of wetlands. The entire subject property is designated LDR and is zoned Planned Development (PD). It is located within the north 39.55-acre portion of the existing Central Church of the Nazarene Planned Development (PD) (fka Covered Bridge PD). It is the applicant's intent to develop up to 60 townhome units.

Presently, a 51,751-square-foot church, constructed in 2005, and a 1,500-square-foot modular office building, constructed in 2000, exist on the subject site. The subject property is currently entitled for a 50,000-square-foot (2,500 seats) sanctuary/assembly building, 5,000 square-foot (50 seats) chapel, 50,000-square-foot (25 employees) administrative building, 50,000-square-foot (385 students) school/"sanctinaiism" and 10,000-square-foot maintenance buildings on the north 39.55-acre portion of the PD. The applicant proposes to add 60 townhome units to the mix of allowed religious and educational uses on this portion of the PD. Approved land uses on the southern 37.66-acre portion of the Central Church of the Nazarene PD include 78 assisted living facility units, 90 retirement housing units, 80 memory care units, and 41 elder housing units.

The subject property is located on the south side of Curry Ford Road, west of S.R. 417, and east of S. Econlockhatchee Trail, with approximately 980 feet of frontage along Curry Ford Road. The subject property is located in an area characterized by a variety of housing types—ranging from single family detached and attached homes and multi-family, River Ridge Apartments—and a mix of commercial and institutional uses. Two parcels, part of the southern 37.66-acre portion of the PD are located immediately south. One parcel is undeveloped and the other one is developed, a retirement home, Gentry Park Orlando - 100 Beds, built in 2015, are both zoned PD and have corresponding LDR FLUM designations. Duke Energy's power transmission line right-of-way and the Orange County Utilities Administration Building are located west of the subject site. Both properties possess LDR FLUM designations and are zoned A-2 (Farmland Rural District). An undeveloped parcel is located directly across the street on Curry Ford Road, north of the subject site. It has a LDR FLUM designation and is identified as Parcel #2 on the Faith Assembly of God Planned Development (PD)/Land Use Plan (LUP). Duke Energy's power transmission line right-of-way and a church, Faith Assembly of God of Orlando Church, are located northwesterly of the site along Curry Ford Road. Both properties have corresponding LDR FLUM designations. An undeveloped parcel, located immediately east of the subject site, has a LDR FLUM designation and is zoned A-2. Single-family residential subdivisions are located along Curry Ford Road, east and west of the site. A Wal-Mart retail grocery store is located on Curry Ford Road, west of the subject site. A carwash, E-Top Dog Carwash NC, is currently in the site work stage and is located further east of subject site. It has a PD (RaceTrac-Curry Ford Road PD) zoning classification,

and its corresponding FLUM designations are Planned Development-Commercial (PD-C) and Medium Density Residential (MDR).

Community Meeting

A community meeting was held for this proposed amendment on November 11, 2019. Ten residents were in attendance. Mr. Jonathan Huels, representing the property owner, provided an overview of the project and stated the proposal is for up to 60 townhome units. The townhomes would be an additional use on the church's property. He stated that they originally considered a higher unit count but it would have required wetland impacts and a second access onto Curry Ford Road. Mr. Huels told the residents that they are not proposing any wetlands impacts; they are not proposing a second access onto Curry Ford Road; a private developer would build the townhomes if the request was approved; Orange County Public Schools have sufficient school capacity – a Capacity Enhancement Agreement (CEA) is not required; the proposed townhomes would generate 37 p.m. peak hour trips; and that a Change Determination Request (CDR) will be submitted if the Board of County Commissioners (BCC) recommends transmittal of the proposed amendment. Mr. Huels stated that the CDR would be considered concurrently with the Future Land Use Map Amendment at the BCC adoption public hearing stage. One resident commented that the applicant is no longer looking at a second entrance along Curry Ford Road, and she commented that Curry Ford Road is failing. Mr. Huels stated Curry Ford Road is already a failing roadway and the traffic study submitted for the proposed development determined that the 60 townhomes would generate 37 p.m. peak hour trips. He also stated the property is located in the Alternative Mobility Area (AMA) but they will still have to pay traffic impact fees.

If this proposed amendment is adopted by the Board of County Commissioners (BCC), a substantial change to the current Central Church of the Nazarene PD Land Use Plan will be required to allow for the 60 townhome units. The PD's existing religious, educational, assisted living, and retirement housing entitlements will not change.

2. Future Land Use Map Amendment Analysis

Consistency

The requested FLUM amendment appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan. The subject property is located within the County's Urban Service Area (USA) Boundary and is located in an area characterized by a variety of housing types—ranging from single family detached and attached homes and multi-family, River Ridge Apartments—and a mix of commercial and institutional uses. As mentioned above, the applicant is seeking the LMDR Future Land Use Map designation to allow for the development of up to 60 townhome units.

Staff finds this proposal consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options. Also applicable is **Future Land Use Element Objective FLU2.1**, which establishes that 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. The requested amendment is consistent with **Future Land Use Element Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. As noted previously, the subject property is surrounded by institutional, commercial, and residential uses and is considered to be an infill development. With the proposal to develop 60

townhome units, the proposed FLUM amendment is consistent with **Housing Element GOAL H1** and **Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs. It is staff's belief that the proposed amendment is consistent with **Policy FLU8.2.2**, which states that continuous stretches of similar housing types and density of units shall be avoided. **Policy 8.2.2** also states that a diverse mix of residential housing types shall be promoted. The proposed townhome project will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Policy FLU1.1.1**.

Lastly, **Conservation-related OBJ C1.4** and its supporting policies call for the protection of wetlands and existing native wildlife (flora and fauna). Per the Orange County Environmental Protection Division, Conservation Area Determination CAD 02-014 delineated the Class I wetlands located on the Central Church of the Nazarene PD. The CAD is still binding and can be used for Comprehensive Plan and PD Amendment applications. As stated above, the applicant stated at the community meeting that the number of residential units was reduced in order to not impact the Class I wetlands.

Compatibility

The proposed FLUM amendment appears to be **compatible** with the existing development and development trend of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and development trends in the area. As stated above, the subject property is located in an area characterized by a variety of housing types—ranging from single family detached and attached homes and multi-family, River Ridge Apartments—and a mix of commercial and institutional uses. It is staff's belief that the proposed townhome project is compatible with the development pattern and development trends in the area.

Division Comments: Environmental, Public Facilities, and Services

Environmental: Orange County Conservation Area Determination CAD-02-014 delineated the Class I wetlands located within the Central Church of the Nazarene aka Covered Bridge PD. The CAD is still binding and can be used for Comprehensive Plan and Planned Development Amendment applications.

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. 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. Please refer to Comprehensive Plan Policy FLU1.1.2 C.

The removal, alteration, or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist, impacts are unavoidable to allow a

reasonable use of the land, or where there is an overriding public benefit, as determined before the Orange County Board of County Commissioners (BCC).

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 for determining the presence of listed species and obtaining any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

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. Please refer to the Orange County Code, Sections 30-277 and 30-278.

Schools: Per School Capacity Determination OC-19-062, issued September 16, 2019, there is presently sufficient capacity at the affected schools to support the proposed development. No Capacity Enhancement Agreement (CEA) will be required at this time. This determination expires ~~March 11, 2020~~ September 11, 2020. Per Orange County Public Schools (OCPS), in the event this project does not receive Future Land Use Map Amendment approval by the expiration date, the applicant shall resubmit the application and application fee for reevaluation by OCPS. In addition, should the scope of the project change (e.g., modification of the proposed unit count and/or unit type), a new determination shall be required.

Utilities: The subject property is located in Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, there is a 36-inch water main located within Curry Ford's right-of-way, a 6-inch forcemain located within Curry Ford's right-of-way, and a 6-inch reclaimed water main located within Curry Ford's right-of-way.

Transportation: Based on trip generation estimates from the 10th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, it was determined that the current land uses p.m. peak hour trips were not applicable, while the proposal to develop up to 60 townhome units under the requested Low-Medium Density Residential FLUM designation would generate 37 p.m. peak hour trips, resulting in a net increase of 37 new p.m. peak hour trips.

Future Roadway Network:

Road Agreements: None

Planned and Programmed Roadway Improvements: None

Right-of-Way Requirements: None

Summary:

The applicant is requesting a Future Land Use Map and rezoning change for 39.55 gross and 29.35 net developable acres from LDR to LMDR and approval to develop the currently-adopted scenario, with the addition of 60 townhome units.

The subject property is not located within the County's Alternative Mobility Area, but is located along a constrained facility. Curry Ford Road, from Econlockhatchee Trail to Central Florida Parkway, is designated as a constrained facility.

The proposed use will generate 37 new p.m. peak hour trips, resulting in a net increase of 37 p.m. peak hour trips.

The subject property is located adjacent to Curry Ford Road. Based on existing conditions, this facility currently has two deficient roadway segments within the project's impact area: Curry Ford Road

between Econlockhatchee Trail and SR 417 and Dean Road between Curry Ford Road and Lake Underhill Road. This information is dated and subject to change.

The short-term analysis (Year 2020) revealed that the same roadway segments, Curry Ford Road between Econlockhatchee Trail and SR 417 (15 development trips), and Dean Road between Curry Ford Road and Lake Underhill Road (1 development trip), are projected to be deficient.

The intersection for the site access at Curry Ford Road and Center Point Drive was also analyzed for delay, queuing, and signal warrants. 95th percentile queues can be accommodated by existing roadway width and striping. Furthermore, the intersection does not meet warrants for signalization, and in addition to the proximity to the SR 417 west ramp, signalization is not recommended.

Final permitting of any development on this site will be subject to review and approval under the capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment to mitigate any transportation deficiencies.

3. Policy References

GOAL H1 – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

OBJ H1.1 – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.

Goal FLU2 – URBAN STRATEGIES. Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

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.

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.

FLU1.1.5 – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County's desired urban framework. Infill is defined as development consistent with the *Infill Master Plan (2008)*.

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.







