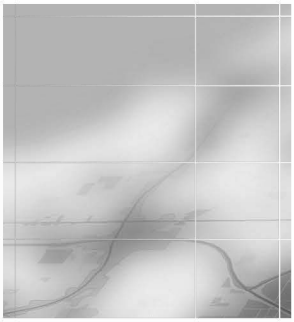
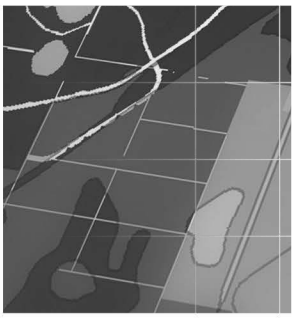
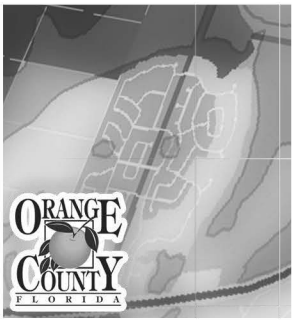






ORANGE COUNTY

PLANNING DIVISION

2019-2 REGULAR CYCLE AMENDMENT

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS

January 14, 2020
ADOPTION PUBLIC HEARING

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION

Interoffice Memorandum

January 14, 2020

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

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

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

SUBJECT: Adoption Public Hearing – 2019-2 Session I Continued Regular Cycle Comprehensive Plan Amendment and Concurrent Rezoning Request

2019-2 Session I Continued Regular Cycle Comprehensive Plan Amendment 2019-2-A-4-3 (fka 2019-1-A-4-2) and concurrent Rezoning Case LUP-18-12-413 (Alafaya Apartments PD/LUP) are scheduled for a BCC adoption public hearing on January 14, 2020. The amendment was heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption hearing on October 17, 2019, and was continued to January 14 at the November 12, 2019, BCC meeting. The report is available under the Amendment Cycle section of the County's Comprehensive Planning webpage. Please see:

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

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

AAV/mdm

Enc: 2019-2 Session I Continued Regular Cycle Amendment – BCC Adoption Binder

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

TABLE OF CONTENTS

2019-2 Regular Cycle State Expedited Review Comprehensive Plan Amendments

Privately-Initiated Future Land Use Map Amendments

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec	BCC Rec
District 1														
2019-2-A-1-1 (Avalon Groves)	LUPA-18-12-405	Hartzog Road Property, LLC/ Westport Capital Partners	David Evans, Evans Engineering, Inc.	31-24-27-0000-00-016/039/040/044	Generally located on the east side of Avalon Rd., south of Hartzog Rd., north of Arrowhead Blvd., and west of Vista Del Lago Blvd.	Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR)	Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)	PD (Planned Development District) (Island Reef PD and Groves of West Orange PD)	PD (Planned Development District) (Avalon Grove PD)	37.83 gross ac./36.36 net developable ac.	Sue Watson	Adopt	Adopt and Approve, subject to 15 conditions (7-0)	Adopt and Approve, subject to 14 conditions (7-0)
2019-2-A-1-2 (Lake Buena Vista Springs)	PD/LUP rezoning expected	Hojosaki, LLC; Roy Samra, Maureen Samra, and Robert Lapierre; Ballestero Investments, LLC	Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	21-24-28-5844-00-020; 21-24-28-0000-00-015/016/021	12311, 12323, and 12329 Winter Garden Vineland Rd.; Generally located north of Winter Garden Vineland Rd., west of S. Apopka Vineland Rd.	Rural/Agricultural (R) and Medium Density Residential (MDR)	Commercial (C) and Urban Service Area (USA) Expansion; Rural/Agricultural Conservation (R/CONS); and Medium Density Residential/Conservation (MDR/CONS)	R-CE (Country Estate District)	PD (Planned Development District)	84.77 gross ac.	Jennifer DuBois			
District 4														
2019-2-A-4-1 (Meadow Woods Golf TOD)	Expected	El Shaddai Christian Church	David Reid	24-24-29-0000-00-012; -026	13001 Landstar Blvd	Parks and Recreation- GC	Urban Center (UC)-35 du/ac + 2.5 FAR Urban Neighborhood (UN)- 20 du/ac+1.5 FAR	PD (Planned Development District)	PD (Planned Development District)	170.52 gross ac.	Maria Cahill			
2019-2-A-4-2 (12400 E. Colonial Dr)	Expected	Chuck Hollow, Inc. et al	Tom Sullivan, Gray Robinson, P.A.	23-22-31-0000-00-012/013	12400 and 12464 E. Colonial Dr.; Generally located north of Waterford Wood Cir., east of Woodbury Rd., south of E. Colonial Dr., and west of SR 408	Commercial (C)	Planned Development-Medium-High Density Residential (PD-MHDR)	C-1 (Retail Commercial District)	PD (Planned Development Disrict)	10.08 gross ac/2.71 net developable ac.	Misty Mills	Adopt	Adopt (8-0)	Adopt (6-1)
2019-2-A-4-3 (fka 2019-1-A-4-2) (Alafaya Apartments)	LUP-18-12-413	SBEGC, LLC	Jim Hall, Hall Development Services, Inc.	01-23-31-0000-00-001 (portion of)	2900 Northampton Ave.; Generally located north of S. Alafaya Trl., west of Northampton Ave., south of Stoneybrook Blvd.	Parks and Recreation/Open Space (PR/OS)	Medium Density Residential (MDR)	PD (Planned Development District) (Stoneybrook PD)	PD (Planned Development District) (Alafaya Apartments PD)	14.50 gross ac./12.5 net developable ac.	Maria Cahill	Adopt	Adopt (6-0)	

ABBREVIATIONS INDEX:

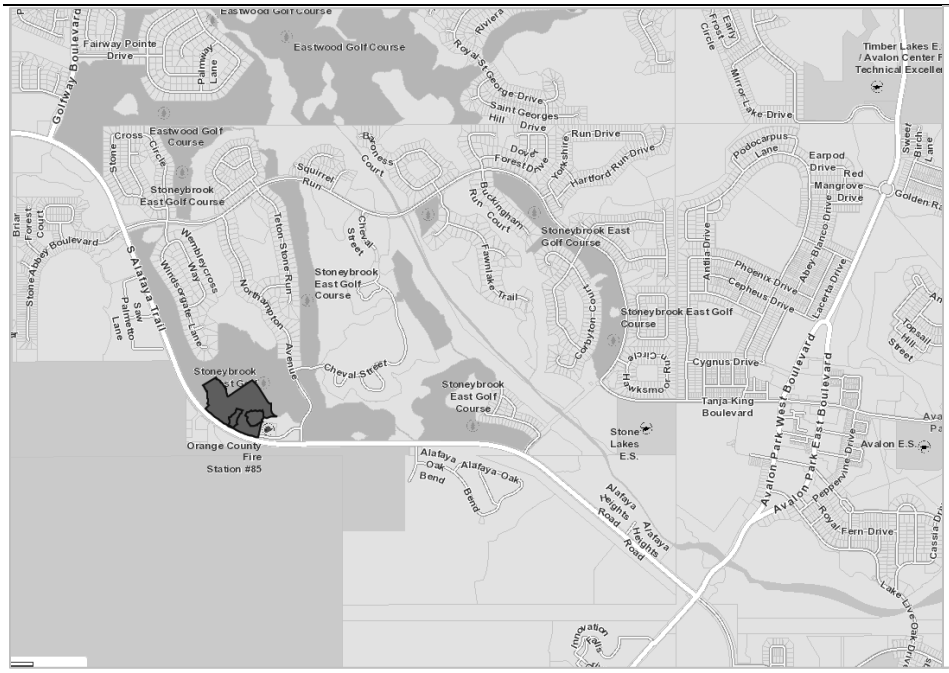
ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open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

2019-2 Regular Cycle State Expedited Review Comprehensive Plan Amendments
Sfaff-Initiated Future Land Use Map and Text Amendments

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Staff Rec	LPA Rec	BCC Rec
2019-2-B-FLUE-1	Planning Division	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	Misty	Adopt	Adopt (9-0)	Adopt (7-0)
2019-2-B-FLUE-2	Planning Division	Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)	Jenny			
2019-2-B-FLUE-3	Planning Division	Text amendment to Future Land Use Element addressing Accessory Dwelling Units (ADUs) not to be counted as density	Alyssa	Adopt	Adopt (9-0)	Adopt (6-0)
2019-2-B-FLUE-4	Planning Division	Text amendment to Future Land Use Element regarding Assisted Living Facilities (ALFs)	Alyssa and Nik	Adopt	Adopt (9-0)	
2019-2-B-FLUM-1	Planning Division	Map Amendment removing Future Land Use Map designations for parcels previously annexed by incorporated jurisdictions within Orange County	Misty	Adopt	Adopt (9-0)	Adopt (7-0)
2019-2-B-FLUM-2 (fka 2019-2-A-5-1)	Planning Division	Map Amendment to the Future Land Use Map to change the designation for a Green PLACE property from Rural/Agricultural (R) to Preservation (PRES)	Alyssa	Adopt	Adopt (9-0)	Adopt (7-0)

ABBREVIATIONS INDEX:

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



Applicant/Owner:
Jim Hall, AICP, BLA, Hall Development Services, Inc. / John Caporaletti (SBEGC LLC)

Location: 2900 Northampton Avenue; generally located on the north side of S. Alafaya Trail, west of Northampton Avenue and south of Stoneybrook Boulevard.

Existing Use: Golf course

Parcel ID Number: Portion of Parcel 01-23-31-0000-00-001

Tract Size: 14.5 gross acres/12.5 net acres

The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Community Meeting January 9, 2019	Over 350 residents attended; the overall tone was negative.
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal July 18, 2019	Recommend Transmittal (6-0)
✓	BCC Transmittal August 6, 2019	Transmit (6-0)
✓	State Agency Comments September 20, 2019	Potential habitat for state- and federally-listed species, including the Florida sandhill crane. A listed species-specific survey is recommended by FWC.
✓	LPA Adoption October 17, 2019	Recommend Adoption (6-0)
✓	BCC Adoption November 12, 2019	Continue to January 14, 2020 (7-0)
	BCC Adoption	January 14, 2020

Project Information

Request: Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR)

Proposed Development Program: Up to 250 multi-family dwelling units.

Division Comments:

Environmental, Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility.

