

Board of County Commissioners

**2015-2 Regular Cycle Amendments,
Concurrent Rezoning Request,
& Appeal
*Adoption Public Hearings***

**2016-1 Regular Cycle Amendment
*Transmittal Public Hearing***

July 12, 2016



Today's Hearings

Adoption Public Hearings

- Lake Pickett Study Area Framework Policies
- Future Land Use Map Amendment (The Grow)
- PD-Regulating Plan Rezoning (The Grow)
 - Appeal of PZC Recommendations
 - Road Network & Mitigation Agreement
 - Adequate Public Facilities Agreement

Proceedings

- Staff Presentation
- Applicant Presentation
- Appellant
- Public Comment
- Board Action



Today's Hearings

Transmittal Public Hearing

- Future Land Use Map Amendment (Sustany)

Proceedings

- Staff Presentation
- Applicant Presentation
- Public Comment
- Board Action

Board of County Commissioners

**2015-2 Regular Cycle
Privately-Initiated
Text Amendment**

Adoption Public Hearing

July 12, 2016



2015-2 Amendment Process

- **Transmittal Public Hearings**
 - LPA – June 18, 2015
 - BCC – July 28, 2015
- **State and Regional Agency Comments**
 - September 11, 2015
- **Road Agreement Status Discussion**
 - BCC - September 15, 2015
- **Adoption Public Hearings**
 - LPA – April 21, 2016
 - BCC – July 12, 2016



Amendment 2015-2-P-FLUE-1

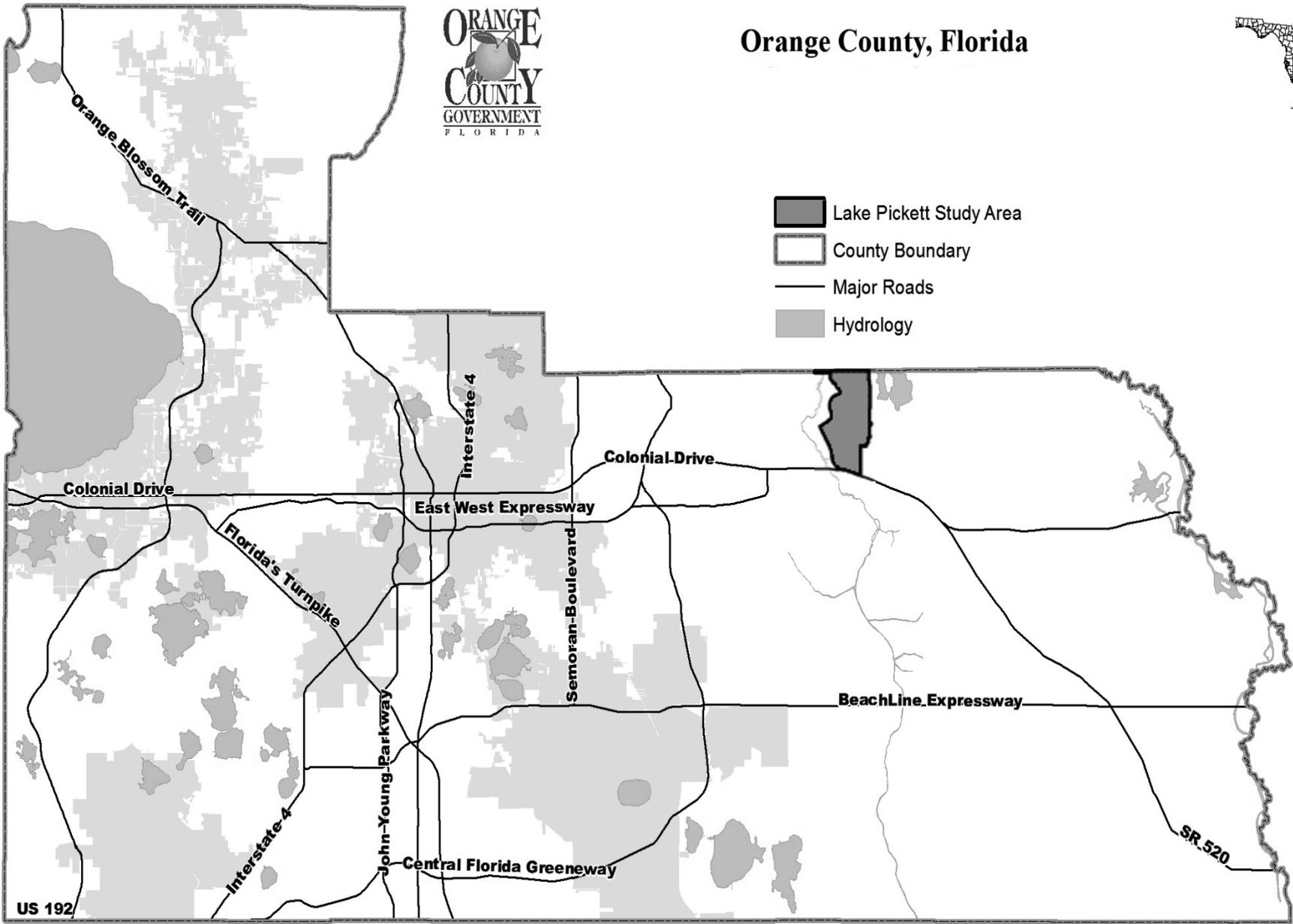
Request: Text amendments to Future Land Use Element, Potable Water Element, Wastewater Element, and Intergovernmental Coordination Element.