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

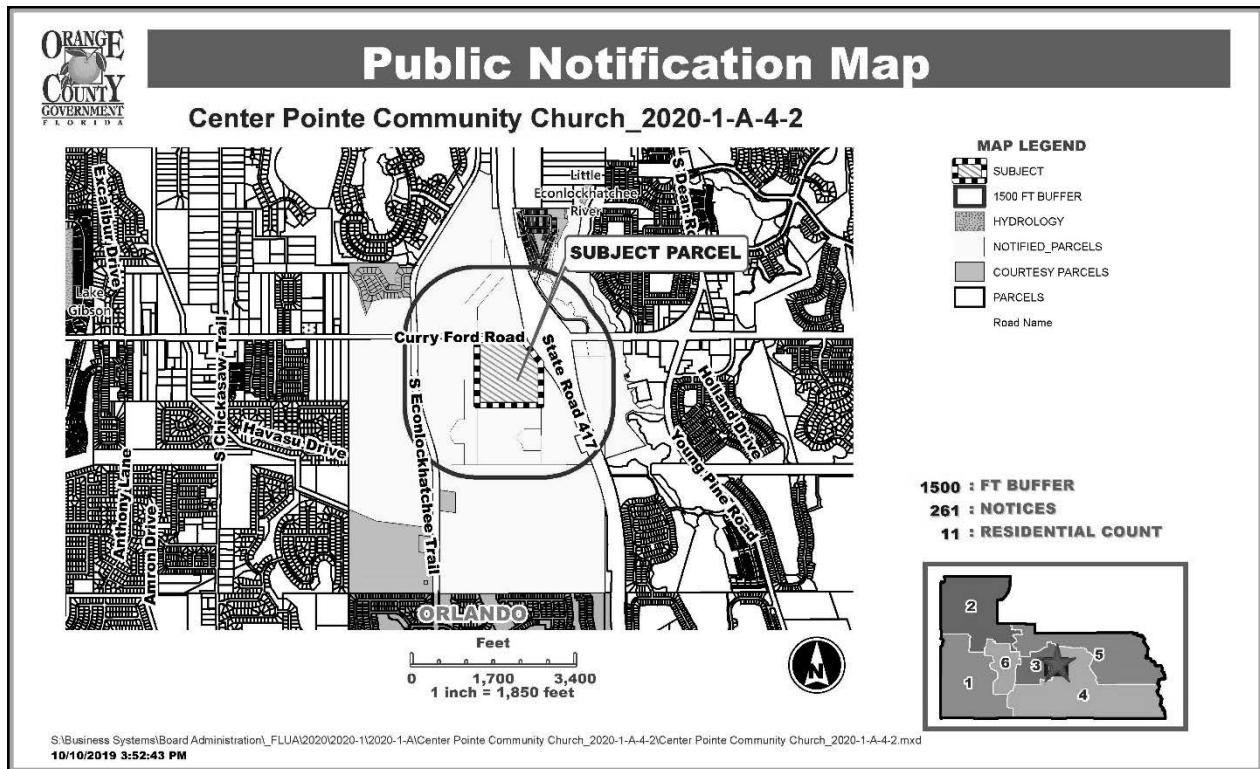
through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 – Continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

OBJ C1.4 – Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats by implementing the following policies.

Site Visit Photos

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



Notification Area:

1,500 feet, plus community and neighborhood organizations within a one-mile radius of the site

261 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 AN AMENDMENT PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2020 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING AN EFFECTIVE DATE.

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 January 16, 2020, the Orange County Local Planning Agency (“LPA”) held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

d. On February 11, 2020, the Orange County Board of County Commissioners (“Board”) held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

30 e. On March 16, 2020, the Florida Department of Economic Opportunity (“DEO”)
31 issued a letter to the County relating to the DEO’s review of the proposed amendment to the
32 Comprehensive Plan, as described in this ordinance; and

33 f. On June 18, 2020, the LPA held a public hearing at which it reviewed and made
34 recommendations regarding the adoption of the proposed amendment to the Comprehensive Plan,
35 as described in this ordinance; and

36 g. On July 7, 2020, the Board held a public hearing on the adoption of the proposed
37 amendment to the Comprehensive Plan, as described in this ordinance, and decided to adopt it.

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

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

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

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

45 (b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan amendment
46 adopted under this ordinance becomes effective until 31 days after the DEO notifies the County
47 that the plan amendment package is complete. However, if an amendment is timely challenged,
48 the amendment shall not become effective until the DEO or the Administration Commission issues
49 a final order determining the challenged amendment to be in compliance.

50 (c) No development orders, development permits, or land uses dependent on this
51 amendment may be issued or commence before the amendment has become effective.

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ADOPTED THIS 7th DAY OF JULY, 2020.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

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

By: _____
Deputy Clerk

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APPENDIX “A”
FUTURE LAND USE MAP AMENDMENT

<i>Appendix A*</i>		
<i>Privately-Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2020-1-A-4-2	Low Density Residential (LDR)	Low-Medium Density Residential (LMDR)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		

84



Community Meeting Memorandum

DATE: November 12, 2019
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Sue Watson, Planner
SUBJECT: Amendment 2020-1-A-4-2 Community Meeting Synopsis
C: Project File

Location of Project: 9580 Curry Ford Rd.; Generally located south of Curry Ford Rd., east of S. Econlockhatchee Tl., and west of SR 417.

Meeting Date and Location: Monday, November 11, 2019 at 6:00 PM at Cypress Springs Elementary School, 10401 Cypress Springs Pkwy., Orlando, FL 32825

Attendance:

District Commissioner	District 4 Commissioner Maribel Gomez Cordero Mercedes Fonseca, Commissioner's Aide, District 4
Orange County Staff	Sue Watson, Jennifer DuBois, Nate Wicke, Irina Pashinina, Planning Division Carol Merkel, Senior Engineer, Development Engineering Division
Applicant/ Owner	Brian Denham, P.E., Denham Engineering, LLC Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A., David Adams, Pastor, Center Pointe Community Church
Residents	261 notices sent; 10 residents in attendance

Overview of Project: The applicant, Brian Denham, P.E., Denham Engineering, LLC, is requesting to change the Future Land Use Map (FLUM) designation of the 39.55-acre subject property from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR) to allow for the development of up to 60 townhome units in addition to the approved religious and educational uses on the 39.55-acre north portion of the Central Church of the Nazarene PD.

Meeting Summary: Planner Sue Watson opened the meeting at 6:10 PM and introduced District 4 Commissioner Maribel Gomez Cordero, District 4 Commissioner's Aide, Mercedes Fonseca, Jennifer DuBois, Nate Wicke, and Irina Pashinina, Orange County Planning Division, Carol Merkel, Senior Engineer, Development Engineering Division, and the applicants, Brian Denham, Denham Engineering, LLC, and Jonathan Huels, Lowndes, Drosdick, Doster, Kantor & Reed, P.A. Commissioner Gomez Cordero thanked the residents for attending the meeting and she stated that she could not stay for the entire meeting because she had another meeting to attend. Ms. Watson provided an overview of the project and informed those in attendance that the applicant is seeking to change the future land use designation of the subject site from LDR to

LMDR to allow for the development of up to 60 townhome units in addition to the approved religious and educational uses (sanctuary, chapel, administration building, school, and sanctimnasium) on the 39.55-acre north portion of the Central Church of the Nazarene PD. The south portion of the PD is approved for senior living, assisted living, and memory care and is not included in the proposed Future Land Use Map Amendment (FLUMA) request.

Staff summarized the Large-Scale FLUMA process and the schedule for the LPA and BCC public hearings. Ms. Watson asked the citizens if they had any questions. There were no questions and staff turned the meeting over to the applicant, Mr. Huels.

Mr. Huels provided an overview of the project and he stated the proposal is for the development of a maximum of 60 townhome units and the townhomes would be an additional use on the church's property. He stated that they originally considered a higher unit count but it would have required wetland impacts and a second entrance. Also, Mr. Huels told the residents the following:

- 1) They are not proposing any wetlands impacts;
- 2) They are not proposing a second entrance along Curry Ford Road;
- 3) A private developer would build the townhomes (no developer has been secured to date);
- 4) Orange County Public Schools (OCPS) have sufficient school capacity - a capacity enhancement agreement (CEA) will not be required;
- 5) Property is located in the Alternative Mobility Area (AMA) but impact fee payments are still required. Mr. Huels stated that Curry Ford Road is already a failing roadway. A traffic study was prepared and it indicated that the proposed 60 townhome units would generate 37 p.m. peak hour trips. He asked if there were any questions; and
- 6) A Change Determination Request (CDR) application will be submitted if the Board of County Commissioners (BCC) recommends transmittal of the proposed amendment. The CDR would be considered concurrently with the FLUMA at the BCC Adoption public hearing.

He asked if anyone had any questions. One resident commented that the applicant was not proposing a second entrance and that Curry Ford Road is failing. Mr. Huels stated that the property is located within the AMA but impact fee payments are still required. He also stated that Curry Ford Road is already failing and the proposed townhome units would add 37 p.m. peak hour trips.

There were no more questions and Mr. Huels turned the meeting back over to Ms. Watson. Ms. Watson provided the contact information for the Mayor and the County Commissioners. She thanked the residents for their participation. The meeting was adjourned at 6:25 P.M. The overall tone of the meeting was **POSITIVE**.

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

March 16, 2020

The Honorable Jerry L. Demings
Mayor, Orange County
201 South Rosalind Avenue, 5th Floor
Orlando, Florida 32801

Dear Mayor Demings:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Orange County (Amendment No. 20-01ESR) received on February 24, 2020. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

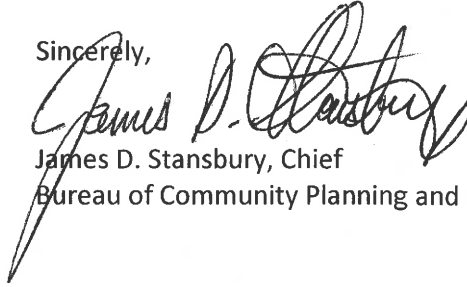
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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If you have any questions concerning this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at ed.zeno-gonzalez@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ez

Enclosure(s): Procedures for Adoption

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

Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

February 24, 2020

*Reviewed
2/25/20*

Mr. Greg Golgowski , AICP
Chief Planner
Orange County
Comprehensive Planning Section
Post Office box 1393
Orlando, Florida 32802-1393

Dear Mr. Golgowski:

Thank you for submitting **Orange County's** proposed comprehensive plan amendment submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **20-01ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than March 25, 2020.

