



# **ORANGE COUNTY**

PLANNING DIVISION

## **2022-1 REGULAR CYCLE AMENDMENT 2022-1-A-2-1**

2010 - 2030 COMPREHENSIVE PLAN

### **BOARD OF COUNTY COMMISSIONERS**

**FEBRUARY 8, 2022  
TRANSMITTAL PUBLIC HEARING**

**PREPARED BY:**

ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION






## Interoffice Memorandum

February 8, 2022

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

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

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

SUBJECT: 2022-1 Regular Cycle Comprehensive Plan  
Amendment 2022-1-A-2-1 (Plymouth Sorrento)  
Board of County Commissioners (BCC) Transmittal Public Hearing

2022-1 Regular Cycle Comprehensive Plan Amendment 2022-1-A-2-1 is scheduled for a BCC transmittal public hearing on February 8, 2022. This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on January 20, 2022.

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

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

The above-referenced 2022-1 Regular Cycle Amendment scheduled for consideration on February 8 entails a privately-initiated Future Land Use Map Amendment located in District 2. The privately-initiated map amendment involves a change to the Future Land Use Map (FLUM) for a property over 10 acres in size.

Following the BCC transmittal public hearing, the proposed amendment will be transmitted to the Florida Department of Economic Opportunity (DEO) and other State agencies for review and comment. Staff expects to receive comments from DEO and/or the other State agencies in March 2022. Pursuant to 163.3184, Florida Statutes, the proposed amendment must be adopted within 180 days of receipt of the comment letter. The adoption hearings are tentatively scheduled before the LPA on April 21, 2022, and before the BCC on May 10, 2022.

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

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AAV/sw

Enc: 2022-1 Regular Cycle Amendment 2022-1-A-2-1  
BCC Transmittal Staff Report

c: Christopher R. Testerman, AICP, Deputy County Administrator  
Joel Prinsell, Deputy 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  
Nicolas Thalmueller, AICP, Acting Planning Administrator, Planning Division  
Read File

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

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2022-1-A-2-1 (Plymouth Sorrento)	Expected	Susie Simpson Gilbert and Wayne P. Simpson	M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	06-21-28-7172-04-010 and 06-21-28-7172-05-050	1255 and 1277 Plymouth Sorrento Rd.; Generally located north of W. Orange Blossom Trl., east of Plymouth Sorrento Rd., west of Schopke Lester Rd., and south of W. Ponkan Rd.	Low Density Residential (LDR)	Medium Density Residential (MDR)	A-1 (Citrus Rural District)	PD (Planned Development District)	34.58 gross ac.	Chris DeManche	Transmit	Transmit (8-0)

**ABBREVIATIONS INDEX:**

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/1-Rural Settlement 1/1; RS 1/2-Rural Settlement 1/2; RSLD 2/1-Rural Settlement Low Density; GC-Growth Center; LP-Lake Pickett; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBU-Objective; A-2-Farmland Rural District; R-CE-Country Estate District; RCE-5-Rural Country Estate Residential District; PD-Planned Development District; PD-RP-Planned Development-Regulating Plan; PD-RS-Planned Development-Rural Settlement; SR-State Road; AC-Acres