Establishment of Map 22 of the Future Land Use Map Series depicting the Lake Pickett Study Area and Communities.

District: **Countywide**



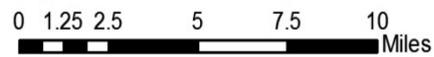
Orange County, Florida



-  Lake Pickett Study Area
-  County Boundary
-  Major Roads
-  Hydrology

US 192

DISCLAIMER:
Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.



Source: Orange County Community, Environmental & Development Services Department Planning Division 2016

Lake Pickett Study Area

McCulloch Road

N Tanner Road

Lake Pickett North

Lake Pickett Rural Settlement

Lake Pickett Road

S Tanner Road

Lake Pickett South

Corner Lake Rural Settlement

Chuluofa Road

E Colonial Drive

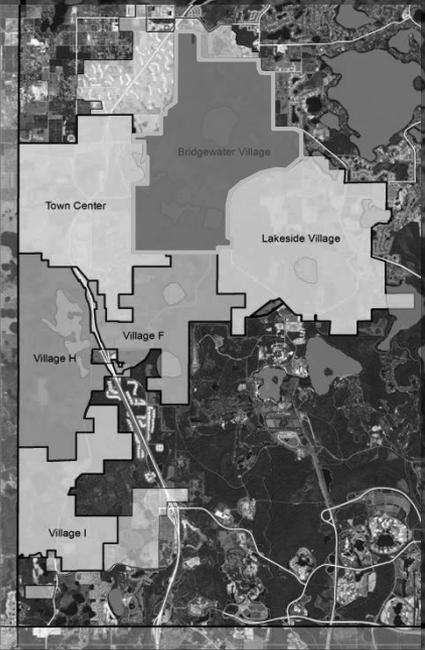
Sunflower Trail Rural Settlement

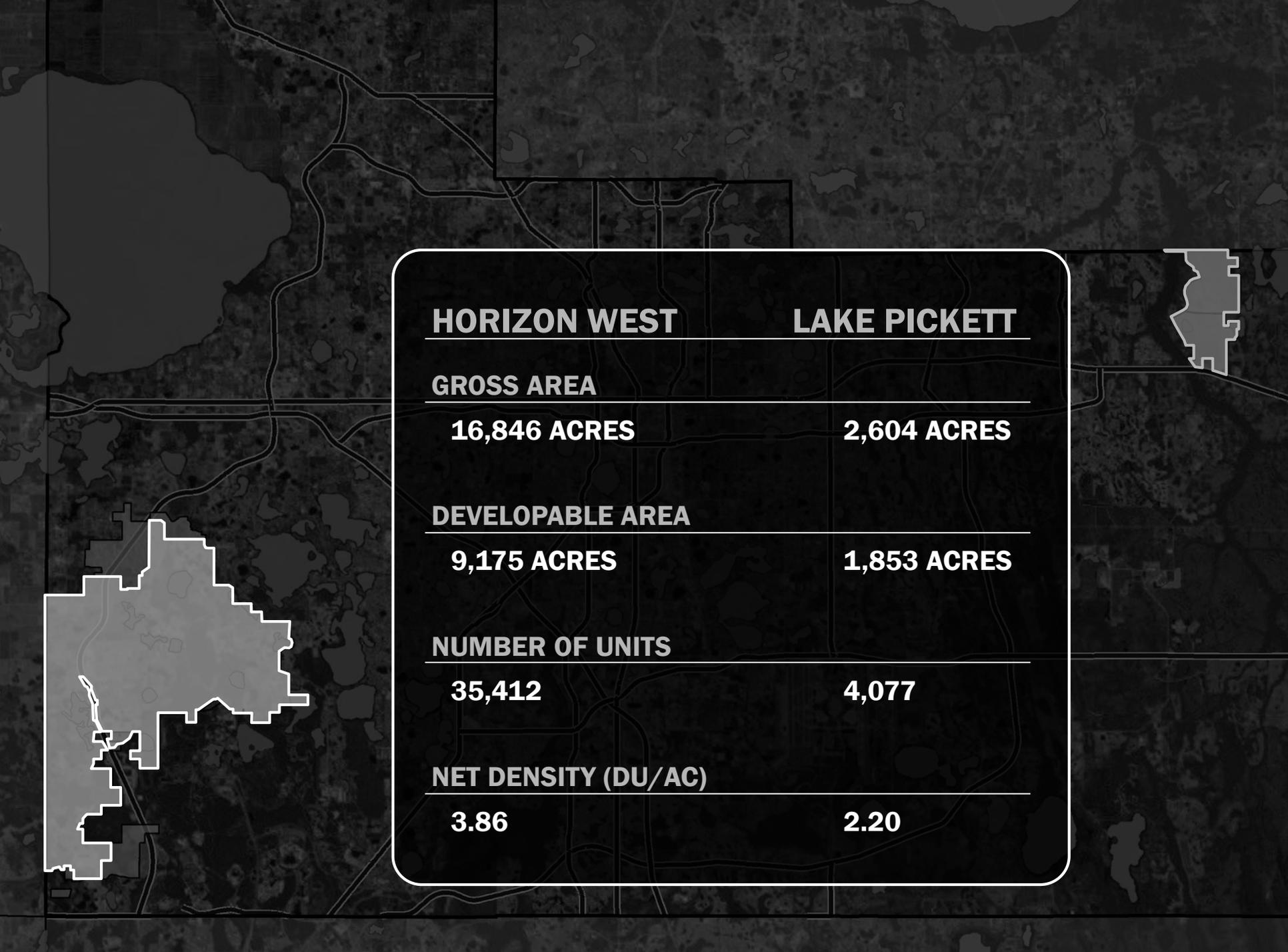












HORIZON WEST

LAKE PICKETT

GROSS AREA

16,846 ACRES

2,604 ACRES

DEVELOPABLE AREA

9,175 ACRES

1,853 ACRES

NUMBER OF UNITS

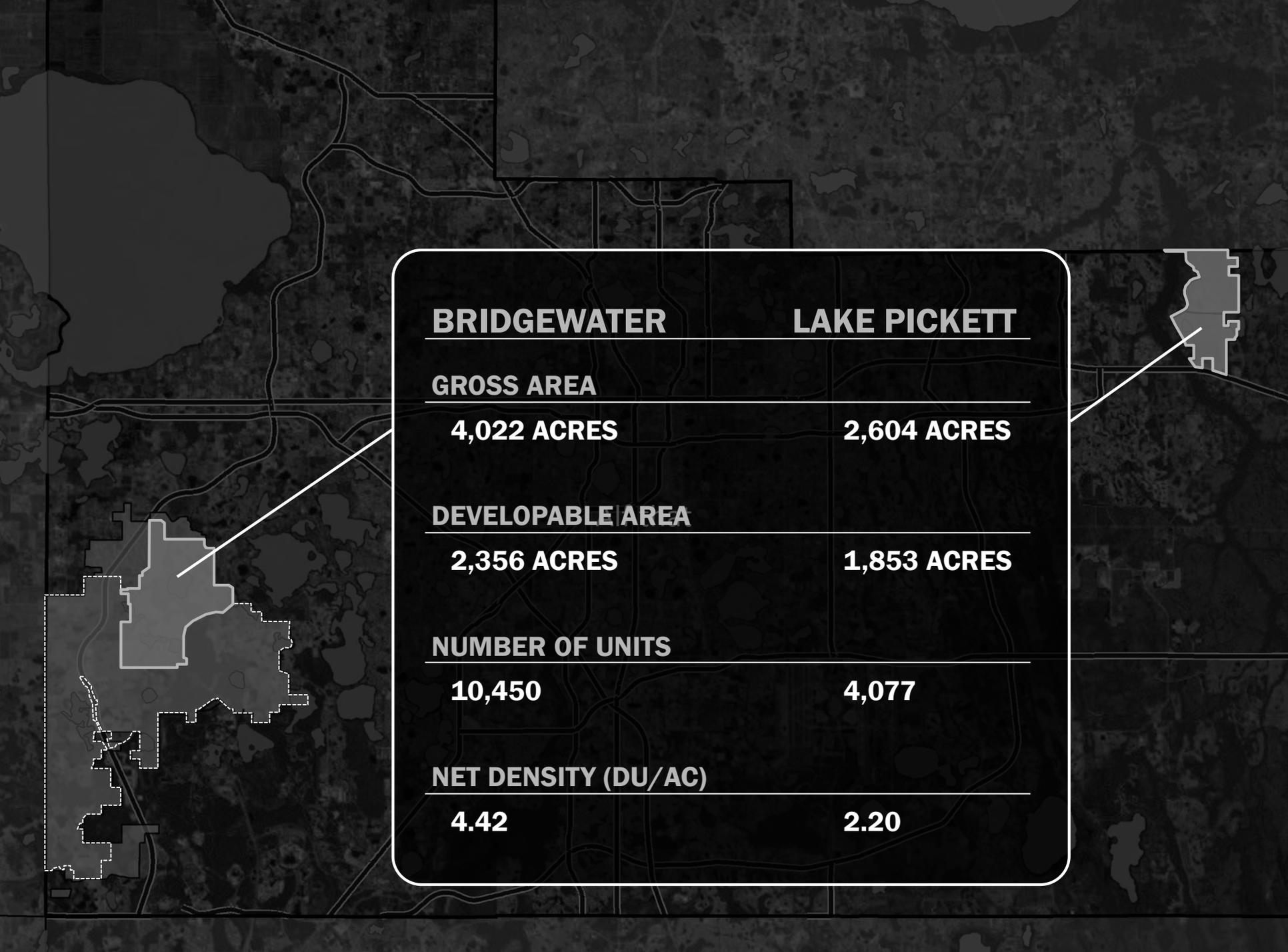
35,412

4,077

NET DENSITY (DU/AC)