If you have any questions please contact Terri Stoutamire, Plan Processor at (850) 717-8513 or Kelly Corvin, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850)717-8503.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/ts

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

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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Traffic Impact Analysis

RECEIVED

OCT 10 2019

Planning Division

Center Pointe Townhomes

Orange County, Florida

Center Pointe Community Church

8 October 2019



TRAFFIC IMPACT

GROUP, LLC

2180 West SR 434, Suite 6000

Longwood, FL 32779

407.607.6985

TRAFFIC IMPACT

GROUP, LLC

Center Pointe Townhomes - Orange County - Center Pointe Community Church

Project Number 19-FL8678-2

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Florida.



8/23/2019

Scott P. Israelson, P.E., PTOE
License No. 54473

Executive Summary

Project Description

Center Pointe Community Church proposes to develop townhomes in Orange County, Florida. The proposed development will consist of 60 multifamily residential units. The site is in the southwest corner of the SR Toll 417/Curry Ford Road interchange.

Access to the site is proposed an existing full-access driveway (Center Pointe Drive) to Curry Ford Road.

This transportation impact study follows Orange County methodology for transportation concurrency analysis and will be used in support of a Concurrency Encumbrance Letter.

Trip Generation

The proposed new development is expected to generate 413 daily trips, with 7 entering trips and 22 exiting trips in the AM peak hour, and 23 entering and 14 exiting trips in the PM peak hour.

Traffic Impacts

Roadway Segments

Analysis shows that the following roadway segments are already over their capacity and this development adds peak hour/peak direction trips:

- Curry Ford Road between Econlockhatchee Trail and SR Toll 417 (15 development trips)
- Dean Road between Curry Ford Road and Lake Underhill Road (1 development trip)

Curry Ford Road & Center Pointe Drive

Analysis shows that both the northbound and southbound movements currently see LOS F in the PM peak hour. Development trips are projected to exacerbate the minor street movements.

Analysis of existing and Full Build conditions show that the intersection is not expected to meet warrants for signalized control.

Table of Contents

I. Introduction	2
Figure 2 - Vicinity Map	3
II. Existing Conditions	4
A. Existing Roadway Conditions	4
B. Existing Access Geometry	4
C. Traffic Volumes	4
Figure 3 - Existing Traffic Volumes	5
III. Methodology.....	6
A. Base Assumptions	6
B. Background Growth	6
C. Trip Generation	6
D. Trip Distribution	6
E. Recommended or Programmed Improvements	6
Figure 4 - Trip Distribution.....	7
Figure 5 - Site Trips	8
Figure 6 - Full Build 2020 Volumes.....	9
IV. Capacity Analysis.....	10
A. Roadway Segment Analysis.....	10
B. Curry Ford Road & Center Point Drive.....	11
V. Summary and Conclusion	13
Appendix.....	14

I. Introduction

Center Point Community Church of the Nazarene proposes to develop townhomes in Orange County, Florida. The site is located in the southwest corner of the SR Toll 417 (Central Florida Greeneway)/Curry Ford interchange.

The development is proposed to consist of 60 multifamily residential units. Access to the property will be via an existing driveway to Curry Ford Road which also provides access to Center Point Community Church of the Nazarene.

The site is not located within the Alternative Mobility Area (AMA). The property address is 9580 Curry Ford Road and the parcel ID is:

- 07-23-31-0000-00-002

This transportation impact study follows Orange County methodology for transportation currency analysis, and will be used in support of a Concurrency Encumbrance Letter (CEL).

The study area consists of segments within a one-mile radius of the project. This document includes roadway segment capacity analysis on the following roadway segments:

- Curry Ford Road -
 - between Chickasaw Tr and Econlockhatchee Tr
 - between Econlockhatchee Tr and Central Florida Greeneway
 - between Dean Rd and Cypress Springs Pkwy
- Econlockhatchee Trail -
 - between Lee Vista Blvd and Curry Ford Rd
 - between Curry Ford Rd and Lake Underhill Rd
- Dean Road -
 - between Curry Ford Rd and Lake Underhill Rd
- SR Toll 419 (Central Florida Greeneway) -
 - between Lee Vista Blvd and Curry Ford Rd
 - between Curry Ford Rd and E-W Expressway
- Young Pine Road -
 - Between Dean Rd and Innovation Way

The study area included the following intersections:

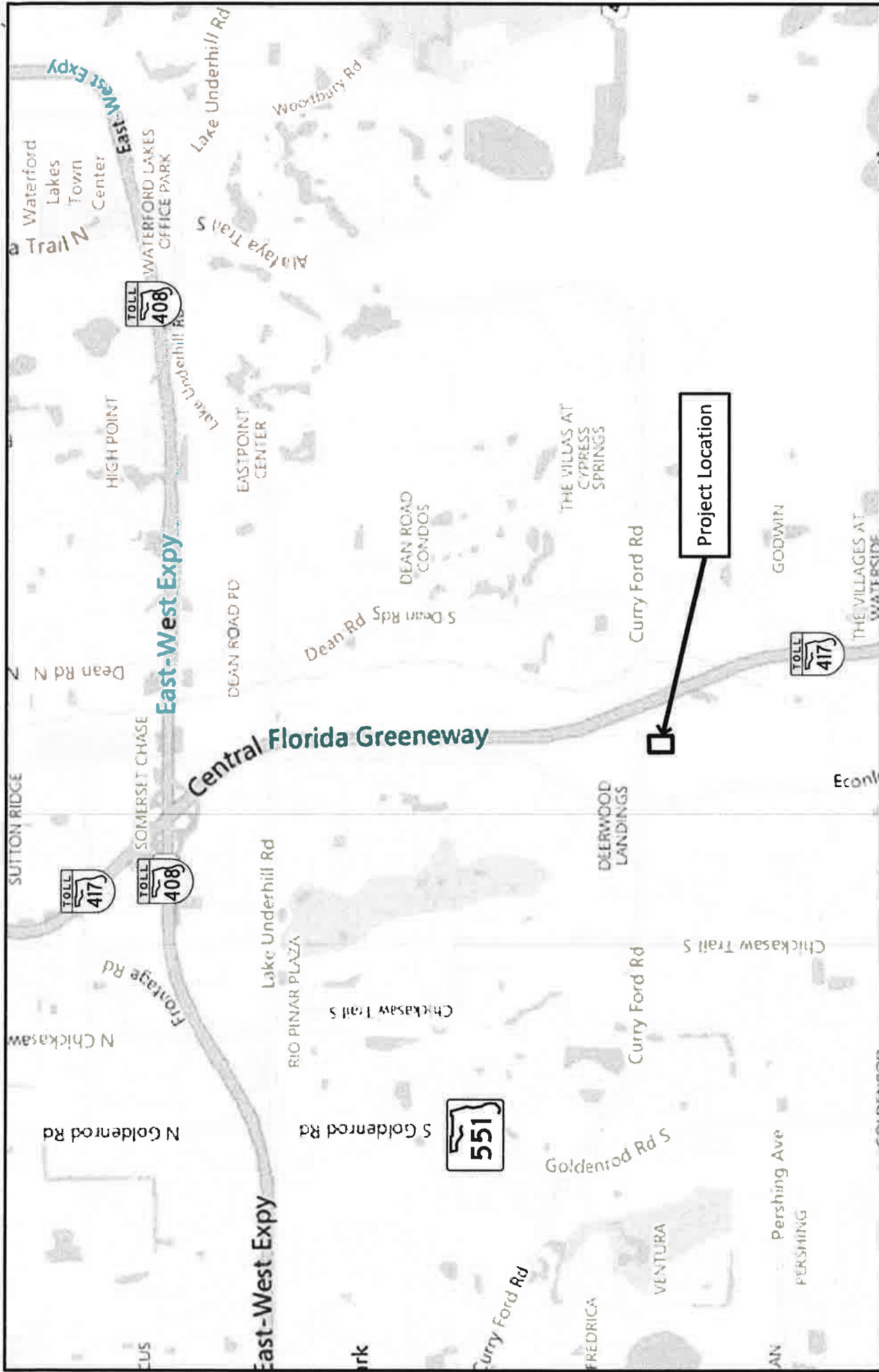
- Curry Ford Road & Center Point driveway

The study analyzed the following scenarios:

- 2019 Existing Conditions
- Full Build 2020 Conditions

The AM peak hour and PM peak hour were analyzed.

The development is conceptual so no site plan exists at this time. **Figure 2** shows the project vicinity map.



Project No: 19-FL8678-2

Date: 24 July 2019

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GROUP, LLC

Vicinity Map

Figure 2

Center Pointe Apartments - Orange County - Center Pointe Community Church

II. Existing Conditions

A. EXISTING ROADWAY CONDITIONS

Table 2.1 presents a summary of the existing roadway conditions in the study area. **Figure 3** shows the roadways in the study area.

Table 2.1 - Existing Roadways				
Street Name	Functional Class	Typical Section	Posted Speed	AADT
SR Toll 417 (Central Florida Greenway)	Principal Arterial	Six-lane expressway	70 mph	96,500 to 97,500
Curry Ford Road	Collector	Four-lane divided	45 mph	31,087 to 38,267
Dean Road	Collector	Two-lane undivided	45 mph	20,554
Econlockhatchee Tr	Collector	Two-lane undivided to four-lane divided	45 mph	16,146 to 16,657
Young Pine Road	Local street	Two-lane undivided	50 mph	6,587

B. EXISTING ACCESS GEOMETRY

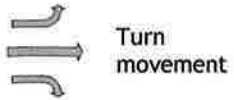
The Center Pointe driveway accesses Curry Ford Road approximately 700 feet west of the SR Toll 417 West Ramp and aligns with the Faith Assembly of God Church gated access driveway. Curry Ford Road has left-turn lanes in both directions and a westbound right-turn lane.

C. TRAFFIC VOLUMES

Traffic data collection for study area intersections was performed on June 25 and July 2, 2019. **Figure 3** displays existing traffic volumes. These volumes can be found in the Appendix.