Environmental: This site is located within the Econlockhatchee River Protection Area. Two Class III wetlands are located onsite, amounting to 2 acres. A pond was built in the upland portion of the property. This project site has a golf course land use that may have resulted in soil and/or groundwater contamination. Documentation is required to ensure compliance with FDEP Regulation 62-777.

Transportation: Segments of Lake Underhill Road from Alafaya Trail to Woodbury Road and Alafaya Trail from Lake Underhill Road to Golfway Boulevard are projected to be deficient.

Schools: Capacity Enhancement Agreement (CEA) OC-18-054 was approved September 10, 2019.

Concurrent Applications: Non-Substantial Change Case CDR-18-12-401 to remove 14.5 acres from the Stoneybrook PD was approved by the DRC October 9, 2019. Rezoning Case LUP-18-12-413 to rezone 14.5 acres to create the Alafaya Apartments PD to allow for the construction of 250 multi-family dwelling units will be considered with the proposed FLUM Amendment.

AERIAL PHOTOGRAPH

The boundaries of the recorded conservation easements are shown within the red-shaded site, above.

FUTURE LAND USE - CURRENT

Current Future Land Use Designation:

Parks and Recreation/Open Space (PR/OS)

Special Area Information

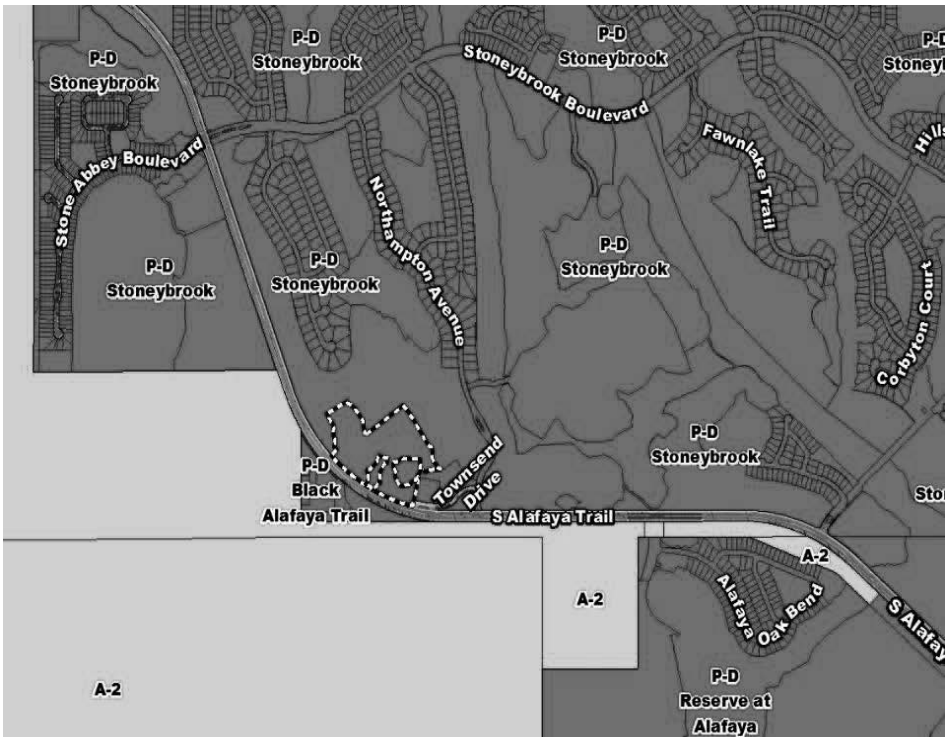
Econlockhatchee River Protection Area

FUTURE LAND USE - PROPOSED

Proposed Future Land Use Designation:

Medium Density Residential (MDR)

ZONING - CURRENT



Current Zoning District:

PD (Planned Development District) (Stoneybrook PD)

Existing Uses:

North:
Golf course, pond, and single-family subdivision

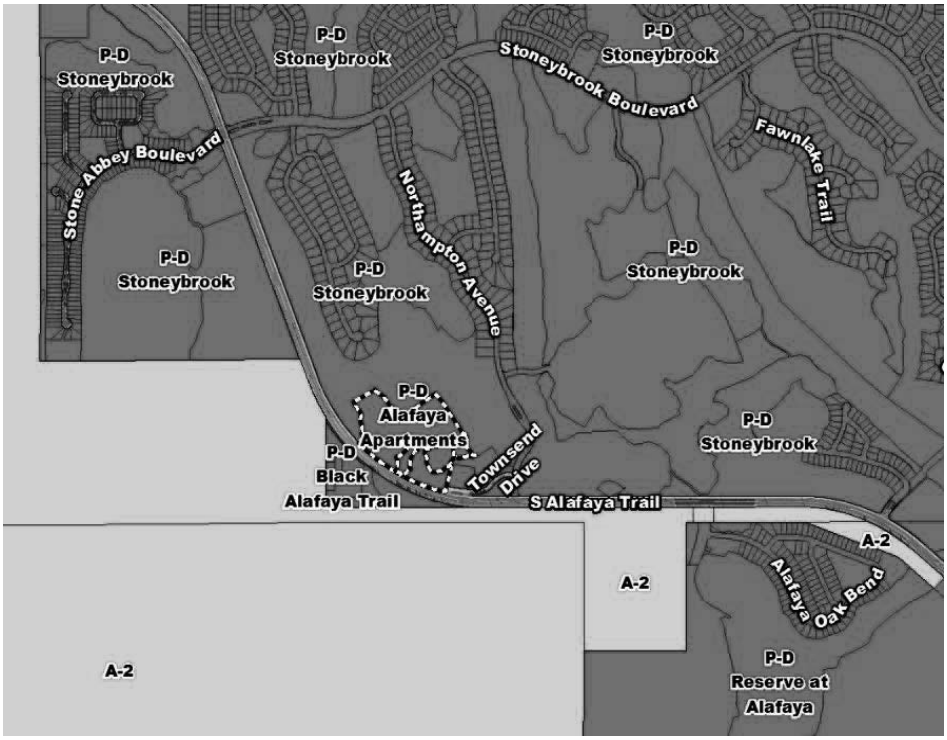
South:
Vacant

East:
Fire station and clubhouse

West:
Alafaya Village-retail commercial uses/Lifesong Methodist Church

The boundaries of the recorded conservation easements are shown.

ZONING - PROPOSED



Proposed Zoning District:

PD (Planned Development District) (Alafaya Apartments PD)

The boundaries of the recorded conservation easements are shown.

Staff Recommendations

1. **Future Land Use Map Amendment 2019-2-A-4-3 (fka 2019-1-A-4-2):** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Objectives FLU1.1, FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.2.B, FLU1.4.1, FLU1.4.2, FLU2.3.1, FLU2.3.2, FLU2.3.7, FLU8.1.1, FLU8.2.1, FLU8.2.6, FLU8.2.10, and FLU8.2.11), determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-A-4-3 (fka 2019-1-A-4-2), Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR).

2. **Rezoning Case LUP-18-12-413** (October 9, 2019, DRC Recommendation): Make a finding of **consistency** with the Comprehensive Plan and recommend **APPROVAL** of the Alafaya Apartments Planned Development / Land Use Plan (PD/LUP), dated "Received October 14, 2019", subject to the following conditions:

    1. Development shall conform to the Alafaya Apartments Land Use Plan (LUP) dated "Received October 14, 2019" and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received October 14, 2019," the condition of approval shall control to the extent of such conflict or inconsistency.

    2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

    3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit

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

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. The following Education Condition of Approval shall apply:
   a. Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of September 10, 2019.

   b. Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the zero (0) residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

   c. Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.

d. Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.

Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.

7. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.

8. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.

9. No activity will be permitted on the site 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, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division 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.

10. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.

11. The Orange County Landfill is located approximately one mile to the southwest. The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through the appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, of the proximity of solid waste management facilities.

12. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.

13. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development within the PD.

14. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.

15. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.

16. Short-term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.

17. Prior to platting, the developer shall provide documentation to the satisfaction of the County Engineer evidencing the shared maintenance responsibility between SBEGC, LLC and the developer for the shared pond.

18. The following waivers from Orange County Code are granted:
    a. A waiver from Section 38-1258(j) to allow a minimum building separation of twenty (20) feet, in lieu of a minimum separation of thirty (30) feet for two-story buildings, and forty (40) feet for buildings three (3) stories.

    b. A waiver from Section 38-1251(b) to allow the maximum coverage of all buildings to not exceed 50% of the gross land area, in lieu of the maximum coverage of all buildings not exceeding 30% of the gross land area.

    c. A waiver from Section 38-1254(2)(c) to allow the setback from Arterial street rights-of-way to be twenty-five (25) feet, in lieu of fifty (50) feet.

    d. A waiver from Section 38-1258(d) to allow a maximum building height of forty-five (45) feet, three (3) stories, in lieu of forty (40) feet.

Analysis

1. Background and Development Program

The subject parcel is located within the Urban Service Area on S. Alafaya Trail, at the intersection with Townsend Drive. The parcel is adjacent to Fire Station #85 and across Alafaya Trail from the Lifesong United Methodist Church and Alafaya Village. The site is owned by SBEGC LLC, of Mechanicsburg, Pennsylvania. According to documents submitted with the application, the proposed developer is Eden Multifamily of Coconut Grove, Florida. The application states that Eden's management team has developed more than 25,000 apartments and is managing 17,000 units today.

The parcel is part of the Stoneybrook Golf & Country Club Planned Development (PD) Land Use Plan (LUP) (fka the Les Springs PD), initially entitled by US Homes Corp in the late 1990s. The

Stoneybrook PD/LUP project area encompasses approximately 1,143 acres. The Stoneybrook development program includes 2,360 dwelling units, 38,000 square feet of professional office (P-O) uses, 75,400 square feet of neighborhood commercial (C-1) uses, a 174-acre golf course, and a 3.1-acre clubhouse. The development program also includes 381.9 acres of wetlands, waterbodies, buffers, and parks. The golf course was designated open space/recreation on the LUP. The wetland buffers were also designated open space on the LUP. The golf course is an 18-hole course and is owned by the same company that owns the adjacent Eastwood Golf Course.