# **2022 FIRST REGULAR CYCLE AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN TRANSMITTAL PUBLIC HEARING**

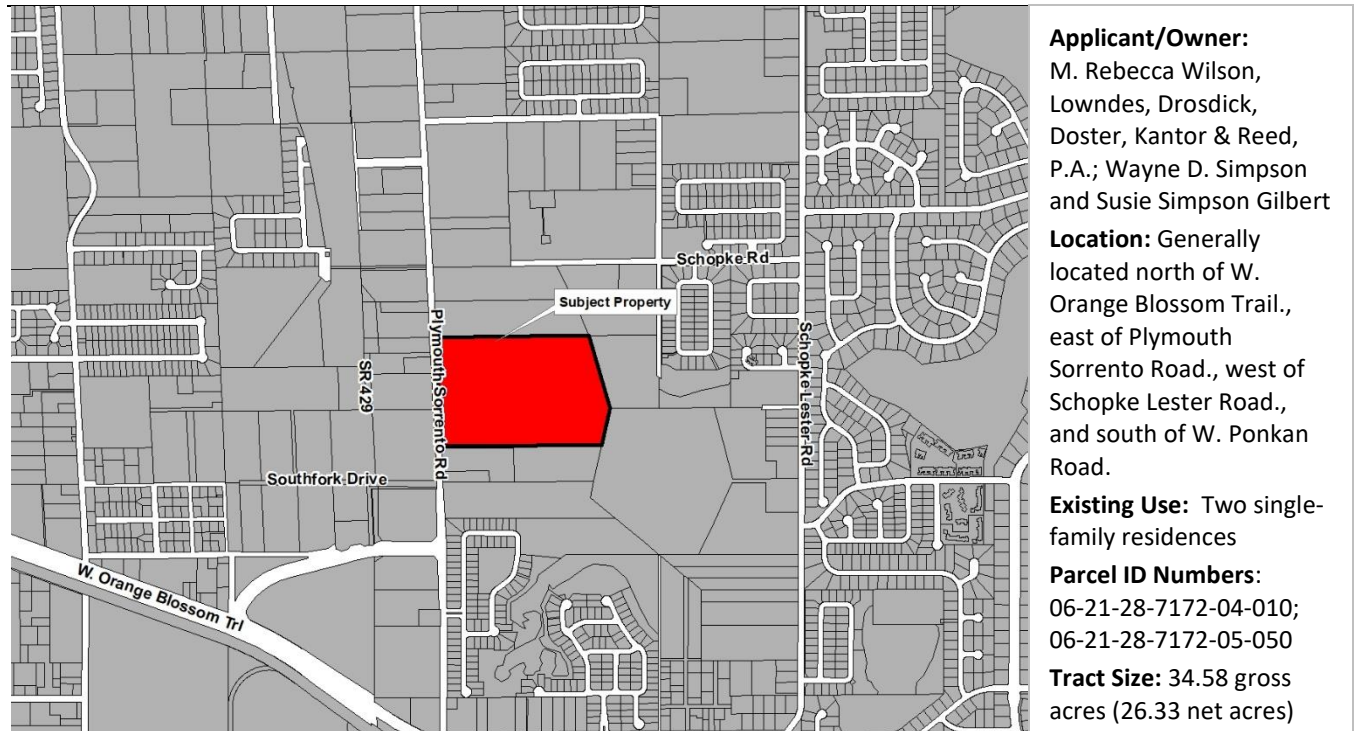
## **INTRODUCTION**

This is the Board of County Commissioners (BCC) transmittal staff report for the First Regular Cycle Amendment 2022-1-A-2-1 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on January 20, 2022.

The above-referenced 2022-1 Regular Cycle Amendment entails a privately-initiated map amendment located in District 2. Since this is the transmittal stage for this amendment, there will be a second round of public hearings for adoption after the Florida Department of Economic Opportunity (DEO) and other State agencies complete their review of the proposed amendment and provide comments, expected in March 2022. Adoption public hearings are tentatively scheduled before the LPA on April 21, 2022 and the BCC on May 10, 2022.

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

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](mailto:Alberto.Vargas@ocfl.net), or Gregory Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Golgowski@ocfl.net](mailto:Gregory.Golgowski@ocfl.net).

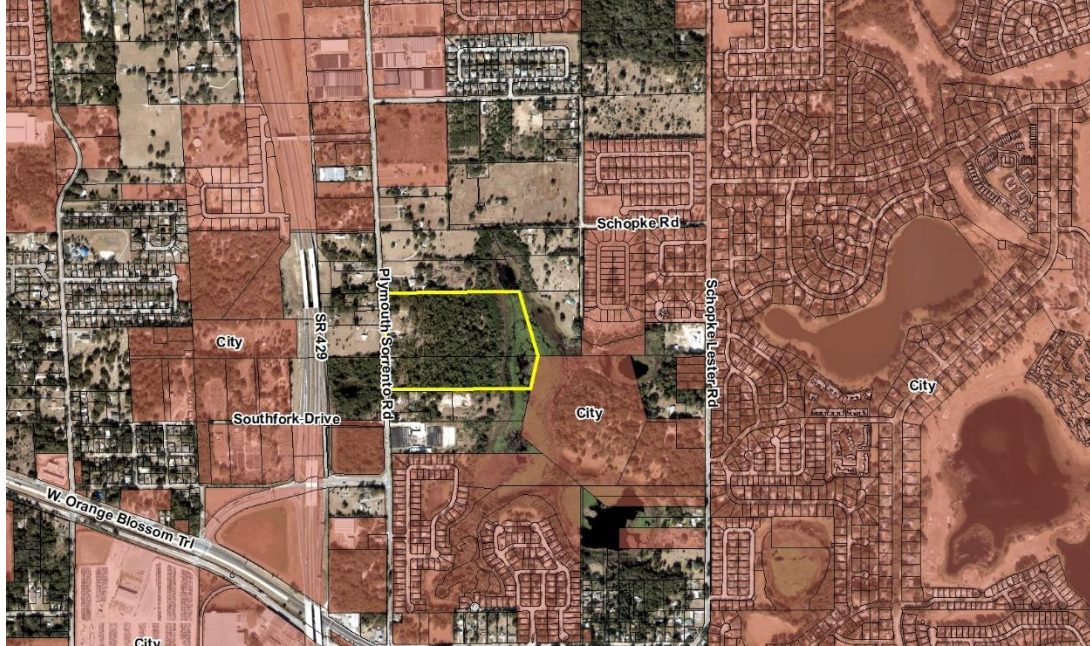


The following meetings and hearings have been held:			Project Information	
Report/Public Hearing		Outcome	<b>Request:</b> Low Density Residential (LDR) to Medium Density Residential (MDR)	
✓	Community Meeting	January 13, 2022	<b>Proposed Development Program:</b> Up to 516 affordable housing multi-family dwelling units (including 180 affordable senior housing units)	
✓	Staff Report	Recommend Transmittal	<b>Public Facilities and Services:</b> Please see the Public Facilities Analysis Appendix for specific analysis of each public facility.	
✓	LPA Transmittal January 20, 2022	Recommend Transmittal (8-0)	<b>Environmental:</b> This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act.	
	BCC Transmittal	February 8, 2022	<b>Transportation:</b> The subject property is not located within the County's Alternative Mobility Area. The proposed use will generate 227 pm peak hour trips resulting in a total net increase of 221 pm peak hour trips.	
	State Agency Comments	March 2022	<b>Utilities:</b> The subject site is located in the City of Apopka's potable water, wastewater and reclaimed water service areas.	
	LPA Adoption	April 21, 2022	<b>Concurrent Rezoning:</b> A rezoning application is expected, but has not been submitted by the applicant at this time for concurrent review.	
	BCC Adoption	May 10, 2022		