FDOT produces Peak Season Correction Factors (PSCF) to account for seasonal variations in traffic volumes. The PSCF for the week of June 24th in Orange County is 1.03. The volumes collected as part of this study have been increased by 3% to approximate design traffic volumes for existing conditions.

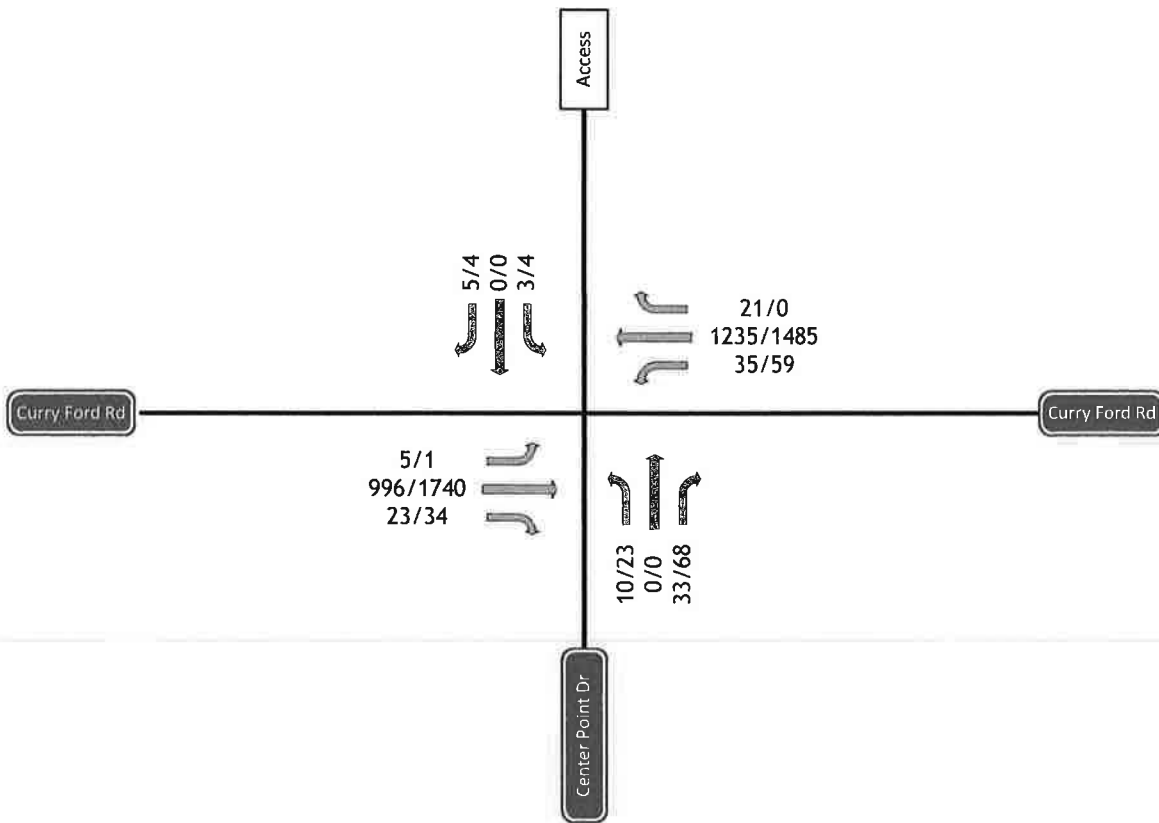
LEGEND



XX/XX AM/PM peak volumes
XX/XX



NOT TO SCALE



Existing Traffic Volumes

Project No: 19-FL8678-2

Figure 3

Date: 24 July 2019

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GROUP, LLC

Center Point Apartments - Orange County - Center Point Community Church

III. Methodology

A. BASE ASSUMPTIONS

Intersection capacity analysis was conducted using Synchro v10.0. Trip generation was calculated using the 10th edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.

B. BACKGROUND GROWTH

The average annual background growth rate is calculated using historical AADT volumes. Calculations show that the background growth on Curry Ford Road is 1% per year. These calculations can be found in the Appendix.

Existing volumes were increased by 1% per year to estimate background growth for Full Build 2019 conditions.

C. TRIP GENERATION

The development is proposed to consist of 60 multifamily units.

The *ITE Trip Generation Manual, 10th Edition* was used to estimate the projected trips by this development. Table 3.1 contains the summary of the land uses and sizes used for trip generation estimates.

Table 3.1 - ITE Trip Generation

Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Multifamily Housing (Low Rise)	220	60	Dwelling Units	413	7	22	23	14

D. TRIP DISTRIBUTION

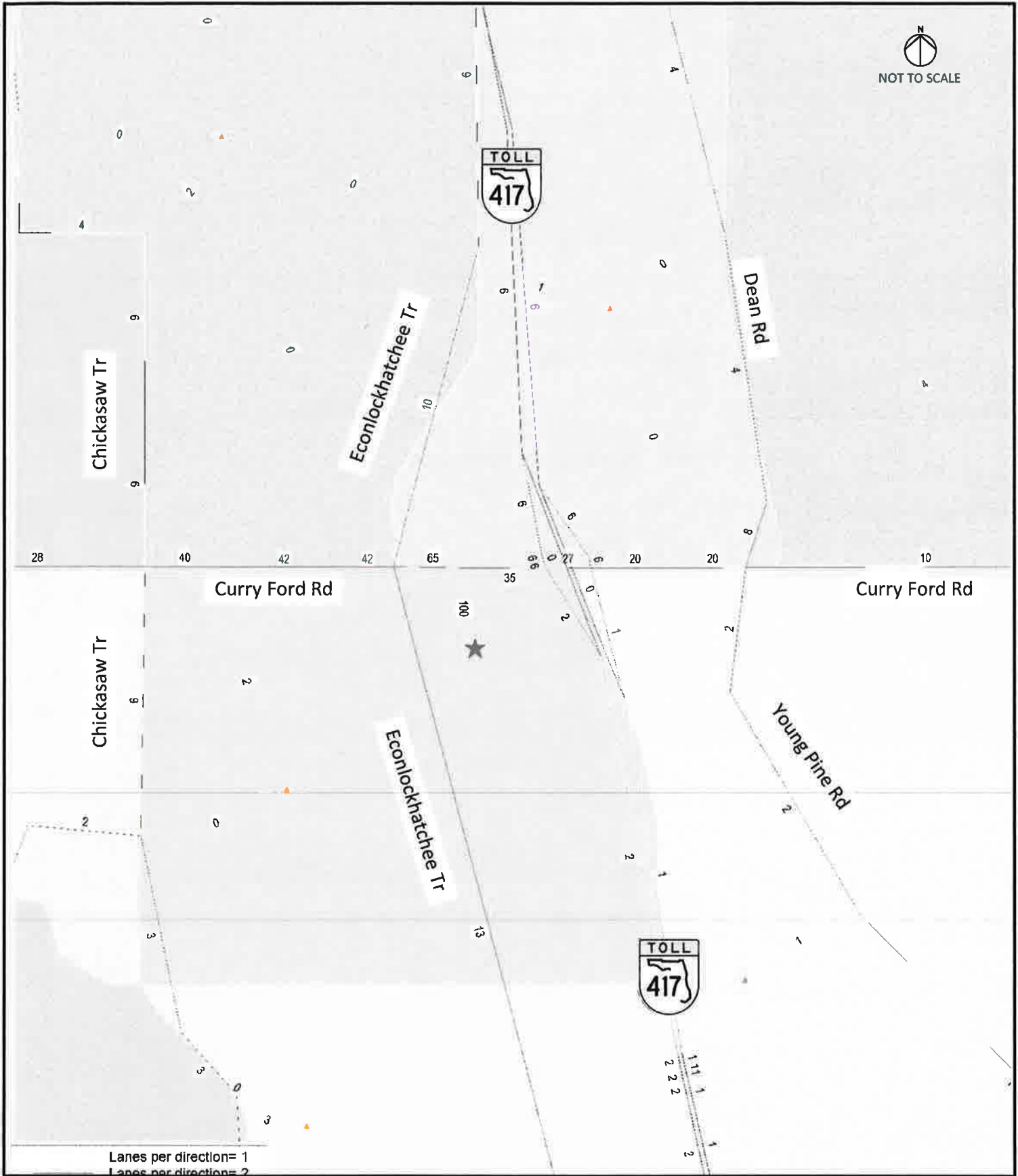
Trips for this proposed development were assigned to the surrounding roadway network based on the latest OUATS model. The proposed trip distribution for this project can be found in Figure 4, and the projected site trips are shown in Figure 5. Full Build 2020 volumes are shown in Figure 6.

E. RECOMMENDED OR PROGRAMMED IMPROVEMENTS

The following sources were reviewed to determine roadway improvement projects within the Full Build 2020 time frame in the study area:

- Orange County Transportation Projects website
- FDOT District 5 Five-Year Work Program

According to those documents, there are no planned or programmed improvements in the study area.