The plan amendment proposes to change the Future Land Use Map (FLUM) designation of the subject property, comprised of 14.5 gross acres and 12.5 net acres, from Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR) to allow for the development of up to 250 multi-family dwelling units. The County's adopted FLUM designates the subject property as Parks and Recreation/Open Space, which corresponds to the approved uses within the Stoneybrook PD, including a portion of Hole #9, the driving range practice area, and the golf maintenance yard of the Stoneybrook Golf Course. According to the application for the plan amendment, the Stoneybrook golf maintenance yard is redundant, as the Eastwood golf maintenance yard, located just north of Stoneybrook with golf access, is proposed to serve both golf courses.

If adopted, the requested MDR FLUM designation will allow up to 20 dwelling units per net acre. Approximately two of the site's 14.5 total acres are wetlands recorded as conservation easements. (Their location is shown on the aerial map and current zoning map.) The proposed residential development will access Alafaya Trail directly and will not have any connections into the Stoneybrook community.

The 14.5-acre property is the subject of two related Development Review Committee (DRC) applications that have completed the DRC review process. On October 9, 2019, the DRC approved a non-substantial change to the current Stoneybrook PD Land Use Plan (LUP), Case CDR-18-12-401, to remove the 14.5 acres in question from the Stoneybrook PD and reconfigure the PD boundary. On October 9, 2019, the DRC also recommended approval of Rezoning Case LUP-18-12-413, subject to the eighteen (18) conditions listed in this staff report, to allow for the creation of the 14.5-acre Alafaya Apartments PD, featuring up to 250 multi-family dwelling units. This rezoning petition will be considered in conjunction with the requested Future Land Use Map Amendment during the BCC adoption public hearing.

Statutes codified in Section 163.3184 – *Process for adopting of comprehensive plan or plan amendment* – establish the requirements for the review and adoption of comprehensive plan amendments. Orange County processes Future Land Use Map Amendments twice a year for both small-scale (requests involving ten acres or less) and large-scale amendments (requests involving more than ten acres). Section 163.3184(11)(b) requires two advertised public hearings on the amendment: one at the *transmittal stage* and the second at the *adoption stage*. At the first public hearing, the County will vote to transmit the requested Future Land Use Map amendment to the State of Florida Department of Economic Opportunity for State review. State reviewing agencies then return comments to the County staff. Following the review period, the amendment moves into the second part of the amendment process, the adoption stage. It is during the adoption hearings that the County will vote to either adopt or deny the request.

The County is divided into two major service areas, the *Urban Service Area (USA)* and the *Rural Service Area (RSA)*. The USA boundary is used to identify the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development. **Future Land Use Element Policy FLU1.2.2** states that urban development during the 2030 planning period will occur only in the USA.

A community meeting for the proposed Future Land Use Amendment was held Wednesday, January 9, 2019. Over 350 residents attended the community meeting. Most had concerns associated with how the proposed development would affect the existing homeowners in the Stoneybrook community. Many stated that the proposed development will reduce property values, create more school overcrowding and traffic congestion, increase flooding in the area, and have insufficient buffering from their homes. Since the community meeting, the applicant team has had several meetings with the Stoneybrook East Homeowners Association and with homeowners who live in the cul-de-sac (Windsorgate) closest to the proposed development. Several agreements were made with the HOA, including understandings that the multi-family activity will be within a gated community with no vehicular access to Stoneybrook and no chain link fencing; landscaping will feature Florida Friendly Landscaping adjacent to the closest existing homes; and pledged cooperation with homeowners to refine landscape plans through the Development Plan (DP) process, which shall include the provision of canopy and understory trees to block the view of the proposed multi-family buildings from the homes on Windsorgate.

2. Project Analysis

Consistency

The requested Future Land Use Map amendment appears to be consistent with the applicable Comprehensive Plan Goals, Objectives, and Policies, which are specifically discussed in the paragraphs below.

Future Land Use Element Goal FLU1, Objective FLU1.1, and Policies FLU1.1.1, FLU1.1.2.A, and FLU1.1.2.B describe Orange County's urban planning framework, including the requirement that urban land uses shall be concentrated within the Urban Service Area (USA).

The Medium Density Residential (MDR) future land use designation is intended to recognize urban-style multi-family residential densities within the USA at densities of up to twenty (20) dwelling units per acre (du/ac). The petitioned site is located within the USA. The proposed Future Land Use Map (FLUM) designation would be in keeping with the development pattern of residential in the vicinity of the property. Residential land uses in the vicinity include single-family and multi-family communities at various densities, including Low Density Residential (LDR) (up to 4 du/ac); Low-Medium Density Residential (LMDR) (up to 10 du/ac); and MDR (up to 20 du/ac). The MDR future land use designation to the northwest is the Whispering Palm development, which includes 308 multi-family units. LMDR to the north and LDR to the northeast are part of Stoneybrook, LMDR is part of Knightsbridge at Stoneybrook, and MDR to the east is part of Stoneybrook along Broadhaven Boulevard and S. Alafaya Trail.

Policy FLU2.3.7 states that access management controls—including joint driveways, frontage roads and cross-access agreements—shall be applied to all development proposals. The applicant states that access can be provided off of S. Alafaya Trail and to Townsend Drive.

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 residential and Parks and Recreation/Open Space. The proposed plan amendment would allow MDR consistent with the residential trend of the area. The remaining Parks and Recreation/Open Space-designated golf course acreage would provide a buffer between the LDR-, LMDR-, and MDR-classified residential developments to the north and east.

Objective FLU1.2 requires Orange County to use the Urban Service Area 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 proposed development is within the USA.

Policy FLU1.4.1 mandates that Orange County shall promote a range of living environments and employment opportunities to achieve a stable and diversified population and community. The S. Alafaya Trail corridor is primarily made up of single-family homes and some multi-family housing. Additional multi-family development will expand the housing opportunities in the surrounding community.

Policy FLU1.4.2 Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods. The location of the site, fronting Alafaya Trail, is suitable for the MDR future land use designation. If the project is approved, the golf course will provide a physical separation between the multi-family community and the single-family homes to the north. All access is proposed from Alafaya Trail and Townsend Drive. Residential development under the MDR classification will provide an alternative living environment for the area.

Policy FLU2.3.1 The design function of roads shall be maintained by coordinating land use, Level of Service standards, and the functional classification of roads. Alafaya Trail is an arterial roadway. The revised traffic study is under review to determine whether adequate transportation capacity is available to support the development.

Policy FLU2.3.2 The Future Land Use Map shall reflect a correlation between densities and intensities of development and capacity of the transportation system. Alafaya Trail is an arterial roadway. The revised traffic study is under review in order to determine whether adequate transportation capacity is available to support the development.

Policy FLU2.3.7 Access management controls, including, but not limited to, joint driveways, frontage Roads, and cross-access agreements along collector and arterial roadways, shall be applied to all development and redevelopment proposals consistent with the Land Development Code. There is an existing median break on Alafaya Trail, an arterial roadway, as well as secondary access from Townsend Drive.

Objective FLU8.2 COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

Policy FLU8.2.1 Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on

property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change. The PD rezoning application, Case LUP-18-12-413, will accompany this requested Future Land Use Map amendment to the adoption hearings to establish the development standards necessary to further ensure compatibility with existing single-family residential homes and neighboring non-residential development.

Policy FLU8.2.6 Zoning development approvals shall have conditions attached, when appropriate, to ensure the enforcement of the Future Land Use designations. As stated above, the PD rezoning application will accompany this proposed Future Land Use Map Amendment to the adoption hearings, with eighteen (18) Conditions of Approval recommended to ensure compatibility with existing single-family residential homes and neighboring non-residential development.

Policy FLU8.2.10 To ensure land use compatibility with nearby residential-zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:
A. Building height restrictions;
B. Requirements for architectural design compatible with the residential units nearby;
C. Floor area ratio (FAR) limitations;
D. Lighting type and location requirements;
E. Tree protection and landscaping requirements including those for infill development; and
F. Parking design

The associated Alafaya Apartments PD Land Use Plan and Conditions of Approval address the issue of land use compatibility, not only with nearby single-family residential development, but also with existing non-residential uses, including the surrounding golf course and neighboring child day care facility, religious institution, and commercial establishments. If this project is approved, land use compatibility will be addressed in greater detail during the subsequent Development Plan (DP) stage.

Policy 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 Comprehensive Plan. The Comprehensive Plan shall specifically allow for such a balance of considerations to occur.

The proposed MDR designation is not identical to adjacent future land use designations. However, the current residential development pattern in the vicinity of the subject property, the site location, the golf course buffer between the proposed multi-family development and single-family homes, the sole provision of access via Alafaya Trail and Townsend Drive, as well as the lack of direct access to the Stoneybrook residential community, are considerations that support staff's finding of land use compatibility.

Compatibility

As described above, the Comprehensive Plan policies support the finding of compatibility and are consistent with the request for an MDR designation.

State Comments: Florida Fish and Wildlife Conservation Commission (FWC)

The golf course within the Stoneybrook Golf & Country Club may contain habitat suitable for state- and federally protected listed species, including gopher tortoises and Florida sandhill cranes. To better identify potential impacts, FWC recommends that species-specific surveys be conducted prior to any clearing or construction. Species-specific surveys are time-sensitive and are best conducted by wildlife biologists with recent documented experience for that species. The golf course may provide foraging habitat for the Florida sandhill crane, and the lakes that have freshwater emergent grasses on or near the property may provide potential nesting habitat for this species. FWC staff recommends that surveys for nesting Florida sandhill cranes be conducted prior to construction activities and during the December through August breeding season. Additional information and guidance, including species-specific survey protocols approved by US Fish and Wildlife Survey (USFWS) and FWC, is provided in the FWC comments.

Division Comments: Environmental, Public Facilities, and Services

Environmental: Two Class III wetlands are located onsite, amounting to two (2) acres. A pond was built in the upland portion of the property. The project site was included in Orange County Conservation Area Determination CAD 89-050 and Impact Permit CAI 93-043, completed for the Stoneybrook PD. This request shall comply with all related permit conditions of approval. A Conservation Easement was recorded in favor of the St. Johns Water Management Districts in Official Records Book 5226, Pages 2076-2118.

Until wetland permitting is complete, the net developable acreage is only an approximation. The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas required to prevent adverse secondary impacts. The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

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

This site is located within the geographical limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations apply. Please reference the 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.

This project site has a golf course land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide, or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading, or construction plans, the applicant shall provide documentation to ensure compliance with the Florida

Department of Environmental Protection (FDEP) Regulation 62-777, Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection and Development Engineering Divisions.

