



ORANGE COUNTY

PLANNING DIVISION

2019-2-S-2-2

ADOPTION AMENDMENT

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS

DECEMBER 15, 2020
ADOPTION PUBLIC HEARING

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION





Interoffice Memorandum

December 15, 2020

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: Adoption Public Hearing – 2019-2-S-2-2 Session II Continued Small-Scale Development Amendment

The 2019-2-S-2-2 Session II Continued Small-Scale Development Amendment is scheduled for a BCC adoption public hearing on December 15, 2020. This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption public hearing held on October 17, 2019. The BCC adoption hearing for this amendment was scheduled for November 17, 2020, but was continued to December 15, 2020. The staff report is available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

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

The 2019-2-2-2 Session II Continued Small-Scale Development Amendment scheduled for consideration on December 15 is a Future Land Use Map Amendment located in District 2. If the BCC adopts the proposed amendment, it will become effective 31 days after the public hearing, provided no challenges are brought forth for the amendment.

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

AAV/sw

Enc: 2019-2 Session II Continued Small-Scale Development Amendment – BCC
Adoption Staff Report

c: Christopher R. Testerman, AICP, Assistant 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
Eric P. Raasch, AICP, Planning Administrator, Planning Division
Read File

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2019-2 SESSION II CONTINUED SMALL-SCALE DEVELOPMENT

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

INTRODUCTION

This is the Board of County Commissioners (BCC) adoption staff report for the proposed Continued Second Small-Scale Development Amendment (2019-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). This amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption public hearing held on October 17, 2019. The BCC adoption hearing for this amendment was scheduled for November 17, 2020, but was continued to December 15, 2020.

Please note the following modifications to this report:

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

The 2019-2 Session II Continued Small-Scale Development Amendment scheduled for consideration on December 15 is a Future Land Use Map Amendment located in District 2. If the BCC adopts the proposed amendment, it will become effective 31 days after the public hearing, provided no challenges are brought forth for the amendment.


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

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

Privately Initiated Future Land Use Map Amendment

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Parcel ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Rezoner	Staff Rec	LPA Rec
District 2														
<u>2019-2-S-2-2</u> <u>Artisan at Forest Summit</u>	N/A	Deborah Postell	Mario Golden	28-21-29-0000-00-043	7856 Forest City Rd.; Generally located north of Riverside Park Rd., east of Hillcrest Ter., south of Pembroke Dr., and west of Forest City Rd.	Medium Density Residential (MDR)	Medium-High Density Residential (MHDR)	N/A	N/A	4.20 gross ac./3.51 net developable ac.	Alyssa Henriquez	N/A	Adopt	Adopt (9-0)

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



Agent/Owner:
Mario Golden/Deborah Postell

Location:
7856 Forest City Rd.;
Generally located north of Riverside Park Rd., east of Hillcrest Ter., south of Pembroke Dr., and west of Forest City Rd.

Existing Use:
Private school

Parcel ID Number(s):
28-21-29-0000-00-043

Tract Size:
4.20 gross acres/3.51 developable acres

The following meetings/hearings have been held for this proposal:		Project Information	
Report/Public Hearing	Outcome		
✓	Community Meeting held August 28, 2019, with 19 members of the public in attendance.	Neutral	
✓	Staff Report	Recommend Adoption	
✓	LPA Adoption	October 17, 2019 Recommend Adoption (9-0)	
	BCC Adoption	December 15, 2020 (Continued from November 10, 2020 and November 17, 2020)	
		<p>Future Land Use Map Amendment Request: Medium Density Residential (MDR) to Medium-High Density Residential (MHDR)</p> <p>Proposed Development Program: Up to 147 122 multi-family dwelling units</p> <p>Public Facilities and Services: Please see Public Facilities Analysis Appendix for specific analysis on each public facility.</p> <p>Environmental: Conservation Area Determination application CAD-20-02-043 was submitted for this project and identified 0.35 acres of wetlands.</p> <p>Transportation: The proposed use will generate 83 pm peak hour trips resulting in a net increase of 71 pm peak hour trips.</p>	

SITE AERIAL



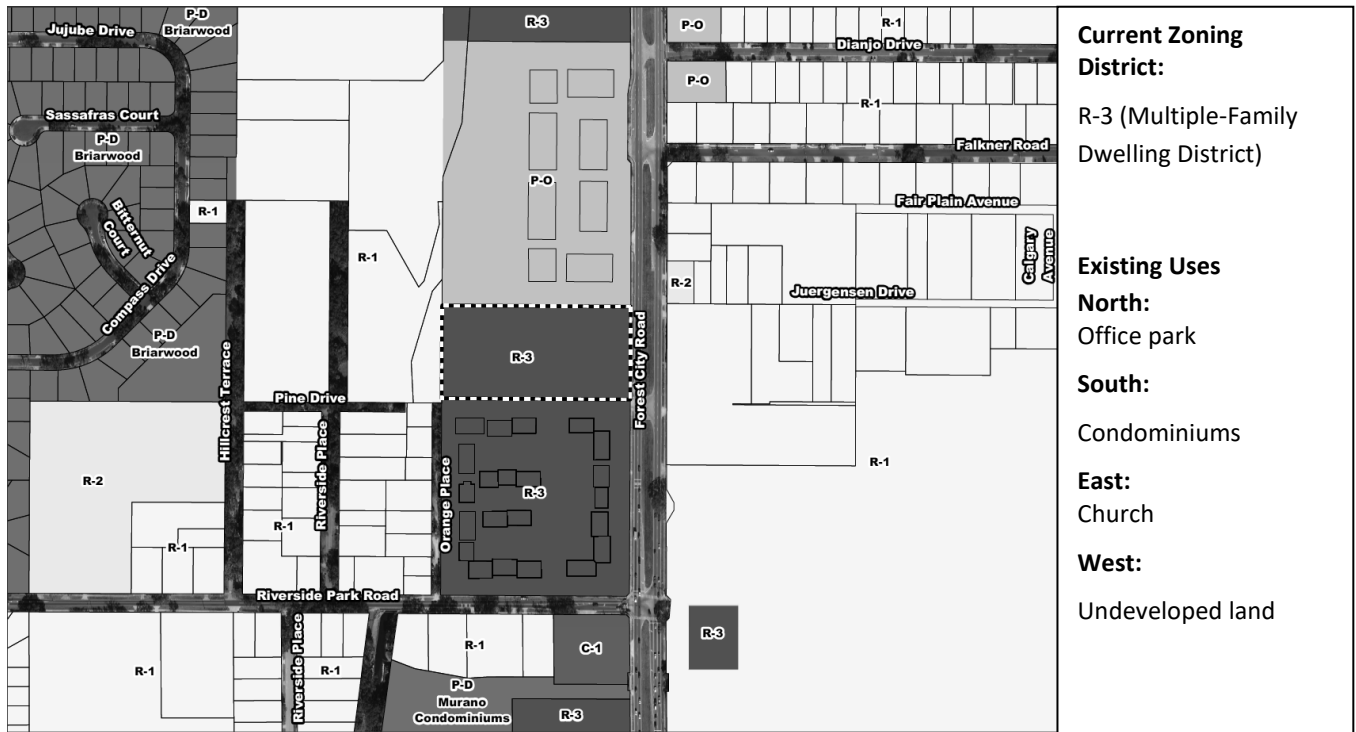
FUTURE LAND USE - CURRENT



FUTURE LAND USE - PROPOSED



ZONING - CURRENT



Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (see FLU1, FLU1.1, FLU1.1.1, FLU1.1.2 B, FLU1.2, FLU1.4.2, FLU8.2.1, FLU8.2.11, H1, H1.1, H1.3.11, H1.3.15, C1, OS 1.3.1, OS 1.3.6), determine that the amendment is in compliance, and recommend **ADOPTION** of Amendment 2019-2-S-2-2, Medium Density Residential (MDR) to Medium-High Density Residential (MHDR).

Analysis

1. Background Development Program

The applicant, Mario Golden, has requested to change the Future Land Use Map (FLUM) designation of the 4.20-acre subject parcel from Medium Density Residential (MDR) to Medium-High Density Residential (MHDR). The property has been zoned R-3 (Multiple-Family Dwelling District) since 1973. The site is bordered by an office park to the north, Forest City Road to the east, a 176-unit condominium complex to the south, and undeveloped land to the west.