Lanes per direction= 1
Lanes per direction= 2

Trip Distribution

Project No: 19-FL8678-2

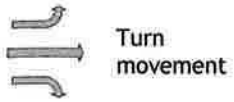
Figure 4

Date: 24 July 2019



Center Point Apartments - Orange County - Center Point Community Church

LEGEND

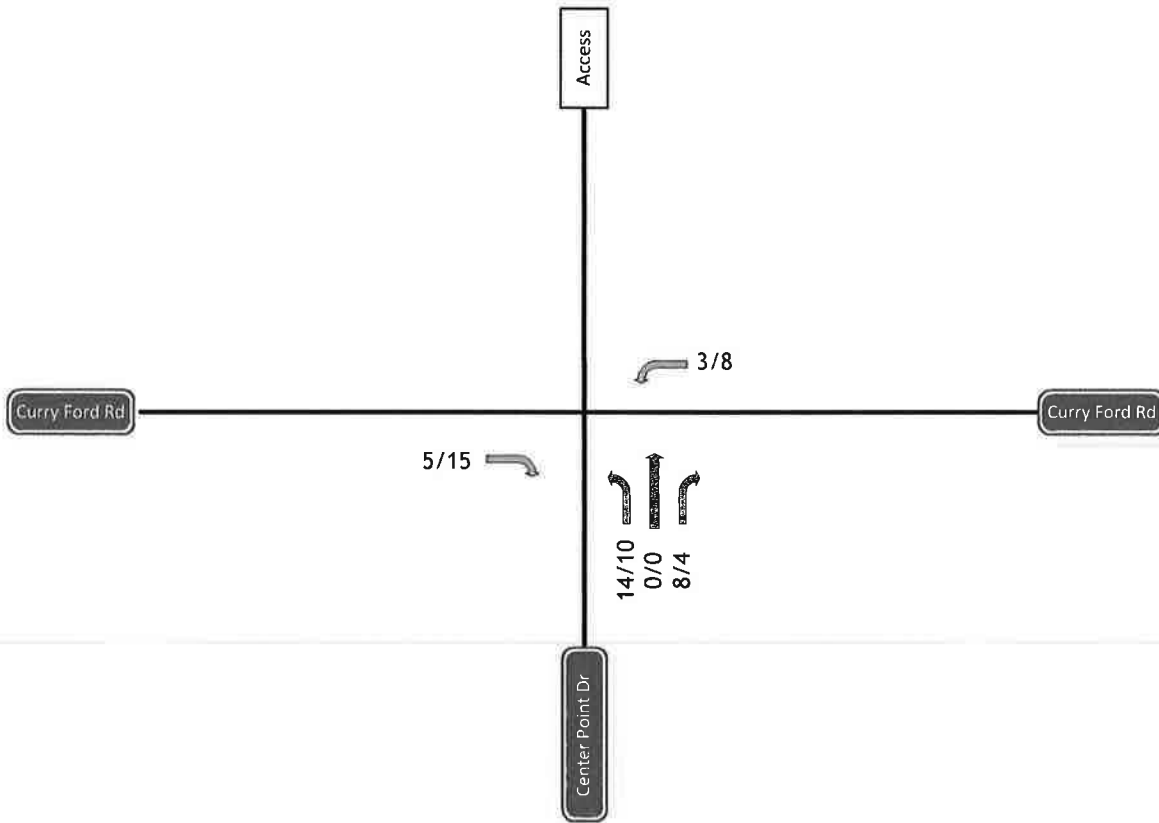


Turn movement

XX/XX AM/PM peak volumes
XX/XX



NOT TO SCALE



Site Trips

Project No: 19-FL8678-2

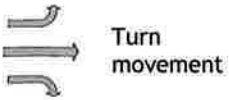
Figure 5

Date: 23 August 2019

Center Point Apartments - Orange County - Center Point Community Church

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GROUP, LLC

LEGEND

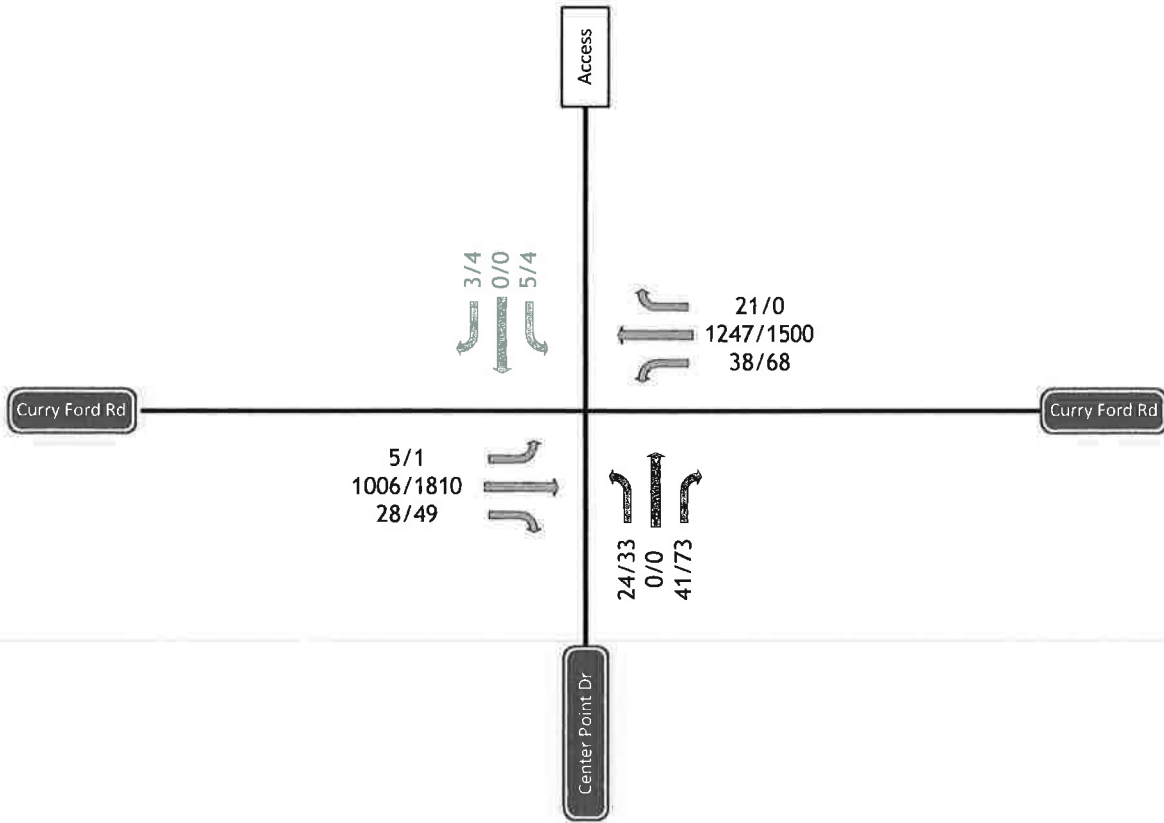


Turn movement

XX/XX AM/PM peak volumes
XX/XX



NOT TO SCALE



Full Build 2020 Volumes

Project No: 19-FL8678-2

Figure 6

Date: 23 August 2019

TRAFFIC IMPACT
GROUP, LLC

Center Point Apartments - Orange County - Center Point Community Church

2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 7500 ORANGE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.98 PSCF
1	01/01/2018 - 01/06/2018	1.02	1.04
2	01/07/2018 - 01/13/2018	1.04	1.06
3	01/14/2018 - 01/20/2018	1.05	1.07
4	01/21/2018 - 01/27/2018	1.03	1.05
5	01/28/2018 - 02/03/2018	1.02	1.04
6	02/04/2018 - 02/10/2018	1.00	1.02
* 7	02/11/2018 - 02/17/2018	0.99	1.01
* 8	02/18/2018 - 02/24/2018	0.98	1.00
* 9	02/25/2018 - 03/03/2018	0.98	1.00
*10	03/04/2018 - 03/10/2018	0.98	1.00
*11	03/11/2018 - 03/17/2018	0.98	1.00
*12	03/18/2018 - 03/24/2018	0.98	1.00
*13	03/25/2018 - 03/31/2018	0.98	1.00
*14	04/01/2018 - 04/07/2018	0.98	1.00
*15	04/08/2018 - 04/14/2018	0.98	1.00
*16	04/15/2018 - 04/21/2018	0.98	1.00
*17	04/22/2018 - 04/28/2018	0.99	1.01
*18	04/29/2018 - 05/05/2018	1.00	1.02
*19	05/06/2018 - 05/12/2018	1.00	1.02
20	05/13/2018 - 05/19/2018	1.01	1.03
21	05/20/2018 - 05/26/2018	1.01	1.03
22	05/27/2018 - 06/02/2018	1.01	1.03
23	06/03/2018 - 06/09/2018	1.01	1.03
24	06/10/2018 - 06/16/2018	1.01	1.03
25	06/17/2018 - 06/23/2018	1.01	1.03
26	06/24/2018 - 06/30/2018	1.01	1.03
27	07/01/2018 - 07/07/2018	1.01	1.03
28	07/08/2018 - 07/14/2018	1.02	1.04
29	07/15/2018 - 07/21/2018	1.02	1.04
30	07/22/2018 - 07/28/2018	1.01	1.03
31	07/29/2018 - 08/04/2018	1.01	1.03
32	08/05/2018 - 08/11/2018	1.00	1.02
33	08/12/2018 - 08/18/2018	0.99	1.01
34	08/19/2018 - 08/25/2018	0.99	1.01
35	08/26/2018 - 09/01/2018	1.00	1.02
36	09/02/2018 - 09/08/2018	1.00	1.02
37	09/09/2018 - 09/15/2018	1.01	1.03
38	09/16/2018 - 09/22/2018	1.00	1.02
39	09/23/2018 - 09/29/2018	1.00	1.02
40	09/30/2018 - 10/06/2018	1.00	1.02
41	10/07/2018 - 10/13/2018	0.99	1.01
42	10/14/2018 - 10/20/2018	0.99	1.01
43	10/21/2018 - 10/27/2018	0.99	1.01
44	10/28/2018 - 11/03/2018	1.00	1.02
45	11/04/2018 - 11/10/2018	1.00	1.02
46	11/11/2018 - 11/17/2018	1.00	1.02
47	11/18/2018 - 11/24/2018	1.01	1.03
48	11/25/2018 - 12/01/2018	1.01	1.03
49	12/02/2018 - 12/08/2018	1.02	1.04
50	12/09/2018 - 12/15/2018	1.02	1.04
51	12/16/2018 - 12/22/2018	1.03	1.05
52	12/23/2018 - 12/29/2018	1.04	1.06
53	12/30/2018 - 12/31/2018	1.05	1.07

* PEAK SEASON

25-FEB-2019 16:26:27

830UPD

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TRAFFIC VOLUMES



Orange County, Florida Traffic Concurrency Management Program Concurrency Link Information

Application Number:

ID	From	To	Lgth	Maint Agency	Capacity Group	Ln LOS	Min Total Cap	AAIT	PmPk	PkDir	Comm Avail Trips	Cap* LOS
Central Florida Greenway												
108.21	Lee Vista Blvd	Curry Ford Rd	2.31	ST	Urban Freeway	6 E	6080	96,500	5,370	NB	3	707 D
108.22	Curry Ford Rd	East-West Expy	2.74	ST	Urban Freeway	6 E	6080	97,500	5,426	NB	5	649 D
Curry Ford Rd												
93.12	Chickasaw Trail	Econlockatchee Tr	0.75	Cnty	Urban - Class I	4 E	2000	33,825	1,553	EB	157	290 C
94	Econlockatchee Tr	Central Florida Greenway	0.53	Cnty	Urban - Class I	4 E	2000	38,267	1,825	EB	176	0 F
94.1	Dean Rd	Cypress Springs Pkwy	2.16	Cnty	Urban - Class I	4 E	2000	31,087	1,567	EB	67	366 C
Dean Rd												
96	Curry Ford Rd	Lake Underhill Rd	2.11	Cnty	Urban - Class I	2 E	880	20,554	980	NB	149	0 F
Econlockatchee Tr												
108.9	Lee Vista Blvd	Curry Ford Rd	2.33	Cnty	Urban - Class II	4 E	1700	16,657	957	NB	39	704 D
109	Curry Ford Rd	Lake Underhill Rd	2.08	Cnty	Urban - Class I	2 E	880	16,146	756	SB	105	19 D
Young Pine Rd / Pope St												
516.02	Dean Rd	Innovation Way	2.87	Cnty	Urban - Class I	2 E	880	6,587	302	EB	50	528 C

* It should be noted that the capacities indicated on this information sheet are a snapshot at this specific date and time. Available capacities are subject to change at any time.