The Orange County Landfill is located approximately one (1) mile to the southwest. The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through the appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, of the proximity of solid waste management facilities. This notification is required, since the County shall not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities. Please reference the Orange County Comprehensive Plan, Solid Waste Element, Policy SW1.7.4.

All development is required to pretreat stormwater 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.

Transportation:

PROJECT SPECIFICS

Parcel ID:	01-23-31-0000-00-001 (portion of)
Location:	2900 Northampton Ave.; Generally located north of S. Alafaya Trail, east of Northampton Avenue, south of Stoneybrook Boulevard.
Acreage Gross:	14.50 acres
Request FLUM:	From: Parks and Recreation/Open Space (PR/OS) To: Medium Density Residential (MDR)
Request Zoning:	From: PD (Planned Development District) (Stoneybrook PD) To: PD (Planned Development District) (Alafaya Apartments PD)
Existing Development Yield:	Golf course and maintenance
Development Permitted Under Current FLUM:	N/A
Proposed Density/Intensity:	250 multi-family 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:	N/A	N/A	N/A
Existing Use: Golf course and maintenance	6	100%	6
Proposed Use: 250 multi-family dwelling units	133	100%	133
Net New Trips (Proposed Development less Allowable Development): 133-6=127			

Future Roadway Network

Road Agreements:	None

Planned and Programmed Roadway Improvements: Woodbury Road (Lake Underhill to SR 50) is planned to be widened to four lanes in the 10-year plan Long-Term Transportation Concurrency Management System (LTTCMS). The Roadway Conceptual Analysis for Woodbury Road is slated to begin in 2019 and be completed by 2020. Improvements to Lake Underhill Road (Econlockhatchee Trail to Rouse Road) have been identified in the 10-year plan, as well. Right-of-way acquisition is slated to be completed by 2020. Funding for improvements to Lake Underhill Road is through the INVEST Funds.

Right of Way Requirements:	Right-of-way is needed for Woodbury Road and Lake Underhill Road. Right-of-way specifics have not been identified at this time.

Summary

The applicant is requesting a land use change and rezoning change for 14.5 acres from Parks and Recreation/Open Space to Medium Density Residential and approval to develop up to 250 multi-family dwelling units.

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility. However, the subject property is located along the Alafaya Trail multimodal corridor (Seminole County Line to Innovation Way), as designated by Transportation Element Policy T2.2.9 and will be subject to the design standards established by Transportation Element Policy T2.2.4.
- Woodbury Road (Lake Underhill to SR 50) is planned to be widened to four lanes in the 10-year plan. The Roadway Conceptual Analysis for Woodbury Road is slated to begin in 2019 and be completed by 2020. Improvements to Lake Underhill Road (Econlockhatchee Trail to Rouse Road) have been identified in the 10-year plan, as well. Right-of-way acquisition is slated to be completed by 2020. Funding for improvements to Lake Underhill Road is through the INVEST Funds.
- The allowable development based on the approved future land use will generate 6 pm peak hour trips.
- The proposed use will generate 133 pm peak hour trips, resulting in a net increase of 127 pm peak hour trips.
- The subject property is located adjacent to Alafaya Trail, a four-lane minor arterial from Lake Underhill Road to Avalon Park Boulevard and two lanes from Avalon Park Boulevard to the Curtis Stanton Energy Center. Based on existing conditions, this facility currently has one deficient roadway segment from Lake Underhill Road to Curry Ford Road within the project's impact area. This information is dated and subject to change.
- Based on the project trip distribution, 73% will be travelling north on Alafaya Trail, while 27% will be projected to travel south.
- The short-term analysis Year 2023 revealed that Lake Underhill Road from Alafaya Trail to Woodbury Road is projected to be deficient.

- The long-term analysis Year 2040 revealed that Alafaya Trail from Lake Underhill Road to Golfway Boulevard, as well as Lake Underhill Road from Alafaya Trail to Woodbury Road, are projected to be deficient.
- 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 to mitigate any transportation deficiencies.

Schools: The applicant submitted application OC-18-054 to Orange County Public Schools (OCPS) to determine whether adequate school capacity is available to support the proposed development. The OCPS Department of Facilities Planning determined that school capacity is not available at Timber Creek High School to support the development of 250 new multi-family residential units.

Capacity Enhancement Agreement (CEA) OC-18-054 was approved by the Orange County School Board on September 10, 2019.

Sheriff's Office: The project is within the Sheriff's Office Patrol Sector Two, located in eastern Orange County, which is the County's largest sector geographically. Additional staffing needs are required to meet the level of service standard for the development.

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.

FLU1.1.2A. The Future Land Use Map shall reflect the most appropriate maximum and minimum densities for residential development. Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay (Scenario 5) and Growth Centers may include specific provisions for maximum and minimum densities. The densities in the International Drive Activity Center shall be those indicated in the adopted Strategic Development Plan.

FLU1.1.2B. 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 walk shed.	0 to 35 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac

C. Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. In order to include new 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 permit from the Orange County Environmental Protection Division.

FLU1.4.1 Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

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

FLU2.3.1 The design function of roads shall be maintained by coordinating land use, Level of Service standards, and the functional classification of roads.

FLU2.3.2 The Future Land Use Map shall reflect a correlation between densities and intensities of development and capacity of the transportation system.

FLU2.3.7 Access management controls, including but not limited to joint driveways, frontage roads and cross-access agreements along collector and arterial roadways, shall be applied to all development and redevelopment proposals consistent with the Land Development Code.

FLU8.1.1(a) The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location,

availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). Orange County's **Zoning and Future Land Use Correlation** is referenced herein as follows:

Zoning and Future Land Use Correlation		
FLUM Designation	*Density/Intensity*	*Zoning Districts*
Urban Residential		
Low Density Residential (LDR)	(0 to 4 du/ac)	R-CE* R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V * R-CE is not available as a rezoning request in USA.
Low-Medium Density Residential (LMDR)	(0 to 10 du/ac) + workforce housing bonus	R-1, R-1A, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	(0 to 20 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Medium-High Density Residential (MHDR)	(0 to 35 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
High Density Residential (HDR)	(0 to 50 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
***	***	***

OBJ FLU8.2 COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

FLU8.2.1 Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be places on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.6 Zoning development approvals shall have conditions attached, when appropriate, to ensure the enforcement of the Future Land Use designations.

FLU8.2.10 To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:

A. Building height restrictions;
B. Requirements for architectural design compatible with the residential units nearby;
C. Floor area ratio (FAR) limitations;
D. Lighting type and location requirements;
E. Tree protection and landscaping requirements including those for infill development; and
F. Parking design.

FLU8.2.11 Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

FLU8.7.11 If the Orange County School Board determines that a Capacity Enhancement Agreement (CEA) is required, the applicant must deliver to the Planning Division, a copy of a fully executed CEA at least two weeks prior to the BCC adoption public hearing for the respective large scale or small scale Future Land Use Map amendment. If a CEA is required, but the applicant is receiving an assignment or transfer of school capacity credits in lieu of executing a CEA, a copy of the executed transfer or assignment document must be delivered to the Planning Division at least two weeks prior to the BCC adoption public hearing. If the applicant has negotiated a postponement agreement with the Orange County School Board, delaying the CEA to the rezoning stage, a copy of the executed postponement agreement must be delivered to the Planning Division at least two weeks prior to the adoption public hearing.

If the applicant does not deliver a copy of a fully-executed CEA, transfer document, assignment document, or postponement agreement at least two weeks prior to the BCC adoption public hearing, the Future Land Use Map amendment application may be continued to the next Future Land Use Map amendment cycle. If the application is continued to the next cycle, the applicant is still required to submit the necessary documents to the Planning Division at least two weeks prior to the scheduled BCC adoption public hearing for that Future Land Use Map amendment cycle.

Any Future Land Use Map amendment application continued under this policy is subject to the refund policy in effect at that time.

SW1.7.4 New developments of urban residential densities shall be subject to the Zoning Code, as amended, and the Solid Waste Management Ordinance, as amended, pertaining to site requirements that are designed to promote compatible uses near landfills. The County shall not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities.