The subject property is currently developed with a private school, Ingram's Academy. The applicant is proposing to build up to ~~147~~ 122 affordable multi-family units. If adopted, the requested Medium-High Density Residential designation will allow for the development of up to 35 dwelling units per net acre, or up to ~~147~~ 122 dwelling units, on the subject property. The total number of units that may be developed on the subject site is dependent on the developable acreage determined by the Conservation Area Determination (CAD), which is currently being processed by the Orange County Environmental Protection Division. The applicant has submitted an application to certify the proposed project as a certified affordable housing development through the Orange County Housing and Community Development Division.

The community meeting was held on August 28, 2019 at Riverside Elementary School. The community meeting for this proposed amendment was held in conjunction with the community meeting for another proposed future land use map amendment, 2019-2-S-2-1 (Empire Tire). Around 20 area residents were in attendance. An overview of the future land use and zoning of the subject parcel, a synopsis of the planning process, and the request were presented. The applicant, Mr. Mario Golden, explained that the applicant team intended to develop the site with up to 147 affordable multi-family units. Residents had questions about the environmental impacts of the proposed project on the Wekiva River, which is in close proximity to the subject site. Other questions were asked about the square footage and pricing of the proposed units. Concerns about the traffic on Forest City Road were raised, as well as the potential noise that up to 147 units could produce. Several residents were in support of the project, but were concerned that the property could be sold and not maintained well in the future. The applicant stated that the property would be family-owned and managed for the foreseeable future.

2. Future Land Use Map Amendment Analysis

Consistency

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 land uses shall be concentrated within the Urban Service Area (USA). As required by **FLU1.1**, the proposed amendment is within the Urban Service Area, and the proposed FLUM designation of Medium-High Density Residential for the development of up to ~~147~~ 122 multi-family units 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**. The Medium-High Density Residential Land Use designation, as described in **Policy FLU1.1.2 B**, is

intended to recognize a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood-serving amenities within a reasonable pedestrian walkshed. The Medium-High Density Residential future land use designation permits development at a density of up to 35 dwelling units per net acre (35 du/ac). The proposed project is surrounded by a 176-unit condominium complex (Medium Density Residential FLU designation) to the south, and an office complex (Office FLU designation) to the north. The proposed Medium-High Density Residential future land use designation could serve as a transitional residential use from the office complex to the north to the condominium complex to the south. The proposed development is in close proximity of several Lynx bus stops along both Forest City Road and Riverside Park Road, thus is supported by public transit within a reasonable pedestrian walkshed.

Additionally, the proposed Future Land Use Map Amendment is consistent with the existing zoning of R-3 (Multiple-Family Dwelling District).

Objective FLU1.2 requires Orange County to use the Urban Service Area (USA) concept as an effective fiscal and land use technique for managing growth. The USA shall be used to identify the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development. The petitioned site is located within the USA.

The proposed Future Land Use Map Amendment upholds Orange County's commitment to ensuring that sufficient land is available to meet the identified housing needs of its current and future residents. The applicant's intent to develop up to 147 122 multi-family units is also applicable to **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. The applicant has applied to certify the proposed project as a certified affordable housing project through the Orange County Housing and Community Development Division. The applicant's affordable housing certification application has indicated that 35% of units would be leased at \leq 50% of the Metropolitan Statistical Area (MSA) Median Income, 15% of units at \leq 60% MSA Median Income, and 50% of units would be leased at market rate rents. Pending action on the Future Land Use Map Amendment, the affordable housing certification could provide valuable affordable housing units, thus addressing Central Florida's growing affordable housing crisis.

Housing Element Objective H 1.3.11 and **H 1.3.15** state that Orange County shall encourage the development of affordable housing projects in the Urban Service Area and that affordable housing is allowed within all residential zoning categories. The subject site is located within the Urban Service Area and currently has residential zoning and future land use designations.

Conservation Element Goal C1 states that Orange County shall conserve, protect, and enhance the County's natural resources, specifying that lands located within the Wekiva Study Area shall be considered a high priority for protection, and all development shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act. The subject site is within the Wekiva Study Area. Additionally, the proposed project is a residential land use within the Urban Service Area. The developer must, therefore, dedicate 35% or more of the subject parcel toward the minimum open space requirement set forth by **Open Space Element Policy OS1.3.6**. **OS1.3.6** further states that any sensitive resource elements shall be permanently protected.

Open Space Element Policy OS1.3.1 states that any proposed amendment to the Comprehensive Plan that proposes an increase in density or intensity of land use greater than that allowed under the Future Land Use Map shall ensure protection of identified sensitive resources. The total number

of residential units that may be built on the site is dependent on the net developable acreage, which is determined by the results of the Conservation Area Determination (CAD). The CAD is utilized to delineate wetlands and other sensitive environmental areas on the subject site, thus the proposed project must avoid development in these areas and ensure their protection.

Compatibility

Future Land Use Element Policy FLU8.2.1 states that land use changes shall be required to be compatible with the existing development and development trends in the area. The development trend in this area is Medium Density Residential (MDR), Office (O), and Low Density Residential (LDR). The proposed land use for the subject parcel is Medium-High Density Residential (MHDR), which is compatible with the densities prescribed by the Medium Density Residential (MDR) designation to the south, and the Office (O) designation to the north. **Policy FLU8.2.11** states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. The proposed future land use designation of Medium-High Density Residential (MHDR) for the subject property is not identical to the existing future land use designations surrounding it, but it is compatible with the sizeable office park to the north and the 176-unit condominium complex to the south. Lastly, **Policy FLU1.4.2** states that Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods. The proposed land use change is compatible with the existing 176-unit condominium complex to the south and would serve the existing neighborhood by providing a certified affordable housing option.

Division Comments: Environmental, Public Facilities and Services

Schools

Orange County Public Schools Formal Capacity Determination OC-19-054, revised September 28, 2020, determined that school capacity is not available at Lockhart Middle School. Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency (“Interlocal Agreement”), a detailed Capacity Analysis is provided in Attachment A.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Riverside ES	Lockhart MS	Wekiva HS
Jurisdiction Analysis	N/A	Orange County - 79.9%, Maitland - 10.6% , Orlando - 5.8%, Eatonville - 6.1%	N/A

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from Orange County.

Please see the attached letter from OCPS dated September 28, 2020, for the full analysis.

Environmental Protection Division

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

Until wetland permitting is complete, the developable acreage is uncertain. The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas required to prevent adverse secondary impacts and less the required stream/canal front berm and swale (unless drainage is designed to flow away from the stream/canal). The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

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

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

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

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

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

Conservation Area Determination application CAD-20-02-043 was submitted for this project and identified 0.35 acre of Class III wetlands.

Transportation Planning Division

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

- The subject property is located within the County's Alternative Mobility Area (AMA), but not along a backlogged/constrained facility.
- Planned/programmed improvements include All American Boulevard from Clarcona-Ocoee Road to Kennedy Boulevard. The project will consist of the construction of a new four-lane roadway. Pedestrian safety will also be improved with the addition of sidewalks and bike lanes. Estimated completion is June 2022.
- The allowable development based on the approved future land use will generate 12 pm peak hour trips.
- **The proposed use will generate 83 pm peak hour trips, resulting in a net increase of 71 pm peak hour trips.**
- Alternative transportation modes within this area include County-maintained sidewalks along Riverside Park Road, Riverside Place, and Falkner Road. State-maintained sidewalks exist along Forest City Road. Lynx serves the area with Links #9 Winter Park/Rosemont and #23 Winter Park/Spring Village. There are nine (9) bus stops (none sheltered) within the project area.
- **There are no signed bicycle routes/lanes within the project's impact area.**

Final permitting of any development on this site will be subject to further review and approval by Transportation Planning.

Policy References

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 (See FLU1.1.2.B and FLU1.1.4). The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.

FLU1.1.1 - Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

FLU1.1.2 B. - The following are the maximum residential densities permitted within the Urban Service Area for all new single use residential development or redevelopment. Future Land Use densities for the following categories shall be:

FLUM Designation	General Description	Density
Urban Residential – Urban Service Area		
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single-family development.	0 to 4 du/ac
Low Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multifamily residential densities within the USA.	0 to 20 du/ac
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood serving amenities within a reasonable pedestrian walkshed.	0 to 35 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac
(Amended 8/92, Ord. 92-24, Policy 1.1.11-r; Amended 11/17, Ord. 2017-19)		

OBJ FLU1.2 - URBAN SERVICE AREA (USA) CONCEPT; USA SIZE AND MONITORING. Orange County shall use the Urban Service Area concept 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.