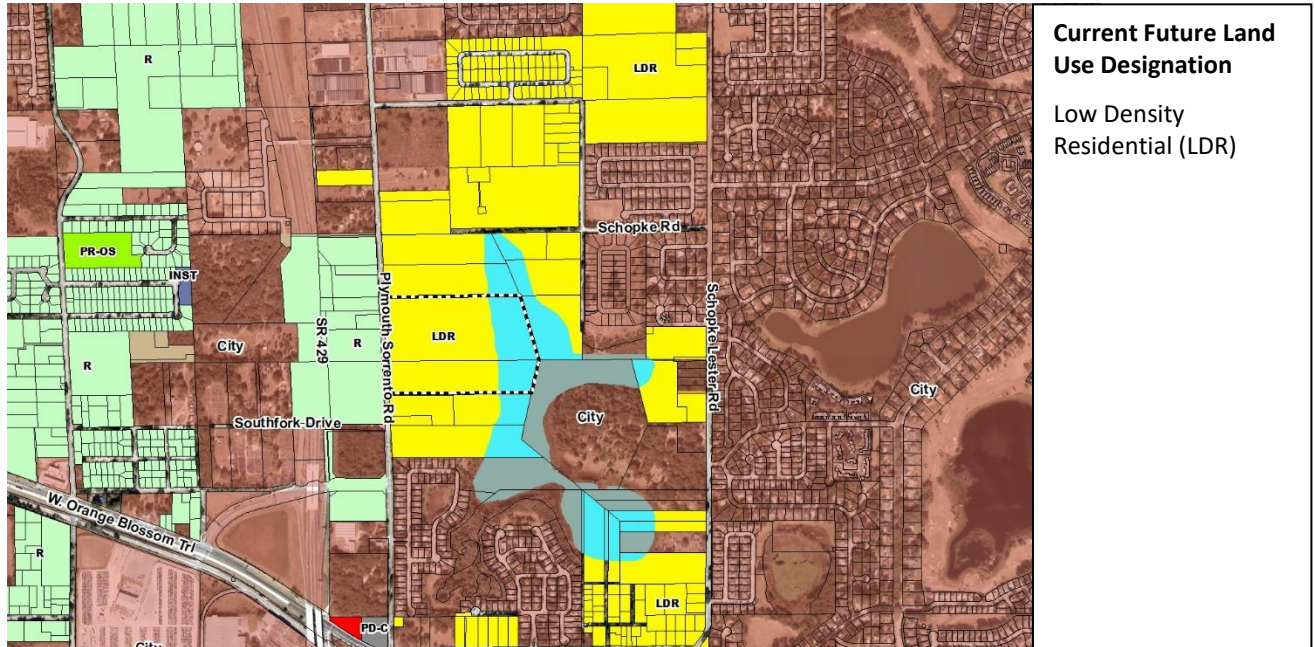
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## SITE AERIAL