Site Visit Photographs

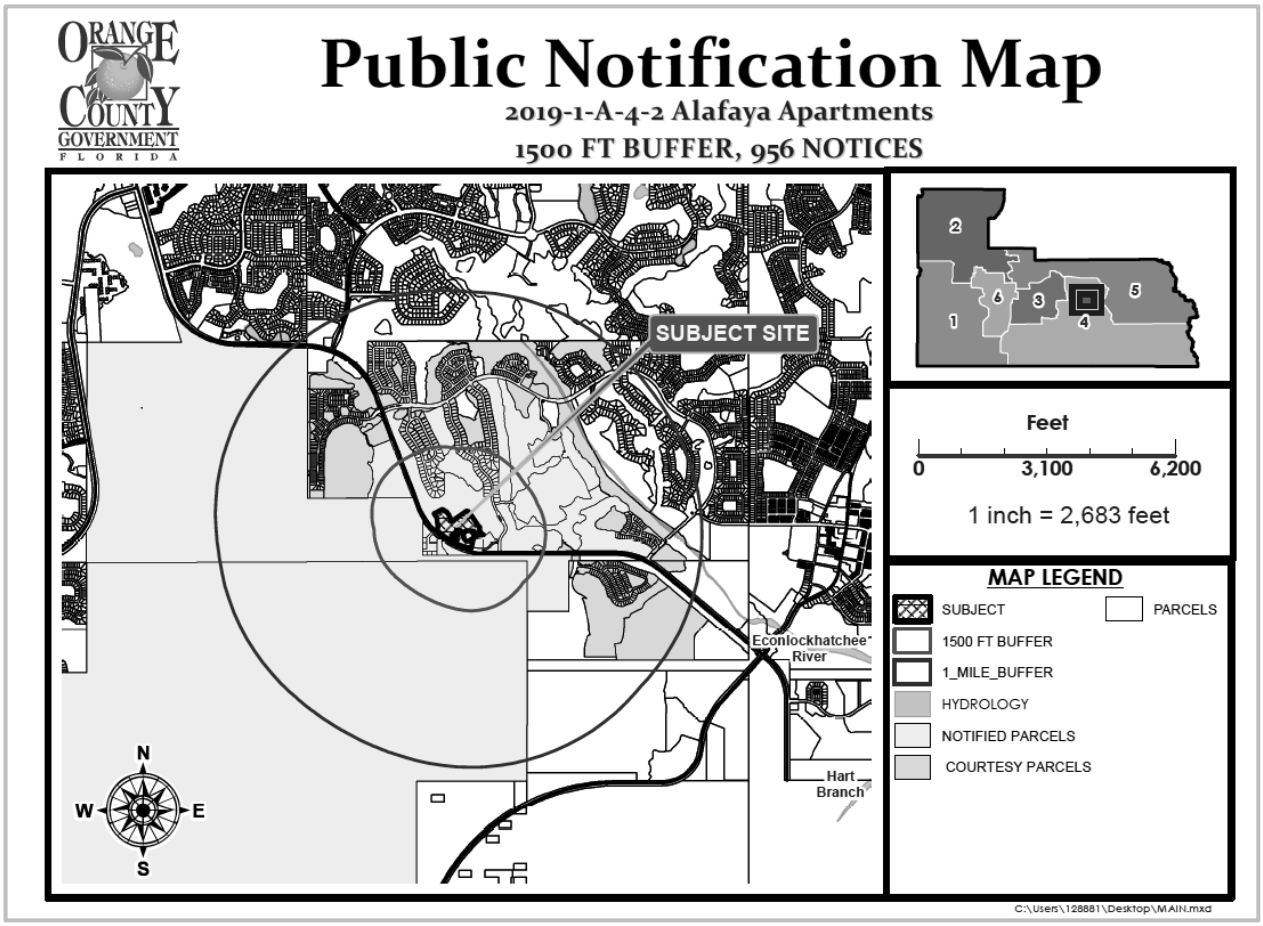
Subject Site

North

East

South

West

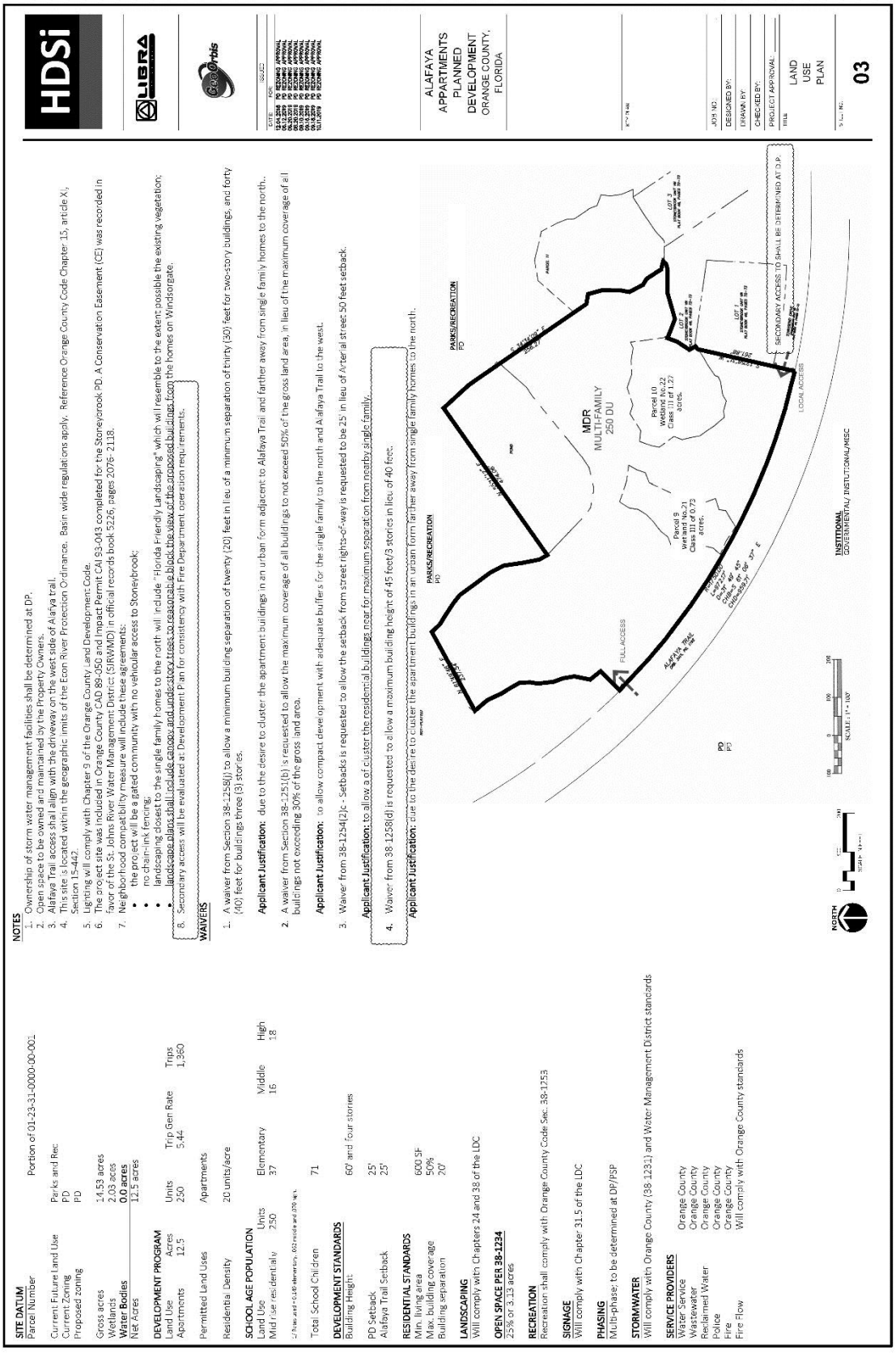


Notification Area:

1,500 feet buffer, plus property owners within approximately one mile

956 notices sent

Alafaya Apartments PD Land Use Plan



Community Meeting Memorandum

DATE: January 11, 2019

TO: Gregory Golgowski, Chief Planner

FROM: Maria Cahill, Planner

SUBJECT: Amendment 2019-1-A-4-2 (Alafaya Apartments) – Community Meeting Notes

C: Project file

Location of Project: Portion of Parcel ID 01-23-31-0000-00-001; 2900 Northampton Ave., generally located north of S. Alafaya Trail, west of Northampton Avenue, south of Stoneybrook Boulevard.
Meeting Date and Location: Wednesday, January 9, 2019 at Avalon Elementary School 13500 Tanja King Boulevard, Orlando, Florida.

Attendance:

District Commissioner	*Mercedes Fonseca, District Commissioner Aide*
Orange County staff	*Maria Cahill (Comprehensive Plan Case Planner), Steven Thorpe (Rezoning Case Planner), Karen McGuire and Greg Golgowski, Planning Division* *Mirna Barq, Transportation Planning Division, Francisco Villar, Public Works Development Engineering, and John Geiger, Environmental Planning Division*
Applicant team	*Jim Hall, Hall Development Services, Inc.; Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A. and Jay Jacobson, Eden Multifamily LLC*
Residents	293 signed in plus est. 50 additional

Overview of Project:

The proposal is to change the Future Land Use Map designation of the 14.5-acre subject property from **Parks and Recreation/ Open Space (PR/OS)** to **Medium Density Residential /Conservation (MDR/CONS).** The subject property includes a portion of the Stoneybrook golf course located on Hole #9, the driving range and maintenance yard. The request to amendment the Future Land Use Map, if approved, would allow for the development of up to 250 multi-family dwelling units.

Meeting Summary:

The case planner, **Maria Cahill**, opened the meeting and introduced **Mercedes Fonseca**, District Commissioner Aide, who thanked the community for participating in the meeting on behalf of District 4 Commissioner Maribel Gomez Cordero who could not be present due to a medical emergency.

Maria Cahill presented a summary of the request and reviewed the amendment and rezoning process. The applicant has proposed to remove the 14.5 (2 acre wetland, net buildable 12.5) acres located at the ninth hole driving range, from the entire 160 acre golf course which is located and serves the Stoneybrook Planned Development. The applicant is proposing to build 250 apartments on the site. She explained that there would be additional opportunities for public input during the transmittal and adoption processes of the comprehensive plan, as well as during the rezoning at the LPA and BCC adoption.

After Maria Cahill presented **Rebecca Wilson**, of Lowndes Law Firm, the attorney for the applicant, provided additional details for the project. She added that this site was chosen for apartments particularly because of its adjacency and access to Alafaya Trail. She stated that an agreement was being worked out with the current owner, SBEGC, of the golf course and the Stoneybrook Home Owners Association to upgrade the facility, which according to residents has been in a protracted state of decline since the new owner had taken over about 7 years ago. She further explained that if any residents reside in homes located across the golf course from the proposed new development she would be happy to discuss buffering concerns with them.

Jay Jacobson, one of the principals of Eden Multi-family, based out of Coral Gables and the intended developer of the project, opened with a statement that golf courses are closing all over the country because there are having trouble servicing debt. Golf is not as popular as a sport as it once had been resulting in declining revenues. Golf courses all over are being redeveloped. He sighted his experience with this phenomenon in Miami-Dade and Broward counties in south Florida.

Jay Jacobson stated 6-point responsibilities the current owner is willing undertake to improve the current course conditions:

1. Pay off all debt

2. Build new golf car/maintenance building next to clubhouse

3. Change golf hole number 9 to a par three. New par for course will be 71

4. Renovation of all greens to new champion G-12 Bermuda grass greens.

5. Purchase new fleet of golf course Maintenance Equipment.

6. Renovation of clubhouse (paint interior and exterior, carpet, cosmetic enhancement) Bring facility up to PGA gold standard.

Timeline: After answering questions, he said that the timeline might take a year for the adoption of the new land use and zoning. He said it would be an additional 4 months to close and 16 months after that to complete construction.

Question and Answer Session:

Overall most residents had many questions regarding the development including the impact on the Stoneybrook community, their property values, buffering, impact on schools, traffic. Most were opposed to multi-family in the area.

Several stated the development is inconsistent with the Stoneybrook declaration of covenants.

Residents were concerned that the project was a tax credit/low income housing project. Mr. Jacobson said that it was not and they would not be taking subsidies from the government, nor section 8 vouchers. The project would be luxury apartments with rents ranging from $1400 to $2100. He added that his company has extensive experience with construction of luxury multi-family dwellings.

When someone else asked how many stories, the buildings would be he responded they would be maximum 3-stories. With a mix of 1-, 2- and 3- bedroom units.