FLU1.4.2 - Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

FLU 8.2.1 - 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.

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.

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

H1.3.15 - Orange County shall encourage the development of affordable housing projects in the Urban Service Area, Activity Centers, Rural Settlements consistent with Future Land Use Policy 2.1.10, by establishing and continuing to seek innovative incentives such as incentives to include density bonuses and transfer of development rights.

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

Open Space Element

OS1.3.1 - In addition to development or redevelopment of properties located within the Wekiva Study Area as specified in Future Land Use Element policies FLU6.6.8, FLU6.6.10 and FLU6.6.12, any proposed amendment to the Comprehensive Plan that proposes an increase in density or intensity of land use greater than that allowed for under the existing Future Land Use Map shall ensure protection of identified sensitive resources, including recharge areas, sensitive uplands, wetlands, Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub.

OS1.3.6 - 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:

- i. development with an overall size less than or equal to 100 acres – open space shall be 35% or greater;
- ii. development with an overall size greater than 100 acres – open space shall be 50% or greater.

Site Visit Photos

Subject Site – Private School



North – Undeveloped



South – Church

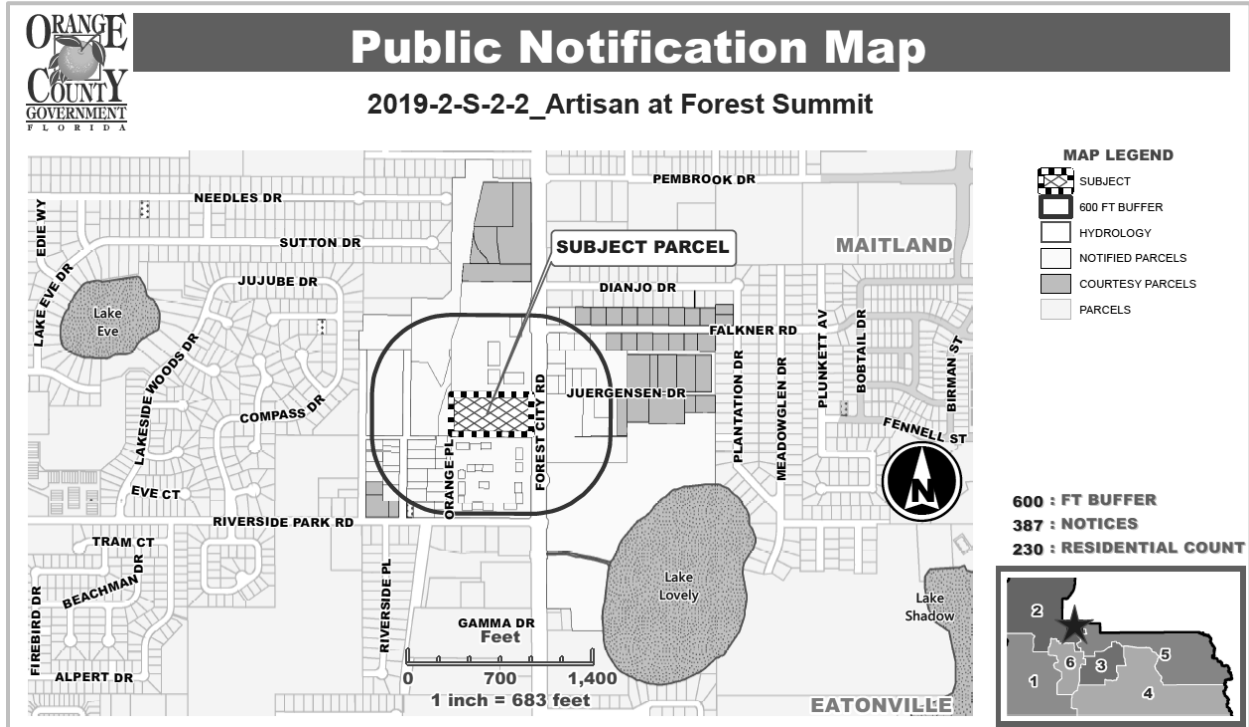


West – Condominiums



East – Office Park

PUBLIC NOTIFICATION MAP



Notification Area

600 feet plus neighborhood and homeowners’ association within a one-mile radius of the subject site.

387 notices sent



6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

**FORMAL SCHOOL CAPACITY DETERMINATION
 CAPACITY LETTER - REVISION**

September 28, 2020

VIA E-MAIL: DPOSTELLENTERPRISES@GMAIL.COM

Deborah Postell
 Ingram's Land Development & Acquisition LLC
 7856 Forest City Road
 Orlando, FL 32810

Application: OC-19-054 Artisan at Forest Summit

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	<input type="checkbox"/> FLUM
	<input type="checkbox"/> Rezoning
	<input checked="" type="checkbox"/> Amendment or Extension
Development Application #:	2019-2-S-2-2
Project Name:	Artisan at Forest Summit
OCPS Completed Application Date:	July 11, 2019
Parcel #(s):	28-21-29-0000-00-043
Requested New Units (#):	SF: 0 MF: 52 TH: 0
Vested Unit(s):	SF: 0 MF: 70 TH: 0
Total Project Units:	122
School Board District:	# 6 & 7

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Riverside ES	Lockhart MS	Wekiva HS
Jurisdictional Analysis	N/A	Orange County - 79.9%, Maitland - 10.6%, Orlando - 5.8%, Eatonville - 6.1%	N/A

"The Orange County School Board is an equal opportunity agency."

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from Orange County.

This determination expires on November 30, 2020. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from Orange County by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of Orange County's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022139 or e-mail me at steven.thorp@ocps.net with any questions.

Sincerely,



Steven Thorp, AICP
Sr. Administrator, Facilities Planning

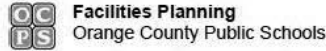
VJ/st

Attachments – Attachment A: Detailed Capacity Analysis

CC: Sue Watson, Orange County (via e-mail)
Alyssa Henriquez, Orange County (via e-mail)
Sara Blanchard, City of Maitland (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

"The Orange County School Board is an equal opportunity agency."

Attachment A



School Capacity Determination

User ID #: 109591 April 22, 2020 15:24:26

Project ID: CEA – OC – 19 – 054 Valid Until: November 30, 2020

Project Name: ARTISAN AT FOREST SUMMIT			
Unvested Units	Single Family Units:	0	Vested Units
	Multi Family Units:	52	
	Town Homes Units:	0	
	Single Family Units:	0	
	Multi Family Units:	70	
	Town Homes Units:	0	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	T		
	School:	RIVERSIDE ES	LOCKHART MS	WEKIVA HS
	<i>Analysis of Existing Conditions</i>			
	School Capacity (2019-2020)	837	804	2,797
	Enrollment (2019-2020)	518	921	2,089
	Utilization (2019-2020)	62.0%	115.0%	75.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	403	0	708
	<i>Analysis of Reserved Capacity</i>			
	School Level	Elementary	Middle	
	Encumbered Capacity	0	3	169
	Reserved Capacity	0	39	118
	Adjusted Utilization	61.9%	119.8%	85.0%
	Adjusted Available Seats	403	0	421
<i>Analysis of Proposed Development</i>				
Students Generated	7.748	3.276	3.640	
Adjusted Utilization	62.8%	120.2%	85.1%	
PASS/FAIL	PASS	FAIL	PASS	
Number of Seats to Mitigate	0.000	3.276	0.000	

RIVERSIDE ES	
LOCKHART MS	
WEKIVA HS	

ORDINANCE NO. 2020-_____

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

c. On December 15, 2020, the Board of County Commissioners held a public hearing on the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to adopt it.

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

Section 3. Amendment to Future Land Use Map. The Comprehensive Plan is hereby amended by amending the Future Land Use Map designation as described at **Appendix “A,”**

31 attached hereto and incorporated herein.

32 ***Section 4. Effective Dates for Ordinance and Amendment.***

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

34 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development
35 amendment adopted in this ordinance may not become effective until 31 days after adoption.
36 However, if the amendment is challenged within 30 days after adoption, the amendment that is
37 challenged may not become effective until the Department of Economic Opportunity or the
38 Administration Commission issues a final order determining that the adopted amendment is in
39 compliance.