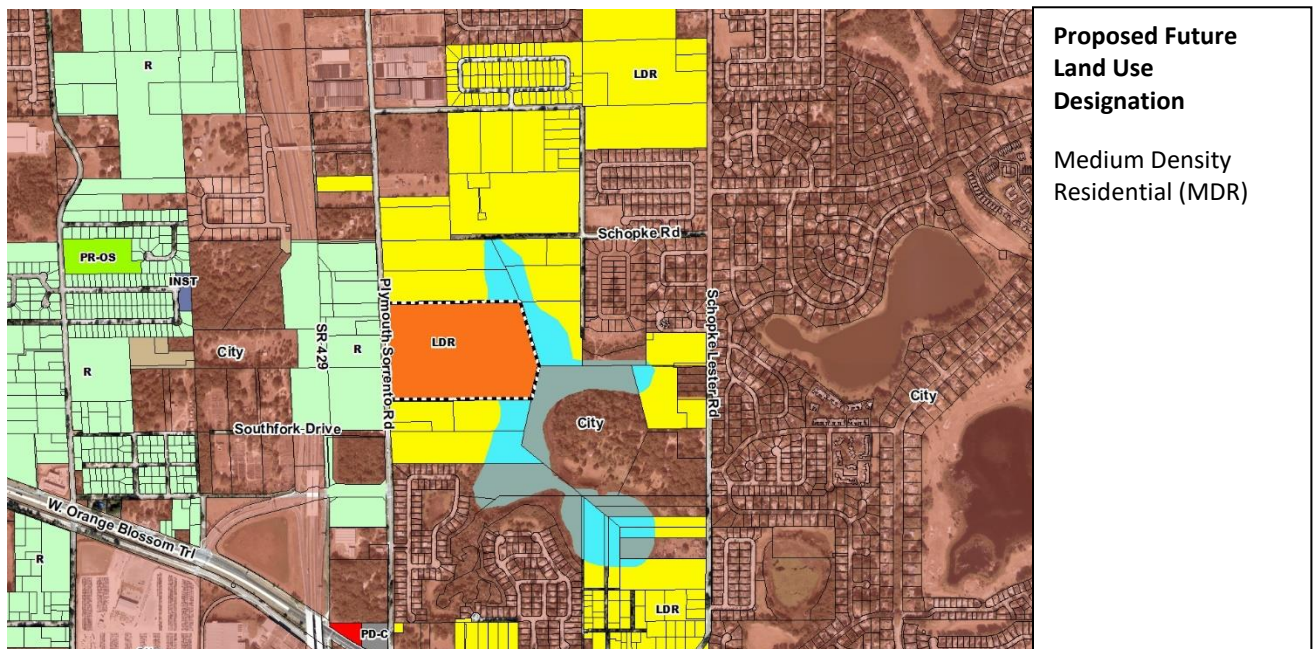




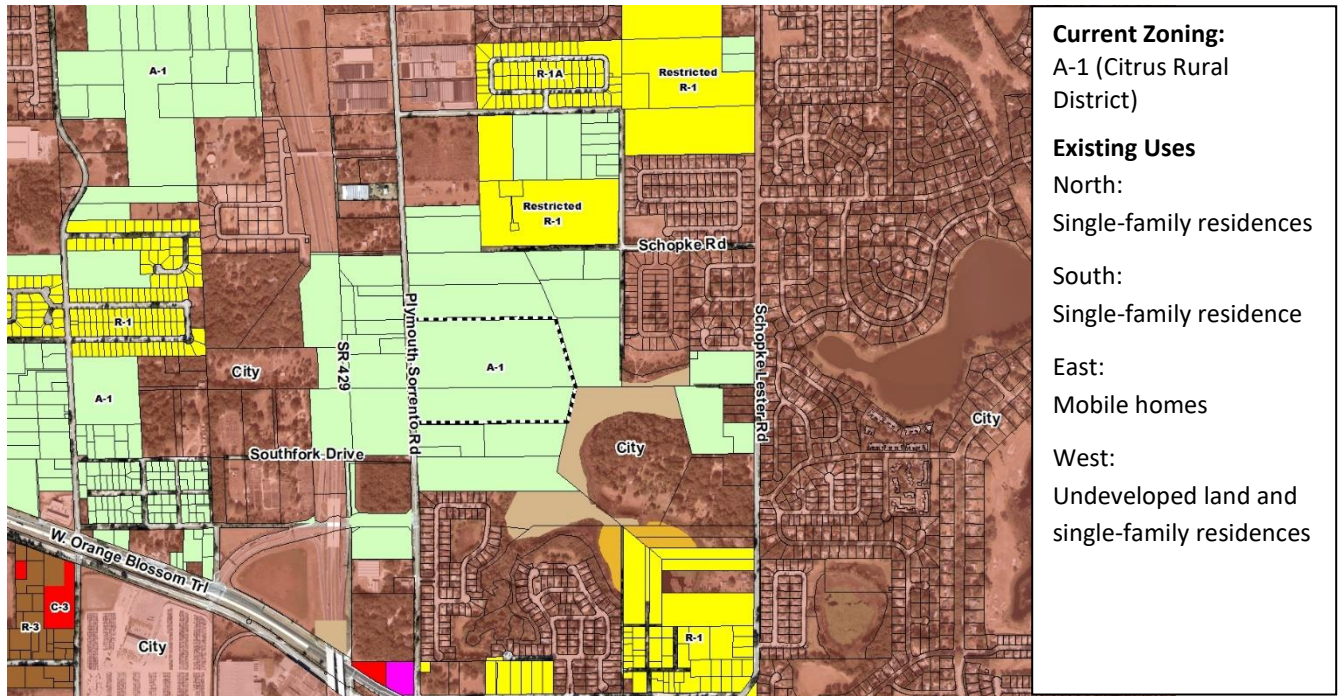
## FUTURE LAND USE - CURRENT



## FUTURE LAND USE - PROPOSED



## ZONING – CURRENT



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## Staff Recommendation

**Future Land Use Map Amendment 2022-1-A-2-1:** Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and that the amendment, 2022-1-A-2-1, be **TRANSMITTED** to the state reviewing agencies.

## Analysis

### Background & Development Program

The applicant, M. Rebecca Wilson, with Lowndes, Drosdick, Doster, Kantor & Reed, P.A., has requested to change the Future Land Use Map (FLUM) designation of the subject property from Low Density Residential (LDR) to Medium Density Residential (MDR). The proposed MDR FLUM designation would permit urban-style multi-family residential densities of up to twenty (20) dwelling units per acre. The applicant is proposing a multi-family affordable housing development comprised of 516 dwelling units, including 180 affordable senior housing dwelling units. The subject property is located in the Urban Service Area and the Wekiva Study Area.

The 34.58-acre subject property is located north of W. Orange Blossom Trail., east of Plymouth Sorrento Road, west of Schopke Lester Road, and south of W. Ponkan Road. The subject property is adjacent to single-family residences to the north, single-family residences to the south, mobile homes and single-family residences to the east, and single-family residences and vacant parcels to the west.

The subject property is currently developed with two single-family residences and has a zoning designation of A-1 (Citrus Rural District). The applicant has indicated an intent to submit a PD rezoning application, but has not submitted at the time of this application.

### Conservation Area Determination

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units/square footage by the net developable land area. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. Orange County Conservation Area Determination CAD-21-08-196, was completed with a certified survey of the conservation area boundary approved on November 16, 2021, in accordance with Orange County Code Chapter 15, Article X, Wetland Conservation Areas.

The Conservation Area Determination has identified a total 34.58 gross acres encompassing the subject property, including a total of 8.25 acres of Class I Surface Water, resulting in approximately 26.33 net developable acres. The subject property is located within the Wekiva Study Area and the Urban Service Area, and as stipulated in Open Space Element Policy OS1.3.6.E.1, development with an overall size less than or equal to 100 acres – open space shall be 35% or greater of the total developable acreage.