Three graphic images were presented including an illustrative site plan, the site plan showing distances from surrounding residential, and the site plan views from surrounding residential (see attached images)

Several peoples expressed their concerns that the value of homes will go down. Many stated they purchases their homes and paid premium to be on the golf course. Someone said that what everyone living in Stoneybrook wanted was the status quo. They do not want higher densities. An eruption of cheers was heard from community residents.

Mr. Jacobson refuted this belief citing numerous studies, such as the Harvard Housing Report. He said that luxury apartments could raise the value of surrounding properties.

Another person asked if it "Will the apartments block our view?" People who live closest will be 500' away. There will also be extensive landscape buffering.

Don Bishop a long time resident, and an active golfer, mentioned that the course had been vibrant in 2004 but that it has been in steady decline since it was taken over by John Caporaletti, the authorized representative for the owners, SBEGC LLC.

Someone else mentioned that Seminole County has an ordinance whereby if a golf course is closed the owner is still responsible for its maintenance.

Someone else asked if there would be a new driving range to replace the one that will be developed.

Mr. Jacobson said he was unaware of the course owners plans in this regard.

Mr. Bishop stated that if whole 9 is being removed for development what will happen in the future to hole 4 or 11. Also what assurance do they have that it will be indeed be improved?

He asked that if proceeds are going to be used to pay off the debt, how much will be left over to make improvements? It is inappropriate to use the golf course as a bargaining chip and

further asked what assurances would be in place that the owner of the golf course would make it better. It would set a precedent for future rezoning of golf course property in Eastwood and Stoneybrook. If the golf course were to close, it would negatively affect the community and their property values.

Several commented that single family brings in more tax revenue and what was needed was more single family homes. Ms. Wilson responded that in fact single family individuals are able to claim homestead whereas multifamily rental units are not able to homestead. She very briefly discussed the various methods for appraising multifamily rentals.

Other concerns expressed included the daycare in close proximity to apartments as well as concern with the County who promised a regional park at the site of the Alafaya Reserves Apartments that was later moved to another location where current residents cannot access.

Traffic: Other people expressed concerns about traffic and congestion during morning and afternoon rush hour. They pointed out it took many years for the County to improve Alafaya Trail.

Jim Hall for the applicant stated that there will be more traffic on Alafaya Trail and that the LOS on the roadway will meet the County standards. **Mirna Barg**, the county Traffic Engineer commented that currently the surrounding roadways are at an acceptable level of service, although they may appear congested during peak hours. The new trips that will be added from the project will not create failing levels of service.

Schools: Residents were concerned about overcrowding in schools. Ms. Wilson explained that only the high school is overcrowded and that the number of seats that a new development would be required to pay mitigation for is not provided by the applicant but instead is provided by the School Board.

Flooding: Some were concerned that additional development and construction of Alafaya Trail has created flooding problems and that this development would exacerbate flooding in the area.

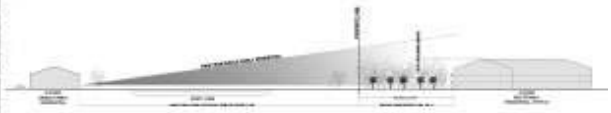
Jason Russo, who used to be the Aide of the previous District 4 Commissioner Jennifer Thompson when Eastwood tried to convert part of its golf course, said that people need to get organized contact their current County Commissioners and LPA members and express their concerns. He pointed out that the Eastwood Community Meeting was the largest in the County's history.

The meeting adjourned at 7:30 p.m. The overall tone of the meeting was **NEGATIVE**.

Alafaya Apartments

Alataya Apartments

SITE PLAN VIEWS FROM SURROUNDING RESIDENTIAL STUDY



1 SITE SECTION

MASSING TO BE INSERTED

MASSING STUDY

N

EDEN MULTIFAMILY

MSA ARCHITECTS

SP-2

Alafaya Apartments

SITE PLAN DISTANCE FROM SURROUNDING RESIDENTIAL

N

EDEN MULTIFAMILY

MSA ARCHITECTS

SP-3

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Ken Lawson
EXECUTIVE DIRECTOR

September 20, 2019

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

Dear Mayor Demings:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Orange County (Amendment No. 19-07ESR) received on August 22, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

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

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Jennie Leigh Copps, Planning Analyst, by telephone at (850) 717-8534 or by email at jennie.copps@deo.myflorida.com.

Sincerely,

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

JDS/jlc

Enclosure(s): Procedures for Adoption

cc: Alberto A. Vargas, MArch., Manager, Orange County Planning Division
Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

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

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

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

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DRAFT
01-06-20

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 AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2019 CALENDAR YEAR (SECOND CYCLE); AND PROVIDING EFFECTIVE DATES.

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

Section 1. Legislative Findings, Purpose, and Intent.

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

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

c. On July 18, 2019, the Orange County Local Planning Agency ("LPA") held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

d. On August 6, 2019, the Orange County Board of County Commissioners ("Board") held a public hearing on the transmittal of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

e. On September 20, 2019, the Florida Department of Economic Opportunity ("DEO") issued a letter to the County relating to the DEO's review of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

f. On October 17, 2019, the LPA held a public hearing at which it reviewed and made recommendations regarding the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance; and

g. On November 12, 2019, the Board opened a public hearing on the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to continue the hearing on the adoption to January 14, 2020; and

h. On January 14, 2020, the Board 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. Amendments to Future Land Use Map. The Comprehensive Plan is hereby amended by amending the Future Land Use Map designations as described at **Appendix "A,"** attached hereto and incorporated herein.

Section 4. Effective Dates for Ordinance and Amendments.

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

(b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan amendment adopted under this ordinance becomes effective until 31 days after the DEO notifies the County that the plan amendment package is complete. However, if an amendment is timely challenged,

the amendment shall not become effective until the DEO or the Administration Commission issues a final order determining the challenged amendment to be in compliance.

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

ADOPTED THIS 14th DAY OF JANUARY, 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

APPENDIX "A"

FUTURE LAND USE MAP AMENDMENTS

*Appendix A**		
Privately-Initiated Future Land Use Map Amendments		
Amendment Number	**Future Land Use Map Designation FROM:**	**Future Land Use Map Designation TO:**
2019-2-A-4-3 (fka 2019-1-A-4-2)	**Parks and Recreation/Open Space (PR/OS)**	**Medium Density Residential (MDR)**
***The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.**		

Sheriff John W. Mina

ORANGE COUNTY SHERIFF'S OFFICE

INTEROFFICE MEMORANDUM

April 23, 2019

TO: Alyssa Henriquez
Orange County Planning Division

FROM: Daniel Divine, Manager
Research & Development

SUBJECT: 2019-2 Regular Cycle Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2019-2 Regular Cycle Comprehensive Policy Plan Amendments (CPPA). The existing development scenarios did not contain enough data to perform an analysis. Based on the proposed development scenarios, the Sheriff's Office staffing needs are 7.15 deputies and 3.25 support personnel to provide the standard level of service (LOS) to these developments.

Comprehensive Policy Plan Amendments #2019-2-A-4-2 and **#2019-2-A-4-3** are proposed multi-family dwelling units and **#2019-2-A-5-1** is comprised of preservation land. These proposed 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-A-4-1 is a proposed mixed use development. This development is 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-A-1-1 is comprised of proposed multi-family dwelling units and **#2019-2-A-1-2** is a proposed commercial use development. These proposed developments are in Sector Six. Sector Six is located in the Southern portion of Orange County and is approximately 31.472 square miles. The Cities of Bay Lake and Lake Buena Vista are within this sector. In 2018 Sector Six had 119,207 calls for service. In 2018 the average response times to these calls were 00:09:57 minutes for Code 1; 00:15:17 minutes Code 2; and 00:06:36 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

June 14, 2019

TO: Alberto Vargas, Manager, Planning

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

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

The Parks and Recreation Division have reviewed the 2019-2 Regular 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.

BT:bt

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

Facilities Analysis and Capacity Report

2019-2 Regular 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-A-1-1/LUPA-18-12-405	Growth Center-Planned Development-Commercial/Medium Density Residential	600	1536	2.304	9.216
2019-2-A-4-1	Urban Center (UC) and Urban Neighborhood (UN)	1548	3962.88	5.940	23.777
2019-2-A-4-2	Planned Development-Medium High Density Residential (PD-MHDR)	256	655.36	0.983	3.930
2019-2-A-4-3 fka 2019-1-A-4-2	Medium Density Residential (MDR) and Conservation (CONS)	250	640	0.960	3.840
		Total Acreage Impact		10.187	40.763
		Available Capacity (as of July 2018)		501.530	8084.660

ORANGE COUNTY GOVERNMENT FLORIDA

Interoffice Memorandum

Date: May 1, 2019

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

From: J. Andres Salcedo, P.E., Assistant Director
Utilities Engineering Division

J. Andres Salcedo 5/2/19

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

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 5/2/19
Laura Tatro, P.E., Senior Engineer, Utilities Engineering Division LT 5/2/19
Gregory Golgowski, Chief Planner, Planning Division
Nicolas Thalmueller, Planner, Planning Division
File: 37586; 2019-2 Regular Cycle

Potable Water and Wastewater Facilities Analysis for 2019-2 Regular 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-A-1-1 (Avalon Groves)	31-24-27-0000-00-016/039/040/044	PW: Toho Water Authority WW: Toho Water Authority RW: Toho Water Authority	PW: Contact Toho Water Authority WW: Contact Toho Water Authority RW: Contact Toho Water Authority	Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)	600	0	0	N/A	N/A	N/A	N/A	N/A	N/A
2019-2-A-1-2 (Lake Buena Vista Springs)	21-24-28-5844-00-020; 21-24-28-0000-00-021, -015 -016	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 30-inch watermain within Winter Garden Vineland right-of-way WW: 16-inch force main within the Winter Garden Vineland right-of-way RW: 16-inch reclaimed water main within the Winter Garden Vineland right-of-way	Commercial and Conservation	0	0	25,000	0.002	0.002	0.002	0.002	Yes	South
2019-2-A-4-1 (Meadow Woods Golf TOD)	24-24-29-0000-00-012, -026	PW: Orlando Utilities Commission and Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: TBD** and Contact Orlando Utilities Commission WW: TBD** RW: TBD**	Urban Center (UC)-35 du/ac + 2.5 FARUrban Neighborhood (UN)-20 du/ac+1.5 FAR	1,548	0	72,500	0.432	0.354	0.432	0.354	Yes	South
2019-2-A-4-2 (12400 E. Colonial Dr)	23-22-31-0000-00-012, -013	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch and 24-inch watermain within Woodbury right-of-way and 20-inch watermain within E. Colonial right-of-way WW: 12-inch forcemain within Woodbury right-of-way and 12-inch, 30-inch, and 36-inch forcemain within E. Colonial right-of-way RW: Not currently available	Planned Development-Medium High Density Residential (PD-MHDR)	245	0	0	0.067	0.055	0.067	0.055	No	East
2019-2-A-4-3 fka 2019-1-A-4-2 (Alafaya Apartments)	01-23-31-0000-00-001 (portion of)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch and 24-inch watermain within Alafaya Trail right-of-way WW: 36-inch forcemain within Alafaya Trail right-of-way RW: 30-inch reclaimed water main within Alafaya Trail right-of-way	Medium Density Residential (MDR) and Conservation (CONS)	250	0	0	0.069	0.056	0.069	0.056	Yes	East
2019-2-A-5-1 (Preservation)	12-22-31-0000-00-030	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 20-inch watermain at Colonial and N. Tanner WW: 16-inch forcemain at Colonial and N. Tanner RW: Not currently available	Preservation (PRES) A-2	0	0	0	0.000	0.000	0.000	0.000	No	East

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.