40 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning
41 changes approved by the Board are contingent upon the related Comprehensive Plan amendment
42 becoming effective. Aside from any such concurrent zoning changes, no development orders,
43 development permits, or land uses dependent on this amendment may be issued or commence
44 before the amendment has become effective.

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ADOPTED THIS 15th DAY OF DECEMBER, 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:
2019-2-S-2-2	Medium Density Residential (MDR)	Medium-High Density Residential (MHDR)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		

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Community Meeting Memorandum

DATE: October 9, 2019
TO: Greg Golgowski, Chief Planner, Planning Division
FROM: Alyssa Henriquez, Planner II
SUBJECT: Amendment 2019-2-S-2-2 – Community Meeting Notes
C: Project file

Location of Project: 7856 Forest City Rd.; Generally located north of Riverside Park Rd., east of Hillcrest Ter., south of Pembroke Dr., and west of Forest City Rd.

Meeting Date and Location: August 28, 2019, Riverside Elementary School

Attendance:

District Commissioner	Christine Moore, Commissioner and Daniel Vanegas, Aide
Orange County staff	Alyssa Henriquez and Jennifer DuBois, Planning Division
Applicant team	Mario Golden
Property owner	Deborah Postell
Residents	388 notices sent; two residents in attendance

Overview of Project:

The applicant's request is to amend the Future Land Use designation of the 4.20-acre subject property, presently the site of a private school, from **Medium Density Residential (MDR)** to **Medium-High Density Residential (MHDR)**. The proposed request is to develop up to 147 multi-family affordable dwelling units.

Meeting Summary:

The community meeting was held on August 28, 2019 at Riverside Elementary School. The community meeting for this proposed amendment was held in conjunction with the community meeting for another proposed future land use map amendment, 2019-2-S-2-1 (Empire Tire). Around 20 area residents were in attendance. An overview of the future land use and zoning of the subject parcel, an overview of the planning process, and the request were presented. The applicant, Mr. Mario Golden explained that the applicant team intended to develop the site with up to 147 affordable multi-family units. Residents had questions about the environmental impacts of the proposed project on the Wekiva River, which is in close proximity to the subject site. Other questions were asked about the square footage and pricing of the proposed units. Concerns about the traffic on Forest City Road were raised, as well as the potential noise that up to 147 units could produce. Several residents were in support of the project, but were concerned that the property could be sold and not well-maintained in the future. The applicant stated that the property would be family-owned and managed for the foreseeable future.

The meeting adjourned at 6:45 pm. The overall tone of the meeting was **NEUTRAL**.

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

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

PROJECT SPECIFICS – Tangerine Rural Settlement

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

hour trips.

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

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

PROJECT SPECIFICS - Tangerine Rural Settlement

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

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

PROJECT SPECIFICS –

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

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

PROJECT SPECIFICS - AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

backlogged/constrained facility.

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

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

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

PROJECT SPECIFICS

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

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

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

Mills, Misty D

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

Good Afternoon,

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

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

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

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

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

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

Thank you,

Vanessa

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

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

Thanks,

Kelley Rose
Program Manager
Orange County Code Enforcement Division

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

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

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

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

Good afternoon,

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

Thank you!
Alyssa

From: Henriquez, Alyssa P

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

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

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

Good morning,

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

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

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

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

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

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

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

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

Mills, Misty D

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

Alyssa,

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

Please see updated cases below:

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

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

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

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

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

Thank you for your time! Have a wonderful day.

Vanessa

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

Vanessa,

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

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

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

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

Could you please include this information for the cases below?

Thanks so much!

Alyssa

From: Varga, Vanessa

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

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

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

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

Incident#: 535845

Inspector: Steven Bulinski

2 (11). Address: 2500 CURRY FORD ROAD

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

Incident#: 535846

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

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

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

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II

Comprehensive Planning

Orange County Planning Division

201 S. Rosalind Avenue- 2nd floor

Orlando, FL 32801

Phone: 407-836-0953

Fax: 407-836-5862

Alyssa.Henriquez@ocfl.net

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

PROJECT SPECIFICS

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Improvements:

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

Right of Way Requirements:

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

Summary

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

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

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

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

PROJECT SPECIFICS

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

backlogged/constrained facility.

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

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

PROJECT SPECIFICS

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

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

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

backlogged/constrained facility.

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

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

bus stops.

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

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

PROJECT SPECIFICS – AMA

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

Trip Generation (ITE 10th Edition)

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

Future Roadway Network

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

Summary

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

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

backlogged/constrained facility.

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

Mills, Misty D

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

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

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

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

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

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

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



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

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

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

Good morning,

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

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

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

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

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

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

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

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



Interoffice Memorandum

DATE: August 30, 2019

TO: Alberto Vargas, Manager
Planning Division

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

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

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

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

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

Attachment

SB/JG

cc:

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

Orange County Environmental Protection Division
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1) Amendment #2019-2-S-1-1 (previous 2019-1-A-1-2)

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

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

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

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

Owner: Vurnell Vandever

Agent: Robert Reese, Brossier Corp.

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

Address: 14506 Avalon Rd.

District: 1

Area: 1.33 acres

EPD Comments:

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

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

LUP-19-08-258 Townhomes at Westwood LUP

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

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

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

Owner: Westwood Partners Group, LLC

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

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

Address: 11302 and 11314 Westwood Boulevard

District: 1

Area: 8.88 gross/3.78 net developable acres

EPD Comments:

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

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

Orange County Environmental Protection Division
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agency wetland permits is speculative and may not be approved.

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

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

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

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

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

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

Empire Tire

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

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

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

Owner: Vincent Contestabile and Empire Tire of Edgewater, LLC

Agent: Clifton McFadden

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

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

District: 2

Area: 3.17 gross/net developable acres

Orange County Environmental Protection Division
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EPD Comments:

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

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

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

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

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

Artisan at Forest Summit

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

Zoning R-3 (Multiple-Family Dwelling District)

Proposed Development: 147 multi-family dwelling units

Owner: Deborah Postell

Agent: Mario Golden

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

Address: 7856 Forest City Road

District: 2

Area: 4.20 gross acres

EPD Comments: CAD in Progress

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

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

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

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

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

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

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

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

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

RZ-19-10-031 Tangerine Commercial Plaza

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

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

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

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

Agent: Quang Lam

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

Address: 5335 N Orange Blossom Trail

District: 2

Area: 5.98 acres

EPD Comments:

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

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

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

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

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

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

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

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

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

RZ-19-10-032 Mount Dora Self Storage

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

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

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

Owner: Lake Warehouse and Storage Tangerine, LLC

Agent: Jean M. Abi-Aoun

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

Address: 6764 Dudley Avenue

District: 2

Area: 3.42 acres

EPD Comments:

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

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

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Conservation Commission (FWC).

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

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

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

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

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

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

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

Rezoning from/to PD (Planned Development District)

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

Owner: ECP Grassmere, LLC

Agent: Tom Sullivan

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

Address: 2523 Junction Road

District: 2

Area: 5.0 acres

EPD Comments:

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

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

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
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Environmental Protection Division on August 9, 2019. No conservation area was claimed within the amendment area.

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

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

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

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

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

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

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Comments to the Local Planning Agency for the
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8) Amendment #2019-2-S-2-6 (fka 2019-1-S-2-1)

Clarcona Retail

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

Zoning C-1 (Retail Commercial District)

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

Owner: George Dillon

Agent: Kenneth Patterson, Design Solutions FL, Inc.

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

Address: 1171 Clarcona Road

District: 2

Area: 0.46 acres

EPD Comments:

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

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

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

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

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

RZ-19-10-018 Aria

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

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

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

Owner: Linh Pham

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
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Agent: Tuan Tran

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

Address: 3706 and 3708 Conway Road, 4309 Trentonian Court

District: 3

Area: 1.8 acres

EPD Comments:

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

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

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

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

RZ-19-10-029 South Holden

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

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

Proposed Development: 5 multi-family dwelling units

Owner: Makandal Property Investments

Agent: Rony Charles

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

Address: 1153 Holden Avenue

District: 3

Area: 0.27 acres

EPD Comments:

No comment at this time.

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

Hourglass Brewing

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

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

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

Owner: East West Place LLC, Giovanni Fernandez

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

EPD Comments:
No comment at this time.

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

RZ-19-10-028 Hewett Dr.