### Community Meeting

At the time of the staff report printing, a community meeting had been scheduled to be held on the evening of January 13, 2022, at the John H. Bridges Community Center. A total of 434 notices had been mailed to property owners within 1300’ of the subject property. A summary of the community meeting will be provided by staff at the public hearing before the Local Planning Agency on January 20, 2022.



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## 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 mobile homes to single-family detached dwellings. As mentioned above, the applicant is seeking the MDR Future Land Use Map designation to allow for a multi-family affordable housing development comprised of 516 dwelling units.

**Future Land Use Element Goal FLU1, OBJ FLU1.1, and Policy FLU1.1.1** describe Orange County's urban planning framework, including the requirement that urban uses shall be concentrated within the Urban Service Area. As required by **OBJ FLU 1.1**, the proposed amendment is located within the Urban Service Area, and the proposed FLUM designation of MDR 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**.

Applicable to this request is **Future Land Use Element Objective FLU1.2**, which states Orange County shall use the Urban Service Area concept as an effective fiscal and land use technique for managing growth.

Also applicable is **Future Land Use Element OBJ FLU1.4**, which sets forth location and development criteria used to guide the distribution, extent, and location of urban land uses, and encourages compatibility with existing neighborhoods as well as the goals of the 2030 Comprehensive Plan.

Also applicable is **Future Land Use Element Policy FLU1.4.1**, which states Orange County shall promote a range of living environments and employment opportunities, and shall ensure that land use changes are compatible with and serve existing neighborhoods.

Also applicable is **Future Land Use Element Policy FLU8.2.2**, which states that continuous stretches of similar housing types and density of units shall be avoided. The addition of a multi-family affordable housing development comprised of 516 dwelling units will further diversity housing options to current and future residents in Orange County.

Also applicable is **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.

Also applicable is **Housing Element Objective H1.3**, which states Orange County shall provide for the development of affordable housing, dispersed throughout the County. The proposed FLUM amendment is consistent with **Housing Element Policy H1.3.11**, which states affordable housing is allowed within all residential zoning categories.

### ***Compatibility***

The proposed Future Land Use Map amendment appears to be compatible with existing development of the surrounding area and would support private sector housing production to meet current and anticipated housing needs, particularly with regard to affordable housing inventory.

**Future Land Use Element Policy FLU1.4.2**, states Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods, while **Neighborhood Element Objective N1.1**, states Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.

The proposed FLUM amendment would provide for the introduction of a new type of residential use to the surrounding area comprised largely of single-family dwellings and mobile homes. Additionally, the proposed MDR designation would permit development at a greater density than the surrounding FLUM designations of LDR (4 du/ac) and Rural (R) (1 du/10 ac). Despite these potential changes, the proposed multi-family affordable housing development may be found consistent with **Future Land Use Element Policy FLU8.2.11**, which states 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 as its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur. The proposed change to the MDR FLUM designation would not adversely impact existing neighborhoods.

Staff recognizes the critical need in Orange County for housing diversity to meet current and future growth trends and finds the proposed MDR designation potentially compatible for the surrounding community and consistent with **Future Land Use Element Policy FLU1.4.1**, which states Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

### ***Environmental***

**Conservation Area Determination** - An Orange County Conservation Area Determination (CAD), CAD-21-08-196, has been completed that included this property. The CAD delineated a Class I Surface Water known as Lake Standish. The applicant shall comply with all permit conditions of approval.

**No Clearing** - No construction, clearing, filling, alteration or grading is allowed in a conservation tract or conservation easement (includes the conservation area and the wetland setback/buffer) unless approved by the County and other applicable jurisdictional agencies.

**Habitat** - Development of the subject property shall comply with all state and federal regulations regarding endangered, threatened, or species of special concern. Prior to any preliminary subdivision plan or development plan approvals, Orange County will require a habitat survey to identify any wildlife or plants listed as threatened, endangered, or species of special concern found on site or determined to use the site.

**Wekiva Study Area** - This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Additional environmental regulations may apply.

**Priority Focus Area** - This site is located within the Wekiva Priority Focus area. The Florida Springs and Aquifer Protection Act, 373.801, et. seq. F.S. (the "Act") requires Onsite Sewage Treatment and Disposal Systems ("OSTDS") capable of enhanced treatment of nitrogen loads in the Wekiwa Spring and Rock Springs Basin Management Action Plan dated June 2018, as may be amended ("BMAP"). Per this requirement, lots of less than one acre in size within the Priority Focus Area, as defined in the Act, must comply with the OSTDS Remediation Plan within the BMAP. Lots shall meet the requirements of the Act or of Article XVII (Individual On-Site Sewage Disposal) of Chapter 37 of the Orange County Code, whichever is more stringent. Any person desiring to construct a new septic system, or to modify or repair an existing system, shall apply for a permit to the Florida Department of Health.

**Septic** - If any existing septic tanks or wells are required or in use, the applicant shall notify the Florida Department of Health (FDOH) and local Water Management District, about the system permit application, modification or abandonment prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the FDOH for the septic system and both FDOH and the Water Management District for wells. Refer to Orange County Code Chapter 37, Water and

Wastewater, Article XVII, Individual On-Site Sewage Disposal for details on Individual On-Site Sewage Disposal.

**Proximity to Managed Public Lands** - This site is located about 1.5mi from the Lake Apopka Restoration Area, a publicly managed property. The publicly managed property may require the use of resource management practices that could result in periodic temporary conditions that may limit outdoor activities. These practices will include, but not be limited to, ecological burning, pesticide and herbicide usage, exotic plant and animal removal, usage of heavy equipment and machinery, and other practices as may be deemed necessary for proper resource management.