TRIP GENERATION

Project Information	
Project Name:	Orange County Centerpoint
No:	19-FL8678-2
Date:	7/15/2019
City:	Orange County
State/Province:	FL
Zip/Postal Code:	
Country:	
Client Name:	Denham Engineering
Analyst's Name:	SPI
Edition:	Trip Generation Manual, 10th Ed

Land Use	Size	Daily		AM		PM	
		Entry	Exit	Entry	Exit	Entry	Exit
220 - Multifamily Housing (Low-Rise) (General Urban/Suburban)	60 Dwelling Units	207	206	7	22	23	14
Reduction		0	0	0	0	0	0
Internal		0	0	0	0	0	0
Pass-by		0	0	0	0	0	0
Non-pass-by		207	206	7	22	23	14
Total		207	206	7	22	23	14
Total Reduction		0	0	0	0	0	0
Total Internal		0	0	0	0	0	0
Total Pass-by		0	0	0	0	0	0
Total Non-pass-by		207	206	7	22	23	14

CAPACITY ANALYSIS

Existing Conditions

Center Point Apts
 3: Center Point Dr/driveway & Curry Ford Rd

existing AM
 07/18/2019

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↕		↖	↕	↗		↖	↗		↕	
Traffic Vol, veh/h	5	996	23	35	1235	21	10	0	33	3	0	5
Future Vol, veh/h	5	996	23	35	1235	21	10	0	33	3	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	0	-	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	-	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	40	2	0	0	2	0	0	0	0	33	0	20
Mvmt Flow	5	1038	24	36	1286	22	10	0	34	3	0	5

Major/Minor	Major1	Major2	Minor1	Minor2								
Conflicting Flow All	1308	0	0	1062	0	0	1775	2440	531	1887	2430	643
Stage 1	-	-	-	-	-	-	1060	1060	-	1358	1358	-
Stage 2	-	-	-	-	-	-	715	1380	-	529	1072	-
Critical Hdwy	4.9	-	-	4.1	-	-	7.5	6.5	6.9	8.16	6.5	7.3
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	7.16	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	7.16	5.5	-
Follow-up Hdwy	2.6	-	-	2.2	-	-	3.5	4	3.3	3.83	4	3.5
Pot Cap-1 Maneuver	361	-	-	664	-	-	54	32	498	30	32	376
Stage 1	-	-	-	-	-	-	243	303	-	119	219	-
Stage 2	-	-	-	-	-	-	392	214	-	429	299	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	361	-	-	664	-	-	50	30	498	26	30	376
Mov Cap-2 Maneuver	-	-	-	-	-	-	153	121	-	89	119	-
Stage 1	-	-	-	-	-	-	240	299	-	117	207	-
Stage 2	-	-	-	-	-	-	366	202	-	394	295	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.3	16.8	27.3
HCM LOS			C	D

Minor Lane/Major Mvm	NBLn	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	153	498	361	-	-	664	-	-	170
HCM Lane V/C Ratio	0.068	0.069	0.014	-	-	0.055	-	-	0.049
HCM Control Delay (s)	30.2	12.8	15.1	-	-	10.7	-	-	27.3
HCM Lane LOS	D	B	C	-	-	B	-	-	D
HCM 95th %tile Q(veh)	0.2	0.2	0	-	-	0.2	-	-	0.2

Center Point Apts
3: Center Point Dr/driveway & Curry Ford Rd

existing PM
07/18/2019

Intersection

Int Delay, s/veh 2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↕	↗	↖	↕	↗		↖	↕	↗	↕	
Traffic Vol, veh/h	1 1740	34	59	1485	0	23	0	68	4	0	4	
Future Vol, veh/h	1 1740	34	59	1485	0	23	0	68	4	0	4	
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	0	-	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	-	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	1	0	1	1	0	0	0	0	50	0	25
Mvmt Flow	1 2047	40	69	1747	0	27	0	80	5	0	5	

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	1747	0	2087	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.1	-	4.12	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.2	-	2.21	-
Pot Cap-1 Maneuver	864	-	265	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	864	-	265	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	0.9	70.9	124.5
HCM LOS			F	F

Minor Lane/Major Mvm	NBLn	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	41	229	364	-	-	265	-	-	39
HCM Lane V/C Ratio	0.66	0.349	0.003	-	-	0.262	-	-	0.241
HCM Control Delay (s)	195	28.9	14.9	-	-	23.3	-	-	124.5
HCM Lane LOS	F	D	B	-	-	C	-	-	F
HCM 95th %tile Q(veh)	2.4	1.5	0	-	-	1	-	-	0.8

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

Full Build 2020 Conditions

Center Point Apts
 3: Center Point Dr/driveway & Curry Ford Rd

Full Build AM
 08/23/2019

Intersection												
Int Delay, s/veh	0.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↕		↖	↕	↗			↖	↗	↕	
Traffic Vol, veh/h	5	1006	28	38	1247	21	24	0	41	3	0	5
Future Vol, veh/h	5	1006	28	38	1247	21	24	0	41	3	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	0	-	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	-	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	96	96	96	96	96	96	96	96	96	96	96	96
Heavy Vehicles, %	40	2	0	0	2	0	0	0	0	33	0	20
Mvmt Flow	5	1048	29	40	1299	22	25	0	43	3	0	5

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	1321	0	1077	0
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.9	-	4.1	-
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.6	-	2.2	-
Pot Cap-1 Maneuver	856	-	655	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	856	-	655	-
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.3	20.8	28
HCM LOS			C	D

Minor Lane/Major Mvm	NBLn	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	149	492	356	-	-	655	-	-	165
HCM Lane V/C Ratio	0.168	0.087	0.015	-	-	0.06	-	-	0.051
HCM Control Delay (s)	34	13	15.3	-	-	10.8	-	-	28
HCM Lane LOS	D	B	C	-	-	B	-	-	D
HCM 95th %tile Q(veh)	0.6	0.3	0	-	-	0.2	-	-	0.2

Intersection

Int Delay, s/veh 5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↖	↕	↗	↖	↕	↗	↖	↕	↗	↖	↕	↗
Traffic Vol, veh/h	1	1810	49	68	1500	0	33	0	73	4	0	4
Future Vol, veh/h	1	1810	49	68	1500	0	33	0	73	4	0	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	0	-	0	-	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	-	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	85	85	85	85	85	85	85	85	85	85	85	85
Heavy Vehicles, %	0	1	0	1	1	0	0	0	0	50	0	25
Mvmt Flow	1	2129	58	80	1765	0	39	0	86	5	0	5

Major/Minor	Major1	Major2	Minor1	Minor2
Conflicting Flow All	1765	0	0	2187
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Critical Hdwy	4.1	-	-	4.12
Critical Hdwy Stg 1	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-
Follow-up Hdwy	2.2	-	-	2.21
Pot Cap-1 Maneuver	858	-	-	242
Stage 1	-	-	-	-
Stage 2	-	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	858	-	-	242
Mov Cap-2 Maneuver	-	-	-	-
Stage 1	-	-	-	-
Stage 2	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0	1.2	129.8	244.2
HCM LOS			F	F

Minor Lane/Major Mvm	NBLn	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	36	212	358	-	-	242	-	-	23
HCM Lane V/C Ratio	1.078	0.405	0.003	-	-	0.331	-	-	0.409
HCM Control Delay (s)	\$ 343.6	33.1	15.1	-	-	27.1	-	-	244.2
HCM Lane LOS	F	D	C	-	-	D	-	-	F
HCM 95th %tile Q(veh)	4	1.8	0	-	-	1.4	-	-	1.2

Notes

~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon

IV. Capacity Analysis

A. ROADWAY SEGMENT ANALYSIS

Orange County provided the Concurrency Management Database records for the roadway segments in the study area. Adopted Levels of Service (LOS) for the roadway segments have been determined by the County.

Table 4.1 summarizes the existing peak hour volumes on the study area roadway segments, committed peak hour volumes from other developments, and estimated development peak hour trips.