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

EPD Comments:

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

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

Celenza Property

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

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District: 3

Area: 4.15 acres

EPD Comments:

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

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

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

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

LUP-19-06-226 Narcoossee Retail LUP

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

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

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

Owner: Judith S. Burton

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

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

Address: 11733 Narcoossee Road

District: 4

Area: 1.03 acre of 3.25 acres parcel

EPD Comments:

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

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

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

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

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

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

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

LUP-19-06-225 Old Cheney Townhomes LUP

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

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

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

Owner: 5565 Old Cheney LLC

Agent: Neel Shivcharran, Galleon Consulting Group, LLC

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

Address: 5565 Old Cheney Hwy

District: 5

Area: 1.13 gross acres

EPD Comments:

No comment at this time.

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

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

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

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

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

Owner: Wedgefield Golf and Restaurant LLC, Craig Cooke

Agent: Craig Cooke

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

Address: 20550 Maxim Parkway

District: 5

Area: 3.35 acres Commercial and less than 1.0 acre LDR

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EPD Comments: CAD Required

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

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

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

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

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

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

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

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

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

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

LUP-19-07-236 Epoch Aloma LUP

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

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

Proposed Development: 241 multi-family dwelling units

Owner: Aloma United Methodist Church Inc.

Agent: Epoch Properties, Inc

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

Address: 3045 Aloma Avenue

District: 5

Area: 6.89 acres

EPD Comments:

No comments at this time.

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

RZ-19-10-041 Fairbanks Ave

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

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

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

Owner: Winter Park Prime Properties, LLC

Agent: Tom Sullivan

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

Address: 1123 W Fairbanks Avenue

District: 5

Area: 1.75 acres

EPD Comments:

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

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

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

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

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

RZ-19-10-024 Powder Coating Factory

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

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

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

Owner: Powder Coating Factory, LLC

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

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

Address: 5200 Old Winter Garden Road

District: 6

Area: 3.96 gross acres

EPD Comments:

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

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

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

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

BP Equipment Services

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

Zoning: C-3 (Wholesale Commercial District)

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

Owner: Persaud Brothers Holding, LLC

Agent: Dianand Persaud

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

Address: 118 Ring Road

District: 6

Area: 0.8 gross acres

EPD Comments:

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

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

Michigan St Project

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

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

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

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

Agent: Geoff Bacon

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

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

District: 6

Area: 0.79 gross acres

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

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

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

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

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

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

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

Owner: Swiss Lane, LLC

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

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

Address: 817 Swiss Lane

District: 6

Area: 0.25 acre of 9.87 acres parcel

EPD Comments:

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

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

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

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

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

1) **Amendment 2019-2-S-1-1 (Registry on Grass Lake Parcel Addition)**

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

From: Growth Center-Commercial (GC-C)
-and-
A-1

To: "Growth Center- Planned Development- Medium-
High Density Residential (GC-PD-MHDR)"
-and-
GC-PD-MHDR

Acreage: 1.33 acres

Development Yield

Existing Development: 1 single family home

Development Permitted Under
Current FLUM: Up to 86,902 sq. ft. of commercial uses

Proposed Density/Intensity: Add to existing The Registry on Grass Lake PD
(LUP-18-12-417) for additional land, no additional
units proposed. Existing FLUMA 2019-1-A-1-2
approved by the BCC for up to 360 multi-family
dwelling units on 5/21/19

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

2) Amendment 2019-2-S-1-2 (Townhomes at Westwood)

Parcels: 14-24-28-4800-00-360/370

From: Activity Center Residential (ACR)
-and-
R-CE (Country Estate District)

To: Planned Development- Medium Density Residential (PD-MDR)
-and-
PD (Planned Development District) (Townhomes at Westwood PD/LUP)

Acreage: 8.88 gross/3.78 net developable acres

Development Yield

Existing Development: 1 single-family home

Development Permitted Under Current FLUM: Up to 113 dwelling units

Proposed Density/Intensity: Up to 43 single-family attached dwelling units

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

3) Amendment 2019-2-S-2-1 (Empire Tire)

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

From: Commercial (C), Office (O), and Low-Medium Density Residential (LMDR)
-and-
C-2 (General Commercial District), C-1 (Retail Commercial District), P-O (Professional Office District), and R-1 (Single-Family Dwelling District)

To: Commercial (C) and Industrial (IND)
-and-
C-1 (Retail Commercial District), C-3 (Wholesale Commercial District), and I-1/I-5 (Industrial District)

Acreage: 3.217 gross/net developable acres

Development Yield

Existing Development: Retail tire store, mechanic shop

Development Permitted Under Current FLUM: Up to eleven (11) dwelling units, 23,958 square feet of office space, and 117,873 square feet of commercial uses

Proposed Density/Intensity: 30,000 sq. ft. indoor retail and wholesale warehouse

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

4) Amendment 2019-2-S-2-2 (Artisan at Forest Summit)

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

From: Low Density Residential (LDR)
-and-
R-3

To: Medium-High Density Residential (MHDR)
-and-
N/A

Acreage: 4.20 acres

Development Yield

Existing Development: Private school/daycare

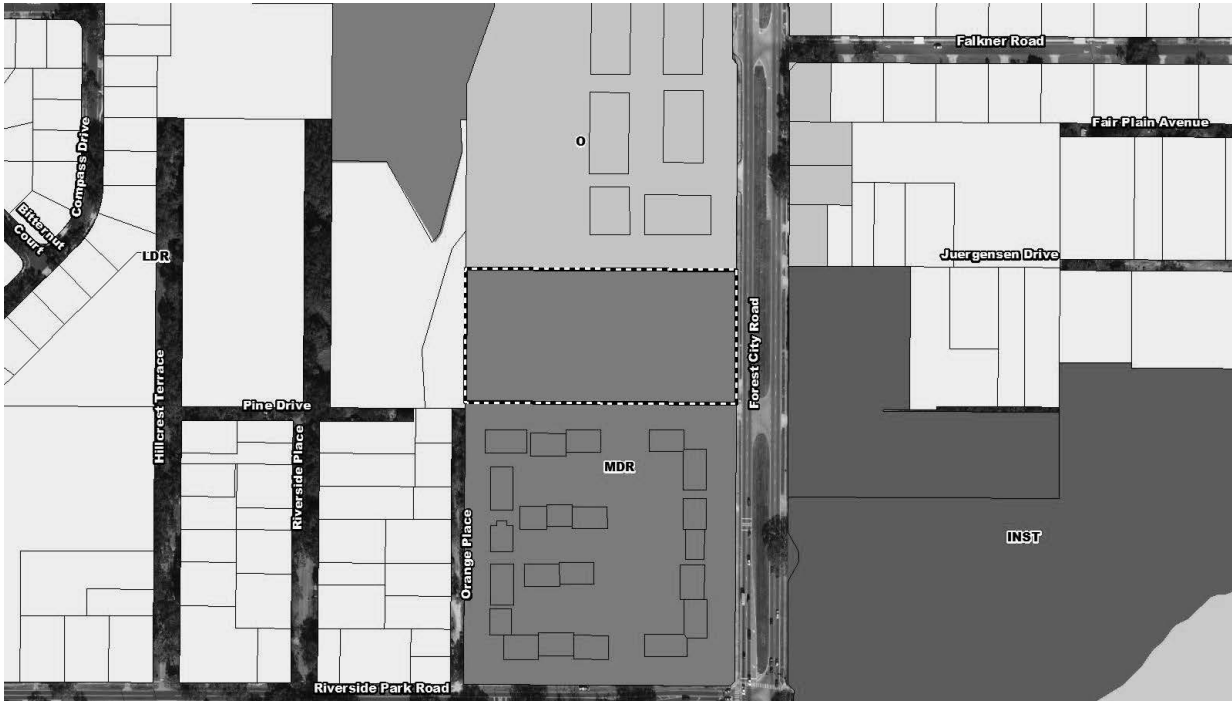
Development Permitted Under
Current FLUM: 16 dwelling units

Proposed Density/Intensity: 147 multifamily dwelling units

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

5) Amendment 2019-2-S-2-3 (Tangerine Commercial Plaza)

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

From: Rural Settlement (RS 1/1)
-and-
A-1

To: Commercial (C)
-and-
C-1

Acreage: 5.98 acres

Development Yield

Existing Development: Undeveloped

Development Permitted Under
Current FLUM: Up to 5 single-family dwelling units
(RS 1/1 - up 1 du/1acre)

Proposed Density/Intensity: 39,053 sq. ft. (.15 FAR for Commercial in Rural
Settlement)