**Jurisdictional Coordination** - This environmental review only addresses Orange County environmental regulatory code, however, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to: the Army Corps of Engineers, the Florida Department of Environmental Protection, and the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed plan be addressed on a multi-agency basis.

### **Transportation**

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr.Trips 6	%New Trips 100	New PM Pk Hr.Trips 227
Existing Use: Two single-family residences			
Proposed Use: Up to 516 Units (Including 180 senior units)	227	100	227
Net New Trips (Proposed Development less Allowable Development): 221			

### **Future Roadway Network**

Road Agreements: None

Planned and Programmed Roadway Improvements: None

Right of Way Requirements: Additional Road ROW is needed for the widening of Plymouth Sorrento Road. At this stage, 120' total will be needed to widen the road. At this time staff believes the additional ROW will be acquired equally from both sides of the existing ROW. At the time of the Roadway Conceptual Analysis (RCA), more detail as to the needs of the ROW will be more specific. Currently, there is not an RCA underway. This information is dated and subject to change.

### **Summary**

The applicant is requesting to change 34.58 acres from LDR to MDR and A-1 to PD to allow for up to 516 units (including 180 senior units). On December 15, 2021, Planning indicated that the net acreage is 26.33. The number of units proposed with the PD zoning indicates a maximum of 516 multi-family (MF) units; therefore, the PM peak trips that the change would generate is 221 for the multi-family use.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase in the number of pm peak trips and therefore will not impact the area roadways. Based on the Concurrency Management System Database, roadway segments within the project's impact area currently operate at acceptable levels

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of service and capacity is available to be encumbered. An updated snap shot of the roadway capacity will be provided with the comments on the associated Planned Development rezoning report.

- The subject property is not located within the County's Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate an additional 4 pm peak hour trips for a total of 6 pm peak trip.
- The proposed use will generate 227 pm peak hour trips resulting in a total net increase of 221 pm peak hour trips.
- The subject property is located along Plymouth Sorrento Road. Based on the Concurrency Management System (CMS) database at the time of this report, 12/16/2021, capacity is available to be encumbered. All other roadway segments within the project impact area operate at acceptable levels of service. This information is dated and is subject to change.
- An analysis of existing conditions reveals that all roadway segments within the study area are currently operating at adequate LOS.
- The projected conditions analysis was performed for the short-term five-year (2026) and for the long term (2040) projection year. The analysis included base conditions and proposed conditions. The short-term analysis concluded that all roadways' segments were and would remain within their acceptable LOS except the segment of Orange Blossom Trail from Park Avenue to Western Beltway. Therefore, the FLUM change would not cause additional deficiencies to the project impact area within the short-term horizon. In terms of the long-term projections, it was noted that under current and proposed conditions all roadway segments will be operating below or within their LOS except three segments. The segment of Orange Blossom Trail from Park Avenue to Western Beltway, Western Beltway to Plymouth Sorrento Road, and Plymouth Sorrento Road to Ponkan Road. In both instances, the study roads are projected to fail even before the addition of the proposed amendment.
- The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.

Final permitting of any development on this site will be subject to review and approval under 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. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

### ***Schools***

The applicant submitted a formal school capacity determination to OCPS (OC-21-046). Capacity is not available for the proposed 330 multi-family dwelling units (not including the proposed 180 affordable senior housing units). Each school serving students within the geographic area of the project site is currently over capacity with the proposed development resulting in the following number of seats to mitigate: Wolf Lake Elementary School (49 seats), Wolf Lake Middle School (20 seats), and Apopka High School (23 seats). Wolf Lake Elementary School and Wolf Lake Middle School are currently scheduled for relief from overcapacity in 2022.



Analysis of Proposed Development			
Students Generated	49.170	20.790	23.100
Adjusted Utilization	161.9%	150.0%	108.2%
PASS/FAIL	FAIL*	FAIL*	FAIL
Number of Seats to Mitigate	49.170	20.790	23.100

\*School scheduled for relief in 2022.

### Utilities

The subject site is located in the City of Apopka's potable water, wastewater and reclaimed water service areas.

## 3. Policy References

### Future Land Use Element

- GOAL FLU1**      **URBAN FRAMEWORK.** Orange County shall implement an urban planning framework that provides for long-term, cost-effective provision of public services and facilities and the desired future development pattern for Orange County.
- 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. 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.
- OBJ FLU1.2**      **URBAN SERVICE AREA (USA); USA SIZE AND MONITORING.** Orange County shall use the Urban Service Area as an effective fiscal and land use technique for managing growth. The Urban Service Area shall be used to identify the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development.
- OBJ FLU1.4**      The following location and development criteria shall be used to guide the distribution, extent, and location of urban land uses, and encourage compatibility with existing neighborhoods as well as further the goals of the 2030 Comprehensive Plan.
- 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.
- 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 policies shall guide regulatory decisions that involve differing land uses. **FLU8.2.1**

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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.

**FLU8.2.1** 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.

**FLU8.2.11** 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**

**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.

**OBJ H1.3** Orange County shall provide for the development of affordable housing, dispersed throughout the County.

**H1.3.11** Affordable housing is allowed within all residential zoning categories.

#### **Open Space Element**

**OS1.3.2** Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Ordinance area shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of developable area remain preserved, which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may include permeable stormwater management areas using Best Management Practices. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways

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that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, which is defined as the total area of a parcel less wetlands and natural water bodies. Non-developable areas, including wetlands and natural water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.