**2019-2-A-4-1: Water, Wastewater, and reclaimed water demands and connection points will be addressed as the project proceeds through the DRC and construction permitting processes.

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, MUP and permitting reviews; TWA - Toho Water Authority; RCID - Reedy Creek Improvement District

ORANGE COUNTY FIRE RESCUE DEPARTMENT
Jacob Lujan, Planning and Technical Services Division
6590 Amory Court
Winter Park, FL 32792
(407) 836-9893 Fax (407) 836-9106
Jacob.Lujan@ocfl.net

Date: April 26, 2019

To: Alyssa Henriquez, Planner II
Orange County Planning Division

From: Jacob Lujan, Compliance and Planning Administrator
Planning & Technical Services—Orange County Fire Rescue Department

Subject: Facilities Analysis 2019-2 Regular Cycle Amendments
Fire Rescue Comments

Amendment #	Fire Station First Due	Distance from Fire Station	Est. Emergency Travel Time	Current Density	Travel Time Benchmark
2019-2-A-1-1	32	3.3 miles	8 min	Urban-Low	7 min
2019-2-A-1-2	36	0.6 miles	2 min	Urban-Low	7 min
2019-2-A-4-1	55	1.2 miles	3 min	Urban-High	5 min
2019-2-A-4-2	80	1.2 miles	3 min	Urban-Low	7 min
2019-2-A-4-3	85	1.4 miles	4 min	Urban-Low	7 min
2019-2-A-5-1	82	3.6 miles	7 min	Rural-High	9 min

The only site that lies beyond the travel time benchmark is Amendment 2019-2-A-1-1. However, capital funding has been set aside to relocate and construct a new Station 32. While the new site has not yet been selected, it will most likely be located in a position to better serve the parcels in question.

Orange County Public Schools
School Capacity Report

DATE ISSUED January 22, 2019

JURISDICTION ORANGE COUNTY

CASE 2019-1-A-4-2 ALAFAYA APARTMENTS

PROPERTY ID 01-23-31-0000-00-001

ACREAGE +/- 12.50

LAND USE CHANGE PR AND PD TO MDR AND PD

PROPOSED USE Single Family Units: 0 Multi Family Units: 250

Mobile Homes Units: 0 Town Homes Units: 0

CONDITIONS AT AFFECTED SCHOOLS (AS OF OCTOBER 15, 2018)

School Information	STONE LAKES ES	AVALON MS	TIMBER CREEK HS
Capacity (2018-2019)	828	1,069	2,727
Enrollment (2018-2019)	773	1,023	3,477
Utilization (2018-2019)	93.0%	96.0%	128.0%
Adopted LOS Standard	110.0%	100.0%	100.0%
Students Generated	37	16	18

COMMENTS/CONDITIONS OF APPROVAL:

A CEA IS REQUIRED FOR THIS PROJECT.

For more information on this analysis, please contact:

Julie Salvo, AICP at 407.317.3700 x2022139

SUFFICIENCY RESPONSE

FOR LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

Alafaya Trail Redevelopment Site, Orange County, Florida

Stoneybrook
Location Map
Orlando ▪ Florida

Hall Development Services Inc.

0 1,200 2,400 Feet

Path: G:\18007_Stoneybrook\MXD\Location_Map.mxd

Prepared by:
Jim Hall, AICP, BLA
HallDSi
September 28, 2018

SUFFICIENCY RESPONSE

FOR LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

Alafaya Trail Redevelopment Site, Orange County, Florida

Site Datum

- Property Owner (s): SBEGG LLC
- Parcel Identification Number(s): 01-23-31-0000-00-001
- Acreage: 12.5
- Current Use on the Property: golf course and maintenance
- Current Future Land Use Designation: parks and rec
- Requested Future Land Use Designation: MDR
- Current Zoning: PD
- Requested Zoning: PD
- Proposed Use & Development Program: 250 apartments

A survey is underway and will be provided when complete. The proposed site limits have changed slightly since time of application as seen below:

The proposed site is now 12.5 net acres. The existing wetlands are not needed for the entitlement calculation and, thus, there is not a need to request a Conservation Area Impact Permit. A shape file will be provided with the survey.

The original Agent Authorization is provided.

The OCPS School Capacity Determination is underway and a receipt will be provided.

A floodplain/topographic map is provided below:

Alafaya Trail Redevelopment
Floodplain and Countour Map
Orlando ▪ Florida

Hall Development Services Inc.

0 200 400 Feet

Path: G:\18007_Stoneybrook\MXD\Topo_FP_wetlands.mxd

Please reply with comments.
Sincerely,

Jim Hall AICP, BLA

STATEMENT OF JUSTIFICATION FOR LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

Alafaya Trail Redevelopment Site, Orange County, Florida

August 31, 2018

Site Datum

- Property Owner (s): SBEGG LLC
- Parcel Identification Number(s): 01-23-31-0000-00-001
- Acreage: 12.5
- Current Use on the Property: golf course and maintenance
- Current Future Land Use Designation: parks and rec
- Requested Future Land Use Designation: MDR
- Current Zoning: PD
- Requested Zoning: PD
- Proposed Use & Development Program: 250 apartments
- Environmental Concerns: site is already permitted

Introduction

The subject property is located on Alafaya Trail at the intersection with Townsend Drive. This is adjacent to Orange County Fire Station #85 and across Alafaya Trail from the Lifesong United Methodist Church. The site is currently occupied by a portion of Hole #9 of the Stoneybrook Golf Course, a part of the practice area and the golf maintenance yard. The site contains 12.5 acres.

Stoneybrook
Site Map
Orlando ▪ Florida

Hall Development Services Inc.

0 100 200 Feet

Document Path: G:\18007_Stoneybrook\MXD\Site_Map.mxd

History and Background

The site is owned by Sbegg LLC of Mechanicsburg, Pennsylvania. The proposed developer is Eden Multifamily of Coconut Grove, Florida. Eden's management team has developed more than 25,000 apartments and are managing 17,000 units today.

Stoneybrook was entitled in the late 1990's by US Homes Corp. The first homes and golf course date from 1999. The golf course is 18 holes and is owned by the same company that owns the adjacent Eastwood Golf Course. The golf maintenance yard is duplicitous as the Eastwood golf maintenance yard, located just north of Stoneybrook with golf access, is proposed to serve both golf courses. The proposed residential development will access Alafaya Trail and will not have any connections into the Stoneybrook community. Further, the nearest Stoneybrook single

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Proposed Action

The site has a future land use designation of Parks and Recreation and is zoned PD as a Part of the Stoneybrook PD. The request is to amend the future land use map to MDR. A concurrent PD rezoning will accompany this request to provide a means of documenting any compatibility measures, if necessary.

There will also be a request to remove a 0.73 and 1.27 acre wetland as a part of the ultimate development request.

Consistency with the Comprehensive Plan

FLU1.1.2

A. The Future Land Use Map shall reflect the most appropriate maximum and minimum densities for residential development. Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay (Scenario 5) and Growth Centers may include specific provisions for maximum and minimum densities. The densities in the International Drive Activity Center shall be those indicated in the adopted Strategic Development Plan.

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*
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This request is for MDR future land use designation for a total of 250 residential units.

FLU1.4.1 Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

The Alafaya Trail corridor south of SR 50 is primarily made up of single family homes; this is especially true south of Lake Underhill Road/Waterford Chase Parkway. There are an estimated 15,000 homes in this area. Of these, 1,462 are apartments or less than 10% of total household supply.

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

The location of the site fronting on Alafaya Trail is compatible for MDR designation. The golf course acts as a physical separation to single family homes over 400' to the north. All access is proposed from Alafaya Trail and Townsend Drive. The MDR residential product provides an alternative living environment for the area.

FLU2.3.1 The design function of roads shall be maintained by coordinating land use, Level of Service standards, and the functional classification of roads.

Alafaya Trail is an arterial roadway with capacity. Please see the Transportation Analysis in Appendix A.

FLU2.3.2 The Future Land Use Map shall reflect a correlation between densities and intensities of development and capacity of the transportation system.

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There is an existing median break on Alafaya Trail as well as access from Townsend Drive.

OBJ FLU8.2 COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

POLICIES
FLU8.2.1 Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on

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C. Floor area ratio (FAR) limitations;
D. Lighting type and location requirements;
E. Tree protection and landscaping requirements including those for infill development; and
F. Parking design

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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.

The proposed MDR designation is not identical to adjacent future land use designations; however, the site location, the remoteness of single family homes, the Alafaya Trail adjacency and the lack of inclusion into the Stoneybrook community are all strong compatibility measures.

Consistency and Compatibility Conclusions

As described above, the comprehensive plan policies are all consistent with this request for an MDR designation. Of particular note are the policies requiring a mix of housing types and the dearth of any type of housing other than single family in the area. The chosen site location, the Alafaya Trail frontage, the remote location from the Stoneybrook community and the accompanying PD application all weigh heavily towards a compatible location for an MDR designation. In our opinion, this request is consistent with the comprehensive plan and compatible with the surrounding area.