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

6) Amendment 2019-2-S-2-4 Mount Dora Self Storage

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

From: Rural Settlement (RS 1/1)
-and-
A-1

To: Commercial (C)
-and-
C-1

Acreage: 3.42 acres

Development Yield

Existing Development: Undeveloped

Development Permitted Under
Current FLUM: Up to 3 single-family dwelling units
(RS 1/1 - up 1 du/1acre)

Proposed Density/Intensity: 22,346 sq. ft.
(.15 FAR for Commercial in Rural Settlement)

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

7) Amendment 2019-2-S-2-5 (Grassmere)

Parcels: 26-20-27-0000-00-020

From: Rural Settlement (RS 1/1)
-and-
PD

To: Commercial (C)
-and-
PD

Acreage: 5.0 acres

Development Yield

Existing Development: Undeveloped

Development Permitted Under
Current FLUM: 5 dwelling units

Proposed Density/Intensity: 32,670 sq. ft.
(.15 FAR for Commercial in Rural Settlement)

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

8) Amendment 2019-2-S-2-6 (Clarcona Retail)

Parcels:	15-21-28-1364-00-850
From:	Low Density Residential (LDR) -and- N/A
To:	Commercial (C) -and- N/A
Acreage:	5.0 acres

Development Yield

Existing Development:	472 sq. ft store/office/residential
Development Permitted Under Current FLUM:	One (1) single-family residential dwelling unit
Proposed Density/Intensity:	Up to 4,500 sq. ft of commercial development

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

9) Amendment 2019-2-S-3-1 (Aria)

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

From: Office (O) and Low Density Residential (LDR)
-and-
P-O and R-1

To: Commercial (C)
-and-
C-1

Acreage: 1.8 acres

Development Yield

Existing Development: 2 single family homes

Development Permitted Under
Current FLUM: Up to 68,442 sq. ft. of office development
Up to 2 single-family dwelling units

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

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

10) Amendment 2019-2-S-3-2 South Holden

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

From: Low Density Residential (LDR)
-and-
R-1A

To: Medium Density Residential (MDR)
-and-
R-3

Acreage: 0.27 acres

Development Yield

Existing Development: Undeveloped

Development Permitted Under
Current FLUM: 1 single family dwelling unit

Proposed Density/Intensity: 5 multifamily dwelling units

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

11) Amendment 2019-2-S-3-3 Hourglass Brewing

Parcels: 06-23-30-3328-02-290,
06-23-30-3328-01-010

From: Low-Medium Density Residential (LMDR)
-and-
R-1 and C-1

To: Commercial (C)
-and-
C-1

Acreage: 1.24 acres

Development Yield

Existing Development: Undeveloped residential, 17,700 sf brewery,
parking lot, and a single family home

Development Permitted Under
Current FLUM: up to 15 du's based on acreage, or 8 du's based
on lots

Proposed Density/Intensity: Up to 104,155 s.f. based on total acreage of
parcels and including existing Brewery; they are
proposing to expand the parking

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

12) Amendment 2019-2-S-3-4 (547 Hewett Dr)

Parcels: 27-22-30-3504-05-020 (portion of)

From: Low-Medium Density Residential (LMDR)
-and-
R-1A

To: Commercial (C)
-and-
C-2

Acreage: 0.19 acres of a 0.71 acre site

Development Yield

Existing Development: Undeveloped

Development Permitted Under
Current FLUM: Up to one single-family dwelling unit

Proposed Density/Intensity: Maximum: Up to 12,414 sq. ft of commercial
development (FAR 1.5 on 0.19 acres)
Proposed: 1,500 sq. ft. commercial development

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

13) Amendment 2019-2-S-3-5 (Celenza Property)