**OS1.3.4**

Development and redevelopment within the Wekiva Study Area shall provide as much open space as possible. All new residential subdivisions or developments that may be located entirely or partially within the Wekiva Study Area are required to cluster to the maximum extent feasible to preserve open space. Such clustering is intended to be density neutral, and lot sizes may be adjusted as needed to accommodate preserved open space. Priority for open space protection shall be given to the following resources required to be protected by the Wekiva Parkway and Protection Act: the most effective recharge areas; karst features; and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub vegetative communities.

The purposes of “open space design” within a development are to minimize site disturbance, reduce land development costs, reduce infrastructure costs, provide more cost-effective and efficient site infrastructure, provide better management of facilities, and permanently protect open space while remaining density and intensity neutral. By January 1, 2007, the Land Development Code shall include requirements and incentives for open space/conservation subdivision design including minimum open space requirements, maximum lot size and design standards.

Open space shall be primarily larger, contiguous parcels rather than in linear strips to encourage maintenance of rural views, lifestyles, and economies and shall be comprised mainly of existing undisturbed natural areas. To the extent possible, preserved open space shall be used to create corridors and larger parcels more suitable for passive recreation, low-intensity agriculture, silviculture, aquifer recharge protection, or wildlife and habitat management, so that remnant open space areas are not created that are unusable or function as private open space to only a small percentage of the development. If a project is located next to off-site open space whose primary function is conservation of natural resources, connection of open space with compatible functions is required. “Compatible” means similar or complementary such as uplands adjacent to wetlands or isolated wetlands within flatwoods or scrub areas.

Open space property shall be preserved through publicly recorded, permanent conservation easements or similar legal instruments to preclude future development or further subdivision of the land while ensuring maintenance of

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and appropriate access to the open space areas in perpetuity. Preserved areas shall be owned in common by a property owners' association, a public agency, a land trust, or another appropriate entity. This open space shall be used for conservation, aquifer recharge protection, passive recreation, low intensity agriculture, or silviculture. Agriculture and silviculture operations shall adhere to the appropriate BMPs as adopted by the Florida Department of Agriculture and Consumer Services.

Limited structures for common use or under common ownership may be allowed within the open space preserve areas, areas other than wetlands, conservation mitigation areas, conservation easements or wetland protective buffers. Homeowners' personal property and residential accessory structures shall be prohibited. Individual potable water wells shall be allowed in open space areas adjacent to homes if site conditions warrant and allow such.

**OS1.3.6**

For that portion of the Wekiva Study Area located within the Joint Planning Area of the City of Apopka, Orange County shall require compliance with minimum open space and density requirements described by the Joint Planning Area Agreement (JPA) with the City of Apopka adopted on October 26, 2004. If a discrepancy exists between the City of Apopka and Orange County in terms of requirements, the most stringent shall apply. The County shall adopt Land Development Regulations by January 1, 2007 for these areas to provide for a pattern of development that protects most effective recharge areas, karst features, and sensitive natural habitats.

All areas shown as High Recharge Areas identified in the Data and Analysis of this element on Map 4 (aka Figure WSA-3) shall be recognizable by the presence of Type "A" Hydrologic Soil Group identifying the most effective recharge areas.

During the site planning process, a soil analysis shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type "A" Hydrologic soils described by the NRCS Soil Survey maps.

To maximize open space and preserve the natural environment, all development shall conform to the following requirements.

An acceptable alternative plan to a configuration in which the required percentage of open space is located on site is a plan that ensures that the required percentage of open space is permanently preserved through the transfer of density credits, development rights, or property purchases (such off-site transfers shall be limited to property located within the Wekiva Springshed), and such open space shall be permanently protected through conservation easements or similar binding mechanisms. (Added 10/10, Ord. 2010-13)

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The following text describes areas of Orange County that contain special criteria for open space. For these following areas, all open space shall be permanently protected and unless otherwise noted, the clustering of open space is required.

**E. Residential land uses in the Urban Service Area (not in a Rural Settlement).**

Within the Urban Service Area in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows:

- 1) Development with an overall size less than or equal to 100 acres – open space shall be 35% or greater;

**Neighborhood Element**

**OBJ N1.1** Maintain the residential character of neighborhoods through land use regulations.



## Site Visit Photos

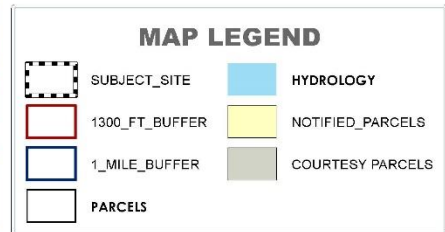
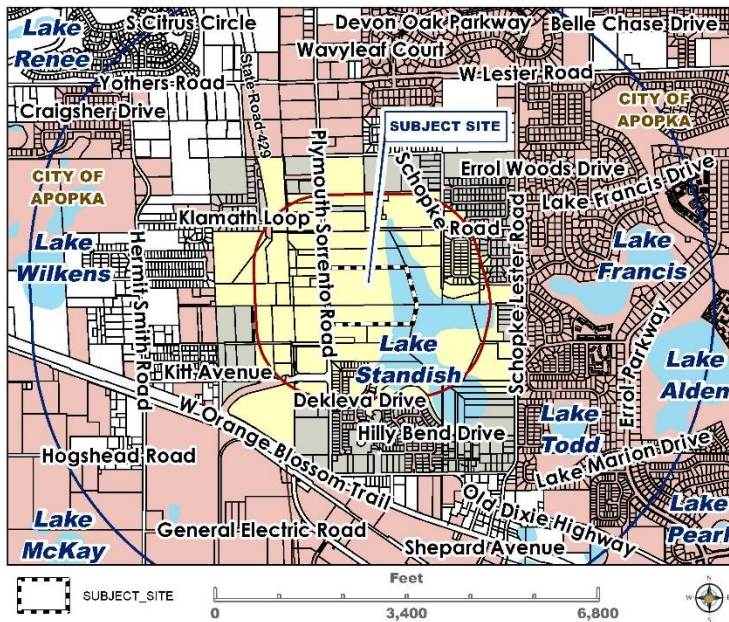
Subject Site	Subject Site
	