Table 4.1 - Roadway Segment Concurrency - PM Peak Hour

Roadway	From	To	Lanes	Adopted Pk Hr Capacity	Existing Pk Hr Vol	Peak Dir	Vested Trips	Develop Pk Hr Volumes	2020 Full Build Pk Hr Vol	Avail Cap
SR Toll 417 (Central Florida Greenway)	Lee Vista Rd	Curry Ford Rd	6	6080	5,370	NB	3	1	5,374	yes
	Curry Ford Rd	SR Toll 408	6	6080	5,426	NB	5	2	5,433	yes
Curry Ford Rd	Chickasaw Tr	Econ Tr	4	2000	1,553	EB	157	10	1,720	yes
	Econ Tr	Access	4	2000	1,825	EB	176	15	2,016	NO
	Access	SR Toll 417	4	2000	1,825	EB	176	4	2,005	NO
	Dean Rd	Cypress Springs Pkwy	4	2000	1,567	EB	67	1	1,635	yes
Dean Road	Curry Ford Rd	Lake Underhill Rd	2	880	980	NB	149	1	1,130	NO
Econ Trail	Lee Vista Rd	Curry Ford Rd	4	1700	957	NB	39	3	999	yes
	Curry Ford Rd	Lake Underhill Rd	2	880	756	SB	105	2	863	yes
Young Pine Rd	Dean Rd	Innovation Way	2L	880	302	EB	50	-	352	yes

Analysis shows that the following roadway segments are already over their capacity and this development adds peak hour/peak direction trips:

- Curry Ford Road between Econlockhatchee Trail and SR Toll 417 (15 development trips)
- Dean Road between Curry Ford Road and Lake Underhill Road (1 development trip)

B. CURRY FORD ROAD & CENTER POINT DRIVE

The Transportation Research Board’s Highway Capacity Manual (HCM) utilizes a term “level of service” (LOS) to measure how traffic operates in intersections. There are currently six levels of service ranging from A to F. Level of Service “A” represents the best conditions and Level of Service “F” represents the worst. Synchro software was used to determine the level of service for intersections in the study area. All worksheet reports from the analyses can be found in the Appendix.

Table 5.1 shows the control delay per vehicle associated with LOS A through F for signalized and unsignalized intersections.

Table 4.2 - Highway Capacity Manual Levels of Service and Control Delay

Signalized Intersection		Unsignalized Intersection	
Level of Service	Control Delay per Vehicle (sec)	Level of Service	Control Delay per Vehicle (sec)
A	≤ 10	A	≤ 10
B	> 10 and ≤ 20	B	> 10 and ≤ 15
C	> 20 and ≤ 35	C	> 15 and ≤ 25
D	> 35 and ≤ 55	D	> 25 and ≤ 35
E	> 55 and ≤ 80	E	> 35 and ≤ 50
F	> 80	F	> 50

Table 4.3 shows the current LOS, control delay, and 95th percentile queue length for existing conditions.

Table 4.3 - Intersection LOS, Delay, and Queue by Movement - 2019 Existing

Intersection	Approach	Movement	AM			PM		
			LOS	Delay	Queue	LOS	Delay	Queue
Curry Ford Road & Center Pointe Drive	EB	LT	C	15.1	-	B	14.9	-
		TH	Free					
		RT	Free					
	WB	LT	B	10.7	-	C	23.3	25'
		TH	Free					
		RT	Free					
	NB	LT	D	30.2	-	F	195.0	60'
		TH	B	12.8	-	D	28.9	38'
		RT						
	SB	LT	D	27.3	-	F	124.5	20'
		TH						
		RT						

Analysis shows that the minor street movements currently see LOS F in the PM peak hours.

Table 4.4 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2020 conditions.

Table 4.4 - Intersection LOS, Delay, and Queue by Movement - 2020 Full Build								
Intersection	Approach	Movement	AM			PM		
			LOS	Delay	Queue	LOS	Delay	Queue
Curry Ford Road & Center Pointe Drive	EB	LT	C	15.3	-	C	15.1	-
		TH	Free					
		RT	Free					
	WB	LT	B	10.8	-	D	27.1	35'
		TH	Free					
		RT	Free					
	NB	LT	D	34.0	15'	F	343.6	100'
		TH	B	13.0	-	D	33.1	45'
		RT						
	SB	LT	D	28.0	-	F	244.2	30'
		TH						
		RT						

Analysis shows that both the northbound and southbound movements are projected to experience LOS F with significant delays.

Traffic Signal Warrant Analysis

The Manual on Uniform Traffic Control Devices (MUTCD) is the national standard for all traffic control devices. For traffic control signals, the MUTCD provides nine traffic signal control warrants that assist the traffic engineering professional whether or not signalized control is justified at a particular location.

Warrants for traffic signal control include thresholds for vehicular traffic volumes, pedestrian volumes, school crossing conditions, accident/crash experience, and proximity to rail crossings.

Analysis of Full Build 2020 conditions reveals that the intersection is not expected to meet warrants for signalization.

V. Summary and Conclusion

This study serves as an analysis of the traffic impacts from the proposed Center Pointe Apartments development in Orange County, Florida.

The proposed new development is expected to generate 413 daily trips, with 7 entering trips and 22 exiting trips in the AM peak hour, and 23 entering and 14 exiting trips in the PM peak hour.

Traffic Impacts

Roadway Segments

Analysis shows that the following roadway segments are already over their capacity and this development adds peak hour/peak direction trips:

- Curry Ford Road between Econlockhatchee Trail and SR Toll 417 (15 development trips)
- Dean Road between Curry Ford Road and Lake Underhill Road (1 development trip)

Curry Ford Road & Center Pointe Drive

Analysis shows that both the northbound and southbound movements currently see LOS F in the PM peak hour. Development trips are projected to exacerbate the minor street movements which continue to see LOS F.

Examination of Full Build conditions shows that the intersection is not projected to meet warrants for signalization.

Appendix

Background Information

Traffic Volumes

Trip Generation

Capacity Analysis

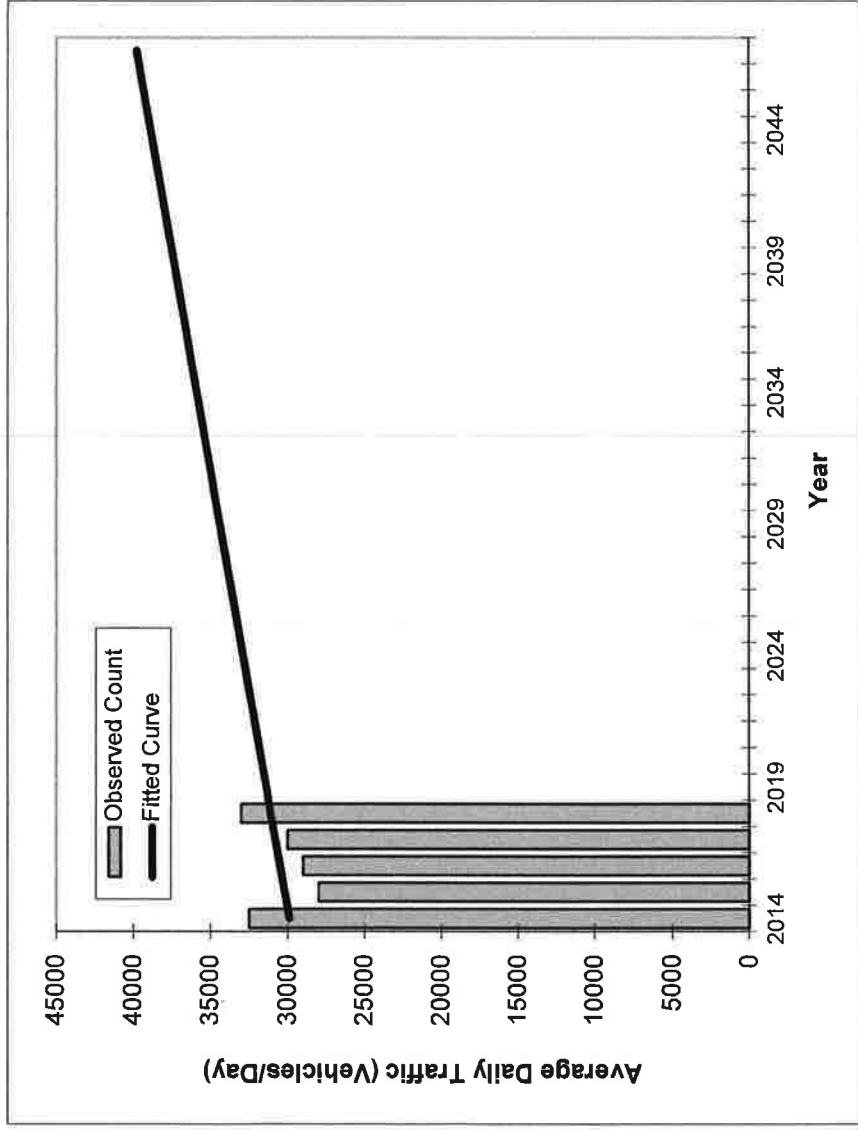
BACKGROUND INFORMATION

Traffic Trends - V2.0

Curry Ford Rd -- west of SR 417

Location: **0**

County: Orange
 Station #: 757041
 Highway: Curry Ford Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2014	32500	29900
2015	28000	30200
2016	29000	30500
2017	30000	30800
2018	33000	31100
2007 Opening Year Trend		
2007	N/A	#N/A
2019 Mid-Year Trend		
2019	N/A	31400
2022 Design Year Trend		
2022	N/A	32300
TRANPLAN Forecasts/Trends		

** Annual Trend Increase: 300
 Trend R-squared: 4.74%
 Trend Annual Historic Growth Rate: 1.00%
 Trend Growth Rate (2019 to Design Year): 0.96%
 Printed: 15-Jul-19

Straight Line Growth Option

*Axle-Adjusted



ENVIRONMENTAL PROTECTION DIVISION

Leeds Commerce Center
800 Mercy Drive, Suite 4
Orlando, Florida 32808-7896
407-836-1400 • Fax 407-836-1499
www.OrangeCountyFL.net

August 27, 2002

Mr. Don K. Silverburg, MS
Lotspeich and Associates, Inc.
2711 West Fairbanks Avenue
Winter Park, Florida 32789-3314

**Subject: Conservation Area Boundary Survey
Central Church of the Nazarene
Section 7, Township 23 South, Range 31 East
Application No.: 02-014CA
Orange County Commission District: 4**

Dear Mr. Silverburg:

The Environmental Protection Division (EPD) has received your blue line survey dated "Received July 31, 2002", which delineates the extent of the approved Orange County Conservation Area on the above referenced property. This survey accurately depicts the jurisdictional wetland boundary agreed upon by EPD during a site inspection conducted on April 22, 2002.

Attached is a signed copy of the survey verifying the landward extent of the Conservation Area. If you should have any questions regarding this matter, please feel free to contact Jennifer Cummings at (407) 836-1451.

Sincerely,

A handwritten signature in cursive script that reads "Beth Jackson".