Parcels: 14-23-30-5240-07-071, -073, -074

From: Low-Medium Density Residential (LMDR)
-and-
A-2

To: Commercial (C)
-and-
C-2

Acreage: 4.15 acres

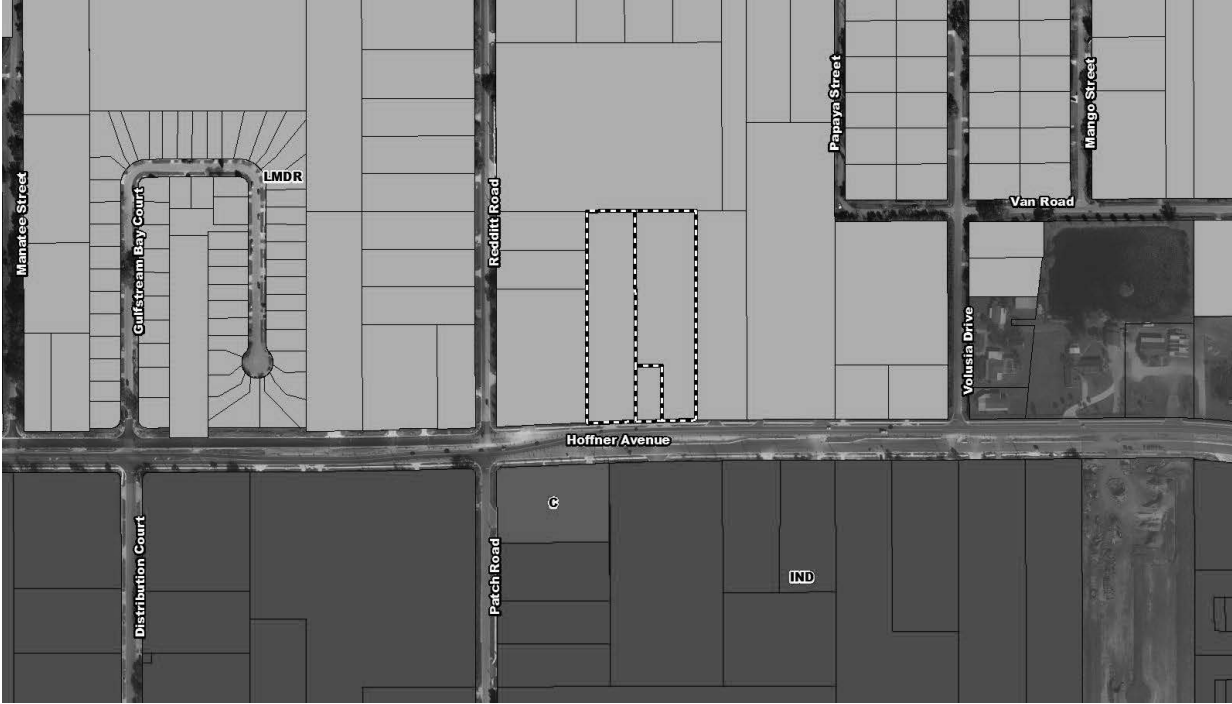
Development Yield

Existing Development: Undeveloped and one single-family residence

Development Permitted Under
Current FLUM: Up to 41 dwelling units

Proposed Density/Intensity: Up to 271,161 sq. ft of commercial development

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

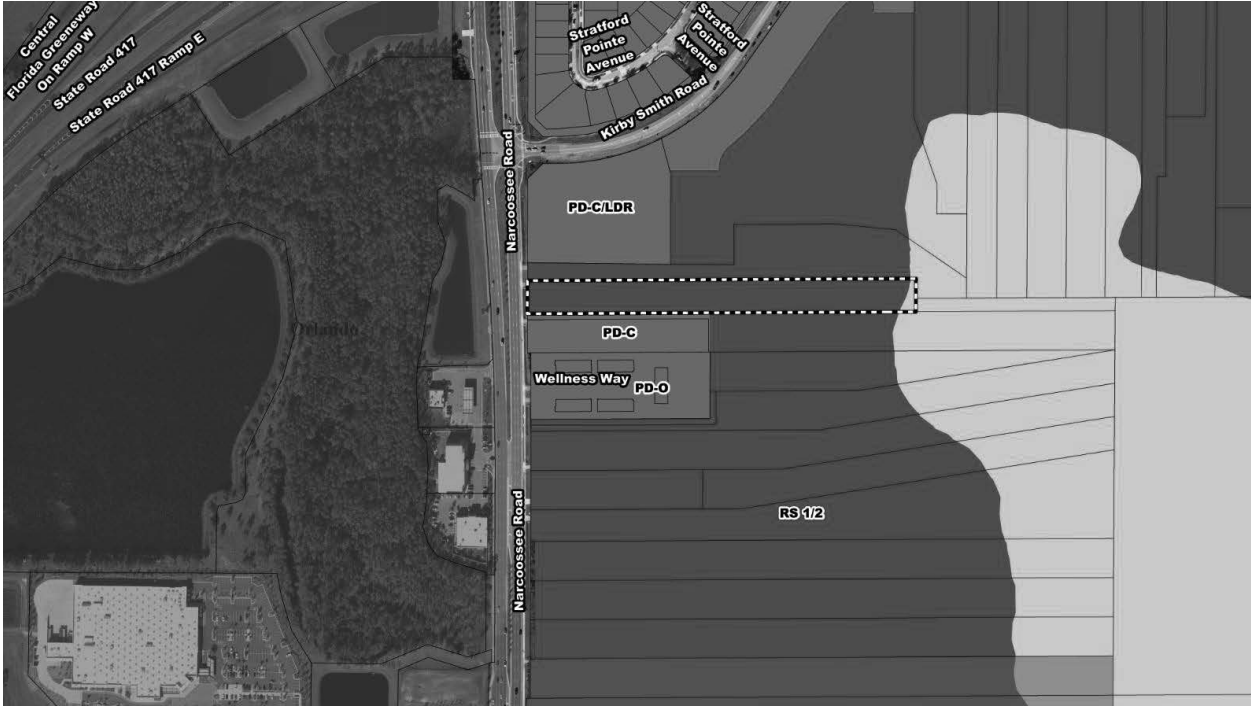


Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

14) Amendment 2019-2-S-4-1 Narcoosee Retail

Parcels:	17-24-31-0000-00-003
From:	Rural Settlement 1/2 (RS 1/2) -and- A-2
To:	Commercial (C) -and- PD
Acreage:	3.25 gross acres
<i>Development Yield</i>	
Existing Development:	Single family residence
Development Permitted Under Current FLUM:	One (1) single-family dwelling unit
Proposed Density/Intensity:	Up to 15,703 square feet of C-1 (Retail Commercial District) uses

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

15) Amendment 2019-2-S-5-1 Old Cheney Towns

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

From: Low-Medium Density Residential (LMDR)
-and-
R-1A and R-3

To: Medium Density Residential (MDR) and
Commercial (C)
-and-
PD

Acreage: 1.13 acres

Development Yield

Existing Development: Neighborhood market, laundromat, and undeveloped land

Development Permitted Under Current FLUM: Eleven (11) dwelling units

Proposed Density/Intensity: Up to 15 townhomes and 8,000 square feet of commercial uses

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
 Note: Yields are based on net acreages
 (Refer to summary chart for location information)

16) Amendment 2019-2-S-5-2 (Wedgfield)

Parcels: (portions of) 32-23-01-7602-00-011, and
 32-23-01-7602-00-010

From: Parks and Recreation/Open Space (PR-OS)
 -and-
 A-2

To: Commercial (C) and Low Density Residential
 (LDR)
 -and-
 C-1 and R-1A

Acreage: 3.35 acres - Commercial and less than 1.0 acre -
 LDR

Development Yield

Existing Development: Club House/Warehouse and a portion of the
 existing Golf Course

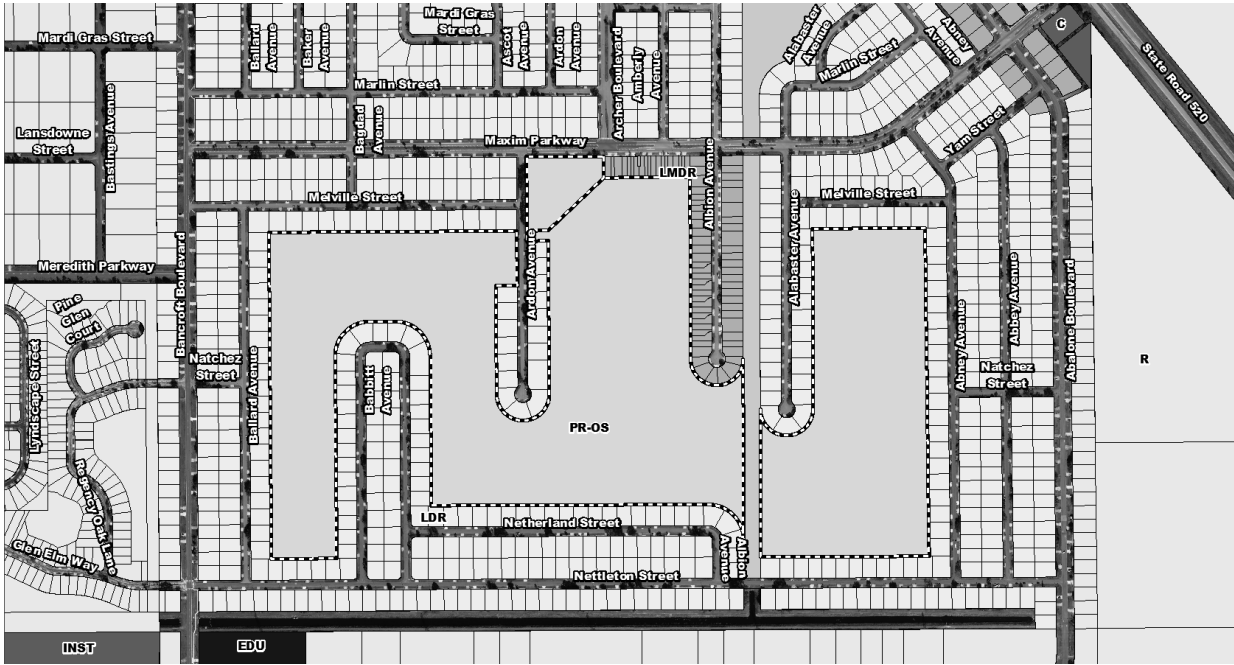
Development Permitted Under
 Current FLUM: 13,783 s.f. commercial

Proposed Density/Intensity: Commercial - 21,890 s.f., and LDR - 3 du's

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

17) Amendment 2019-2-S-5-3 Epoch Aloma

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

From: Medium Density Residential (MDR)
-and-
R-1A

To: Medium High Density Residential (MHDR)
-and-
PD

Acreage: 6.89 acres

Development Yield

Existing Development: 35,748 sq. ft. church

Development Permitted Under
Current FLUM: 137 dwelling units

Proposed Density/Intensity: 241 multifamily dwelling units

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

18) Amendment 2019-2-S-5-4 (1123 W Fairbanks Ave)

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

From: Low-Medium Density Residential (LMDR)
-and-
R-1A

To: Commercial (C)
-and-
C-1

Acreage: 1.75 acres

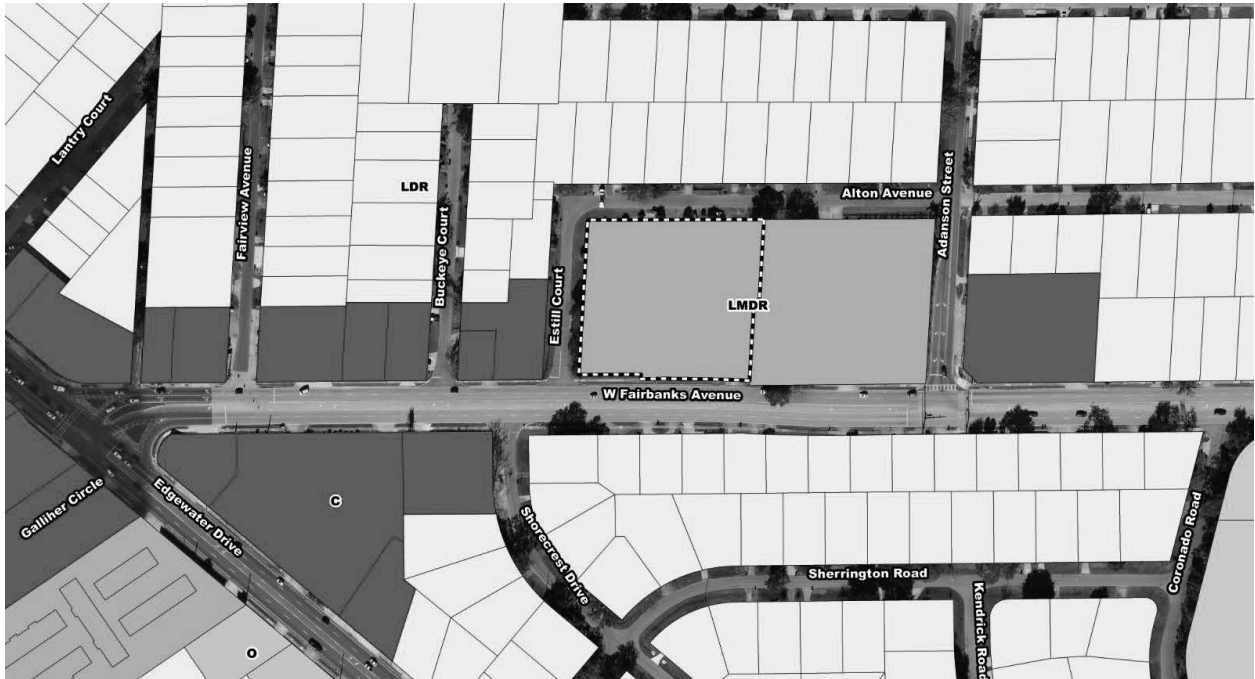
Development Yield

Existing Development: Church

Development Permitted Under
Current FLUM: 17 dwelling units

Proposed Density/Intensity: TBD

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

19) Amendment 2019-2-S-6-1 (Powder Coating Factory)