North of Subject Site	South of Subject Site
	
East of Subject Site	West of Subject Site
	



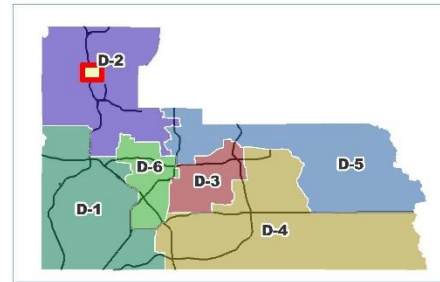


## Public Notification Map

2022-1-A-2-1 (Plymouth Sorrento)



**BUFFER DISTANCE: 1300**  
**# OF NOTICES: 434**



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### Notification Area

- 1300' buffer
- 434 notices sent





## **AMENDMENT 2022-1-A-2-1 (Plymouth Sorrento)**

### **PROJECT SPECIFICS**

Parcel ID:	06-21-28-7172-04-010 and 06-21-28-7172-05-050
Location:	1255 and 1277 Plymouth Sorrento Rd.; Generally located north of W. Orange Blossom Trail, east of Plymouth Sorrento Rd, west of Vick Rd, and south of W. Ponkan Road.
Acreage:	34.58 gross ac. acres – CAD Pending for Net Acres 11/19/2021 – Planning indicated on 12/15/2021 that the net acreage is 26.33 acers.
Request FLUM:	From: Low Density Residential (LDR) To: Medium Density Residential (MDR)
Request Zoning:	From: A-1 (Citrus Rural District) To: PD (Planned Development District)
Existing Development:	2 single-family detached dwelling units
Development Permitted Under Current FLUM:	6 dwelling units (SF)
Proposed Density/Intensity:	Up to 516 units (including 180 senior units). CAD not approved, net developable acreage still unknown.

### **Trip Generation (ITE 10<sup>th</sup> Edition)**

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Use: 6 dwelling units possible (2 existing)	6	100	6
Proposed Use: Up to 516 units (including 180 senior units). CAD not approved, net developable acreage still unknown. 12/15/2021- CAD 26.33 acres developable	227	100	227
Net New Trips (Proposed Development less Allowable Development): 221			

### **Future Roadway Network**

**Road Agreements:** None

**Planned and Programmed Roadway Improvements:** Not at this time. This information is dated and subject to change.

**Right of Way Requirements:** Additional Road ROW is needed for the widening of Plymouth Sorrento Road. At this stage 120' total will be needed to widen the road. At this time staff believes think the additional ROW will be acquired equally from both sides of the existing ROW. At the time of the Roadway Conceptual Analysis (RCA) more detail as to the needs of the ROW will more specific. Currently, there is not an RCA underway. This information is dated and subject to change.

### **Summary**

The applicant is requesting to change ~34.58 acres from LDR to MDR and A-1 to PD to allow for up to 516 units (including 180 senior units). On December 15, 2021, Planning indicated that the net acreage is 26.33. The number of units proposed with the PD zoning indicates a maximum of 516 multi-family (MF) units; therefore, the PM peak trips that the change would generate is 221 for the MF use.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase in the number of pm peak trips and therefore will not impact the area roadways. Based on the Concurrency Management System Database, roadway segments within the project's impact area currently operate at acceptable levels of service and capacity is available to be encumbered. An updated snap shot of the roadway capacity will be provided with the comments on the associated Planned Development rezoning report.

- The subject property is not located within the County's Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate an additional 4 pm peak hour trips for a total of 6 pm peak trip.
- The proposed use will generate 227 pm peak hour trips resulting in a total net increase of 221 pm peak hour trips.
- The subject property is located along Plymouth Sorrento Road. Based on the Concurrency Management System (CMS) database at the time of this report, 12/16/2021, and capacity is available to be encumbered. All other

roadway segments within the project impact area operate at acceptable levels of service. This information is dated and is subject to change.

- An analysis of existing conditions reveals that all roadway segments within the study area are currently operating at adequate LOS.
- The projected conditions analysis was performed for the short-term five-year (2026) and for the long term (2040) projection year. The analysis included base conditions and proposed conditions. The short-term analysis concluded that all roadways' segments were and would remain within their acceptable Level of Service except the segment of Orange Blossom Trail from Park Avenue to Western Beltway. Therefore, the FLUM change would not cause additional deficiencies to the project impact area within the short-term horizon. In terms of the long-term projections, it was noted that under current and proposed conditions all roadway segments will be operating below or within their Level of Service except three segments. The segment of Orange Blossom Trail from Park Avenue to Western Beltway, Western Beltway to Plymouth Sorrento Road, and Plymouth Sorrento Road to Ponkan Road. In both instances, the study roads are projected to fail even before the addition of the proposed amendment.
- The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.

Final permitting of any development on this site will be subject to review and approval under 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. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.