Beth Jackson
Program Manager

Ⓢ
JC/BJ/DW:rb

Attachment

c: Florida Department of Environmental Protection



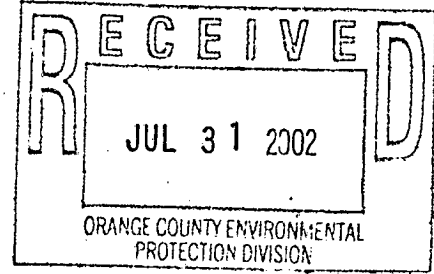
Lotspeich and Associates, Inc.

ECOLOGICAL CONSULTANTS

31 July 2002

L&A File No. 2002-036.25

L&A Doc: \2002-036-OCEPDLTRG31.wpd



Ms. Beth Jackson
Orange County Environmental Protection Department
Leeds Commerce Center
800 North Mercy Drive, Suite 4
Orlando, Florida 32808-7896

RE: Central Church of the Nazarene
78 ± acres in Section 7, Township 23 South, Range 31 East; Orange County, FL
Application No.: 02-014CAD - Confirmation of Conservation Area Determination

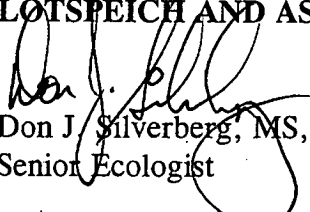
Dear Ms. Jackson:

As a follow-up to your letter of 21 June 2002 (received by Lotspeich and Associates, Inc. (L&A) on 28 June 2002), which L&A responded to on 2 July 2002, we are pleased to provide four (4) copies of a certified survey depicting the location and extent of the Conservation Areas on the project site as approved by Orange County for your review and approval.

Please feel free to contact me should you have any questions or require further information.

Sincerely,

LOTSPEICH AND ASSOCIATES, INC.


Don J. Silverberg, MS, PWS
Senior Ecologist

cc: Tim Hobson; Central Church of the Nazarene
Rick Merkel, P.E.; PEC
Chris Zalapi, P.E.; PEC
James G. Willard; Shutts and Bowen
FILE/Renee L. Thomas, President, L&A



ENVIRONMENTAL PROTECTION DIVISION

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www.OrangeCountyFL.net

June 21, 2002

Don J. Silverberg
Lotspeich & Associates, Inc.
2711 West Fairbanks Avenue
Winter Park, FL 32789

**Subject: Conservation Area Class Determination for
The Central Church of the Nazarene Project Site
Section 7, Township 23S, Range 31E
Application No.: 02-014 CAD
Orange County Commission District: 4**

Dear Mr. Silverberg:

As requested by the application date stamped "Received April 22, 2002", a Conservation Area Classification Determination has been completed in accordance with Orange County Code, Article X, Section 15-382. The presence of conservation areas and their classification was determined through a field inspection of wetland boundaries during a meeting on April 25, 2002 with you and David Mahnken of the Orange County Environmental Protection Division. The Conservation Areas existing onsite are classified as follows:

Wetland Identification Number	Class	Vegetative Communities (FLUCFCS)/Remarks
W1	I	615; Stream and Lake Swamps, Hydrologically connected to the Little Econlockhatchee River
W2	I	625; Hydric Pine Flatwoods, Hydrologically connected to the Little Econlockhatchee River

Attached is a copy of the FLUCFCS designations submitted with the application depicting the approximate location of the wetland boundary inspected and its identification number for the purpose of this class determination.

In accordance with Orange County Code, Article X, Section 15-382(1) you have fifteen days of receipt of this letter to agree or disagree in writing with the Class designation. Upon agreement, this determination is binding. Should the determination not become binding, then future development of the property may be subject to current regulations including additional fees.

In accordance with Orange County Code, Article X, Section 15-376, "No person shall conduct any activities within or immediately adjacent to any wetland that would materially affect in an adverse way any wetland which has been determined to be a conservation area without first obtaining a permit as provided in Article X, Division 4 (Mitigation of Adverse Development) of this article".

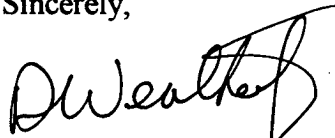
June 21, 2002
CAD 02-014
Page Two

Prior to any development as defined by F.S. § 380.04, three (3) copies of a certified survey of the conservation areas classified herein shall be submitted to the Orange County Environmental Protection Division (EPD) for review and approval. The survey should depict the location and extent of the Conservation Areas on the project site as approved by Orange County. The flagged locations must be mathematically tied to established control points, describing the bounds by bearing and distance. Total wetland acreage (on-site), acreage per individual Conservation Area, delineation of specific vegetative covers and habitats using the FLUCFC system, and the wetland identification number must also be noted on the survey. Two copies of the survey will be signed and returned to you for your files.


If this office does not receive the survey within ninety days of this Conservation Area Determination, an additional fee will be required for EPD staff to re-inspect the wetland boundary.

This determination does not provide relief from other local, state, or federal policies, which regulate activity on the subject property. If you should have any questions concerning this review, please do not hesitate to contact me at (407) 836-1432.

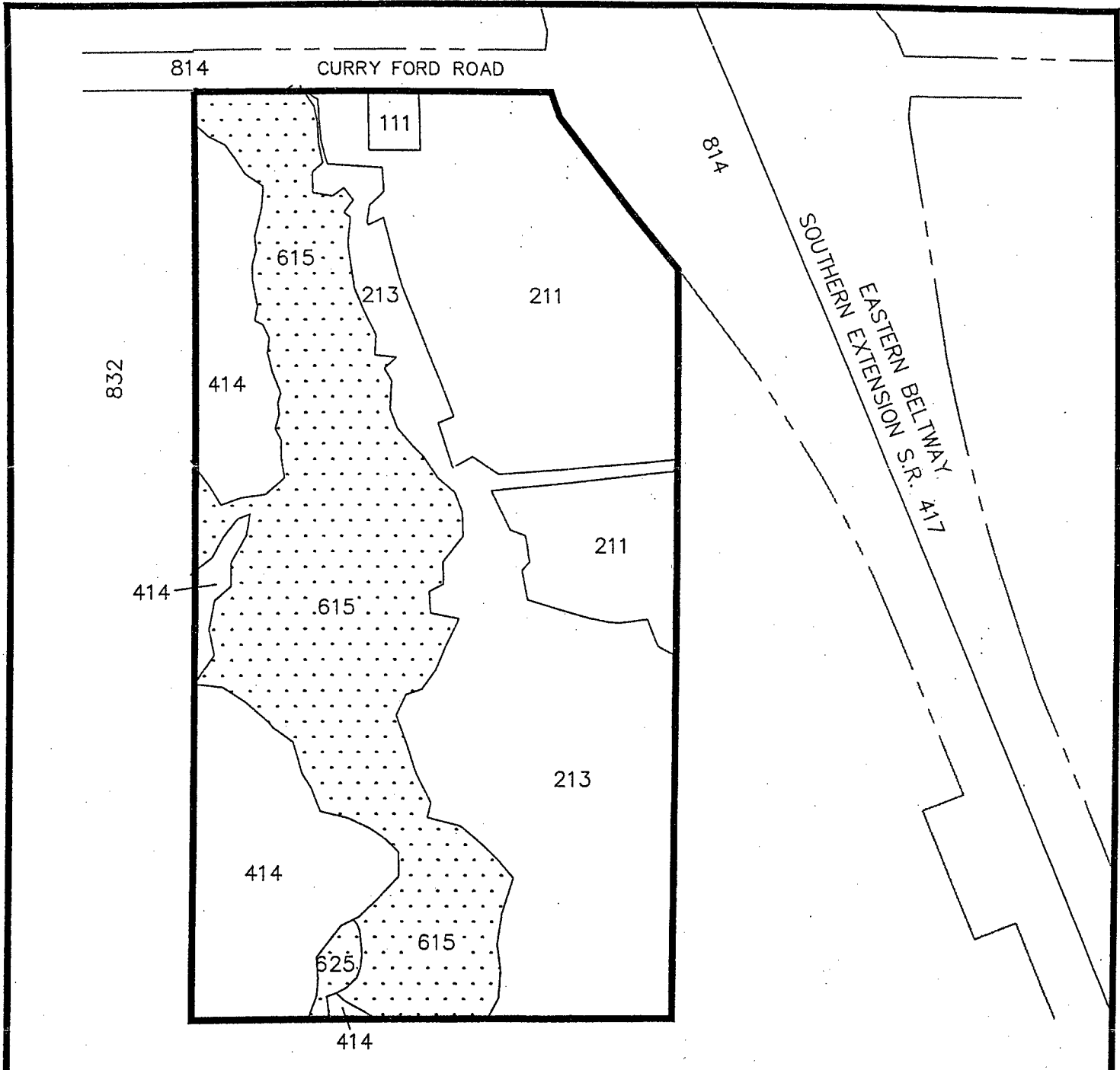
Sincerely,



Dennis Weatherford
Interim Assistant Manager


DMM/BJ/DW:bk

Attachment



Legend

- 111 Fixed Single Family Units, Low Density
- 211 Improved Pasture
- 213 Woodland Pasture
- 414 Pine - Mesic Oak
- 615 Stream & Lake Swamps
- 625 Hydric Pine Flatwoods
- 814 Roads & Highways
- 832 Electrical Power Transmission Lines

Parcel Boundary

Notes: Delineation based on aerial photointerpretation with groundtruthing.

Classification based on Florida Land Use, Cover and Forms Classification System, FDOT, 1999.

Wetland delineation subject to verification by governmental agencies with regulatory authority.

Property boundaries as shown based on information provided by Leading Edge Land Services, Inc.

	Lotspeich and Associates, Inc. ECOLOGICAL CONSULTANTS 2711 W. Fairbanks Avenue, Winter Park Florida 32789 (407) 740-8482 Fax: (407) 645-1305	Central Church of the Nazarene 78.0± acres in Section 7, Township 23 South, Range 31 East Orange County, Florida	Vegetation and Land Use Map
	File: 2002-036F.dwg Prepared by: JM Job No.:2002-036.33 Date: 9 April 2002	North	Scale: 1"=400' Figure 4