Parcels: 30-22-27-0000-00-059

From: Commercial (C) and Low Density Residential (LDR)
-and-
C-3 (Wholesale Commercial District)

To: Commercial (C)
-and-
C-3 (Wholesale Commercial District)

Acreage: 3.96 gross ac.

Development Yield

Existing Development: 18,101 sq. ft. warehouse

Development Permitted Under Current FLUM: Commercial - Up to 36,590 sq. ft. Commercial uses (approx. 0.56 ac.) and Low Density Residential- Up to 13 single-family dwelling units (approx. 3.40 ac.)

Proposed Density/Intensity: 18,101-square-foot existing warehouse, 7,500-square-foot proposed warehouse, and 2,500-square-foot proposed covered carport

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

20) Amendment 2019-2-S-6-2 (118 Ring Road)

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

From: Low Density Residential (LDR)
-and-
N/A

To: Commercial (C)
-and-
N/A

Acreage: 0.80 gross ac.

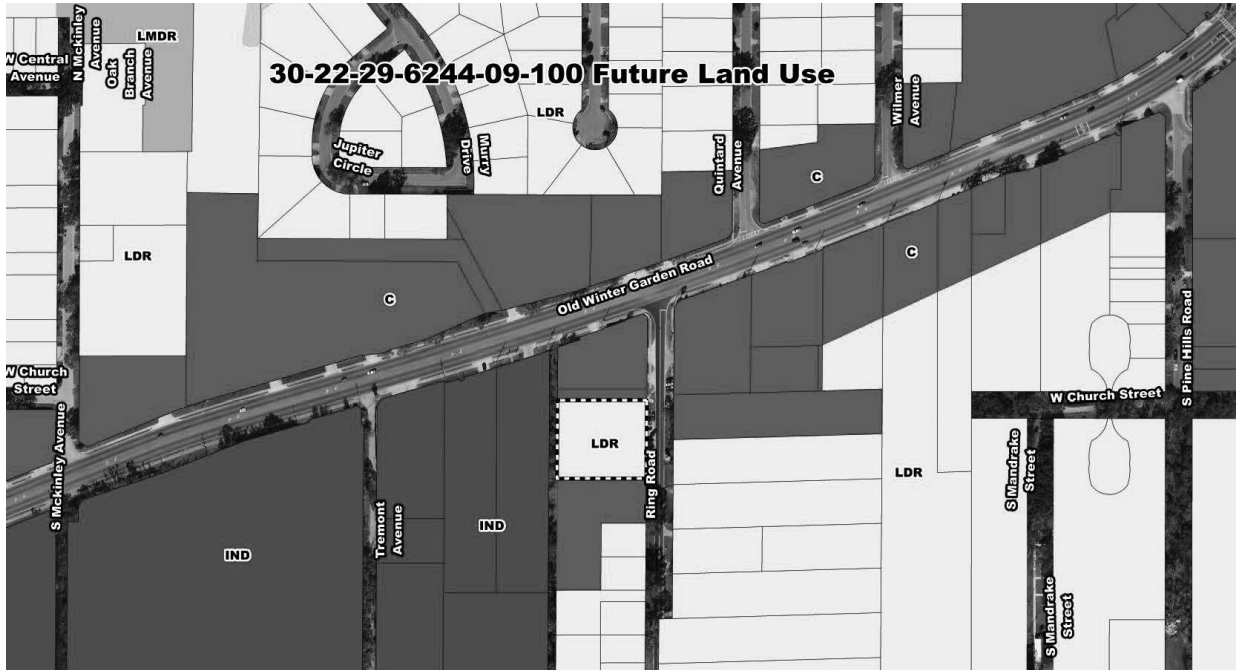
Development Yield

Existing Development: 3,000 sq. ft warehouse (Vehicle Repair)

Development Permitted Under
Current FLUM: Up to 52,272 sq. ft. of commercial uses

Proposed Density/Intensity: 3,000 sq. ft warehouse
(Vehicle Repair) (Existing- No new development)

Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)



Amendment Summary Sheet
2019-2 Small Scale Development Yields
Note: Yields are based on net acreages
(Refer to summary chart for location information)

21) *Amendment 2019-2-S-6-3 (Michigan Street Project)- WITHDRAWN*

Amendment Summary Sheet
2019-2 Small Scale Development Yields
 Note: Yields are based on net acreages
 (Refer to summary chart for location information)

22) Amendment 2019-2-S-6-4 (Devon Self Storage Facility)

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

From: Planned Development-Medium Density Residential (PD-MDR)
 -and-
 PD (Planned Development District) (Villages at Lake Lawne PD/LUP)

To: Commercial (C)
 -and-
 C-3 (Wholesale Commercial District)

Acreage: 0.25 acre of a 9.87-acre site

Development Yield

Existing Development Undeveloped

Development Permitted Under Current FLUM: Up to five (5) dwelling units

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

Amendment Summary Sheet

2019-2 Small Scale Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)



Mills, Misty D

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

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

Hello Alyssa,

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

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

Thank you,

Jacob Lujan

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

407.836.9893
jacob.lujan@ocfl.net

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

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

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

Good morning,

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

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

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

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

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

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

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

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

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



Interoffice Memorandum

Date: August 28, 2019
To: Alberto A. Vargas, MArch, Manager
Orange County Planning Division
From: J. Andres Salcedo, P.E., Deputy Director
Utilities Department
Subject: **Facilities Analysis and Capacity Report
2019-2 Small Cycle Comprehensive Plan Amendments**

*J. Andres Salcedo
8/29/19*

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

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

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

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

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

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

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

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

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

NOTES:

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

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

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

Mills, Misty D

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

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

Alyssa,

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

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

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

Good morning,

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

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

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

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

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

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

Thank you in advance for your assistance,
Alyssa



Alyssa Henriquez

Planner II

Comprehensive Planning

Orange County Planning Division

201 S. Rosalind Avenue- 2nd floor

Orlando, FL 32801

Phone: 407-836-0953

Fax: 407-836-5862

Alyssa.Henriquez@ocfl.net

IMPACT OF EXISTING DEVELOPMENT

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

IMPACT OF EXISTING DEVELOPMENT

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

IMPACT OF EXISTING DEVELOPMENT

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



Sheriff John W. Mina

ORANGE COUNTY SHERIFF'S OFFICE

INTEROFFICE MEMORANDUM

August 30, 2019

TO: Alyssa Henriquez
Orange County Planning Division

FROM: Daniel Divine, Manager
Research & Development

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

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

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

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

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

Alyssa Henriquez
August 30, 2019
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Comprehensive Policy Plan Amendment #2019-2-S-3-1 is a proposed commercial and professional office use development and **#2019-2-S-3-2** has proposed multifamily dwelling units. These developments are located in Sector Four. Sector Four is centrally located and is approximately 70.534 square miles. In 2018 Sector Four had 269,951 calls for service. In 2018 the average response times to these calls were 00:19:43 minutes for Code 1; 00:31:24 minutes Code 2; and 00:05:46 for minutes Code 3.

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

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

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

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

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

DPD/bga

Attachments

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



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

September 18, 2019

TO: Alberto Vargas, Manager, Planning

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

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

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

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

CM:cm

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

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

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