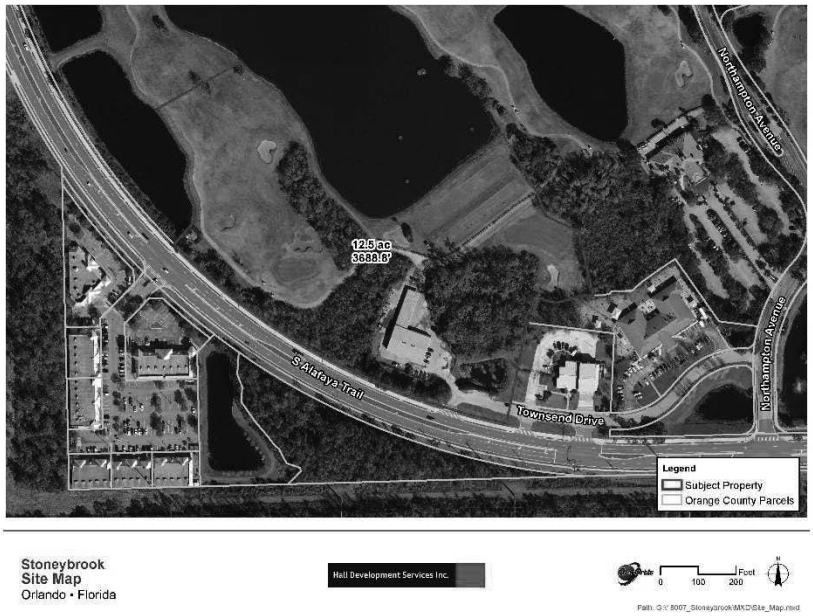
Appendix A

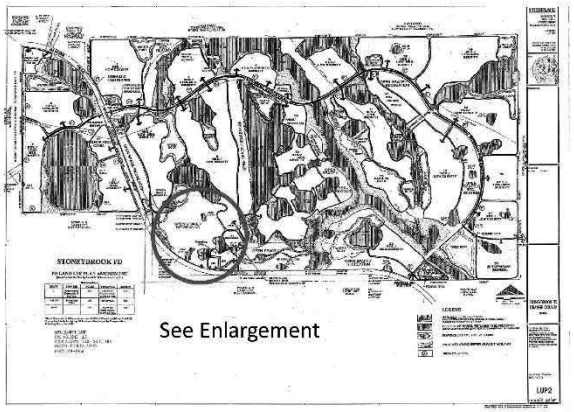
Transportation Analysis

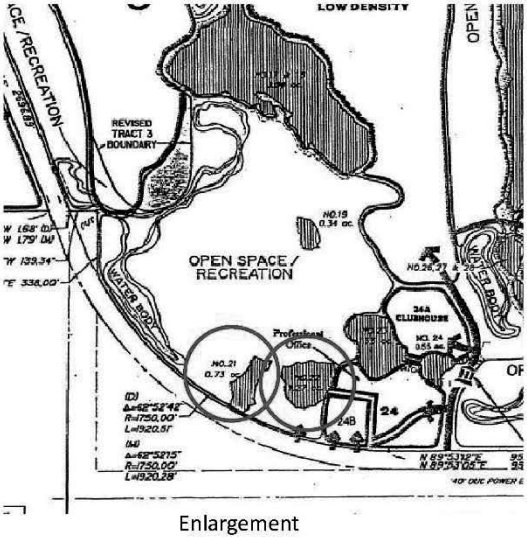
Environmental Assessment

Lot 3B is fully permitted and mass grading, utilities, streets and storm water infrastructure are in place. Thus, all environmental issues including wildlife, topography and floodplain have been satisfied with the current permit and have been resolved to the County's satisfaction.

There are two small wetlands associated with this parcel as seen on the exhibit below. With the PD zoning application, these two wetlands will be requested for impact with corresponding mitigation.







Enlargement

Proposed Wetland Impacts
Alafaya Trail Redevelopment
Orange County, Florida

August 27, 2018
Hall Development Services Inc.

Exhibits

Stoneybrook
Location Map
Orlando ▪ Florida

Hall Development Services Inc.

0 1,200 2,400 Feet

Path: G:\16007_Stoneybrook\MXD\Location_Map.mxd

Stoneybrook
Site Map
Orlando ▪ Florida

Hall Development Services Inc.

0 100 200 Feet

Path: G:\18007_Stoneybrook\MXD\Site_Map.mxd

Alafaya Trail Redevelopment
Current Future Land Use
Orange County ▪ Florida

Hall Development Services Inc.

0 400 800 Feet

Path: G:\18007_Stoneybrook\MXD\Existing_FLU.mxd

Alafaya Trail Redevelopment
Proposed Future Land Use
Orange County ▪ Florida

Hall Development Services Inc.

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SUFFICIENCY RESPONSE

FOR LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

Alafaya Trail Redevelopment Site, Orange County, Florida

Stoneybrook
Location Map
Orlando ▪ Florida

Hall Development Services Inc.

0 1,200 2,400 Feet

Path: G:\18007_Stoneybrook\MXD\Location_Map.mxd

Prepared by:
Jim Hall, AICP, BLA
HallDSi
September 28, 2018

SUFFICIENCY RESPONSE

FOR LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

Alafaya Trail Redevelopment Site, Orange County, Florida

Site Datum

- Property Owner (s): SBEGG LLC
- Parcel Identification Number(s): 01-23-31-0000-00-001
- Acreage: 12.5
- Current Use on the Property: golf course and maintenance
- Current Future Land Use Designation: parks and rec
- Requested Future Land Use Designation: MDR
- Current Zoning: PD
- Requested Zoning: PD
- Proposed Use & Development Program: 250 apartments

A survey is underway and will be provided when complete. The proposed site limits have changed slightly since time of application as seen below:

The proposed site is now 12.5 net acres. The existing wetlands are not needed for the entitlement calculation and, thus, there is not a need to request a Conservation Area Impact Permit. A shape file will be provided with the survey.

The original Agent Authorization is provided.

The OCPS School Capacity Determination is underway and a receipt will be provided.

A floodplain/topographic map is provided below:

Alafaya Trail Redevelopment
Floodplain and Countour Map
Orlando ▪ Florida

Hall Development Services Inc.

0 200 400 Feet

Path: G:\18007_Stoneybrook\MXD\Topo_FP_wetlands.mxd

Please reply with comments.
Sincerely,

Jim Hall AICP, BLA

STATEMENT OF JUSTIFICATION FOR LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

Alafaya Trail Redevelopment Site, Orange County, Florida

August 31, 2018

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- Environmental Concerns: site is already permitted

Introduction

The subject property is located on Alafaya Trail at the intersection with Townsend Drive. This is adjacent to Orange County Fire Station #85 and across Alafaya Trail from the Lifesong United Methodist Church. The site is currently occupied by a portion of Hole #9 of the Stoneybrook Golf Course, a part of the practice area and the golf maintenance yard. The site contains 12.5 acres.

Stoneybrook
Site Map
Orlando ▪ Florida

Hall Development Services Inc.

0 100 200 Feet

Document Path: G:\18007_Stoneybrook\MXD\Site_Map.mxd

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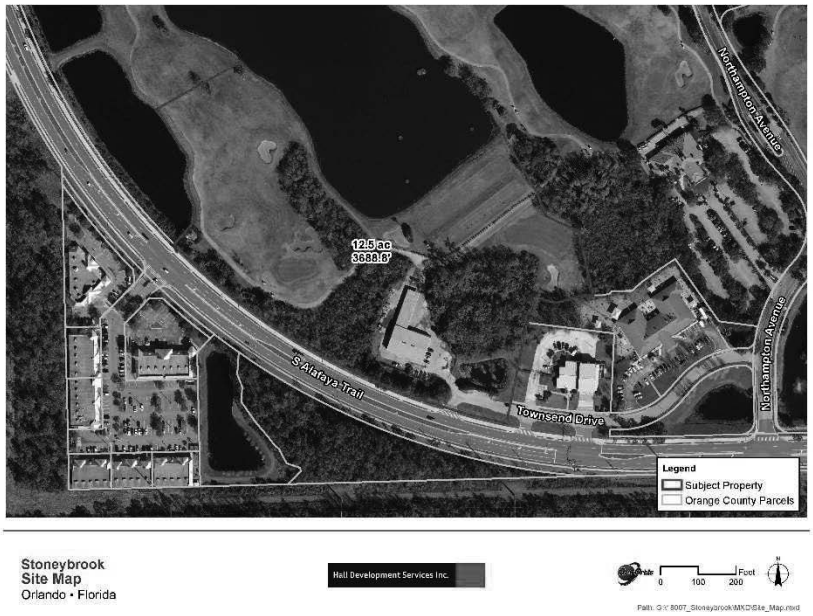

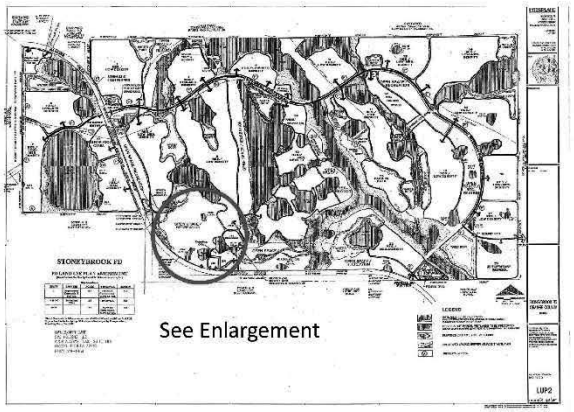

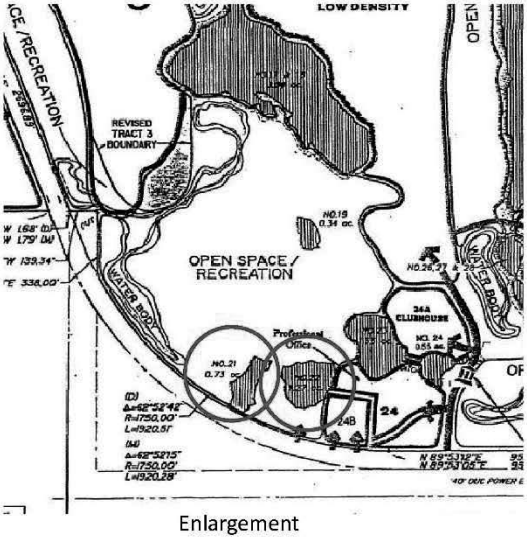

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