3.86

2.20



BRIDGEWATER

LAKE PICKETT

GROSS AREA

4,022 ACRES

2,604 ACRES

DEVELOPABLE AREA

2,356 ACRES

1,853 ACRES

NUMBER OF UNITS

10,450

4,077

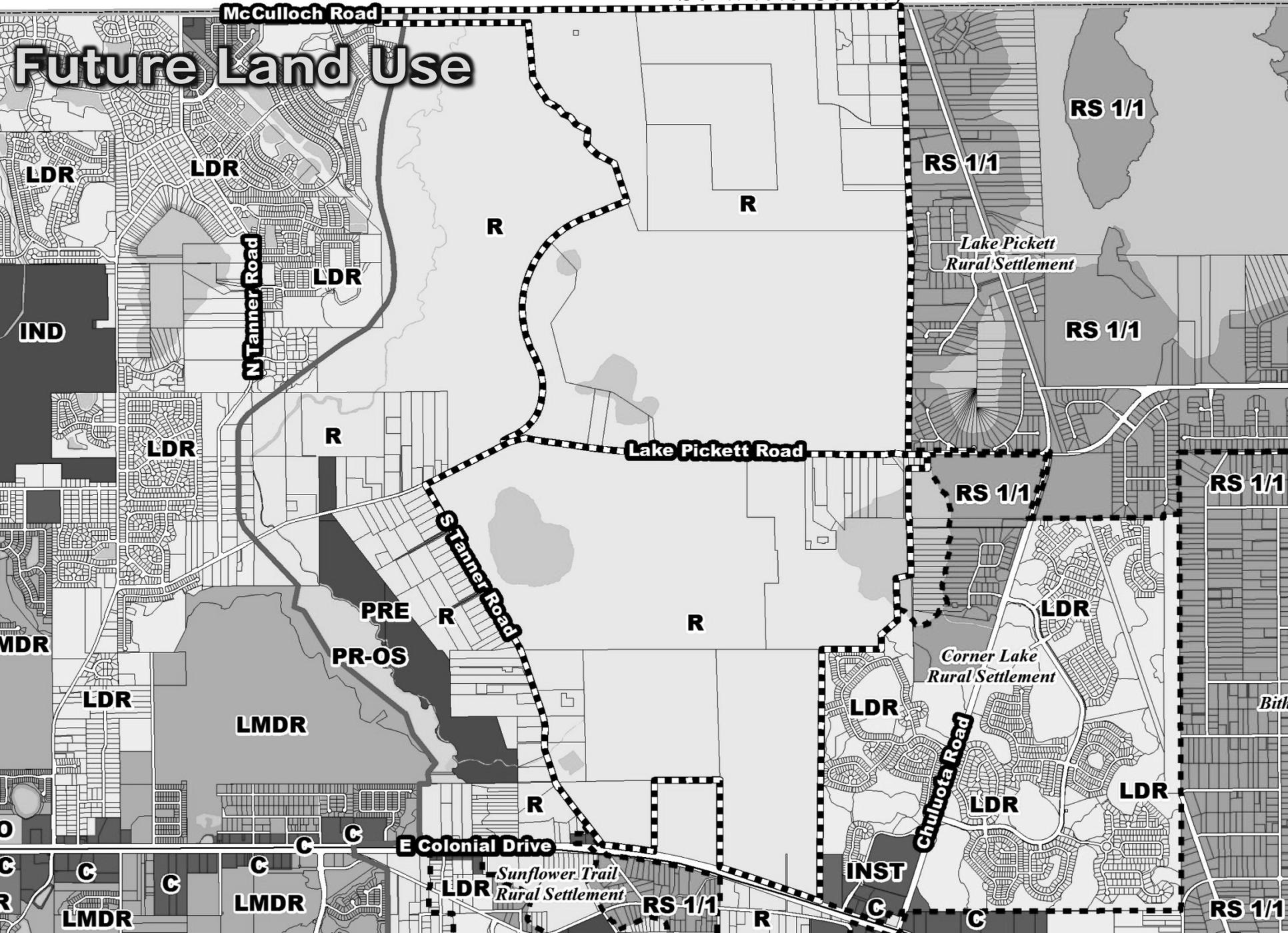
NET DENSITY (DU/AC)

4.42

2.20

McCulloch Road

Future Land Use



LDR

LDR

LDR

IND

LDR

R

R

R

RS 1/1

RS 1/1

Lake Pickett Rural Settlement

RS 1/1

Lake Pickett Road

RS 1/1

RS 1/1

S Tanner Road

PRE

R

R

PR-OS

LDR

Corner Lake Rural Settlement

MDR

LDR

LMDR

LDR

Bith

LDR

LDR

E Colonial Drive

LDR

Sunflower Trail Rural Settlement

RS 1/1

INST

RS 1/1

LMDR

LMDR

LDR

LDR

**Policies apply
to Lake Pickett
Study Area only**





Overview of Policy Amendments

- **GOAL FLU6 revise to promote the management of land uses in the Rural Service Area, including the Lake Pickett (LP) Study Area.**
- **New OBJ FLU6.8 and Policies define LP Study Area; establish LP Guiding Principles; describe Transect Zones; address LP edge transition treatments and other required land use / development components.**
- **New OBJ FLU 6.9 and Policies establish FLUM amendment, Conceptual Regulating Plan (RP), and final RP review and approval procedures.**
- **Other related FLUE, PWE, WWE, and ICE Policy revisions.**



2015-2-P-FLUE-1

CP Transmittal Public Hearing



TRANSMITTAL PACKAGE

- **Conceptual Regulating Plan**
 - Primary roadways
 - General location of uses/T-Zones
 - General location of school sites
- **Development Program**
- **Justification Statement**
- **OCPS Consistency Determination Application**
- **Term Sheet or Transportation Mitigation Framework**
- **Community Meetings**



2015-2-P-FLUE-1

CP Transmittal Public Hearing

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CP Adoption Public Hearing

ADOPTING PACKAGE

- **Conceptual Regulating Plan**
 - Primary roadways
 - Final location of uses/T-Zones
 - General location of school sites
- **Development Program**
- **Executed CEA/school mitigation agreement**
- **Road Network Agreement**



2015-2-P-FLUE-1

CP Transmittal Public Hearing

TRANSMITTAL PACKAGE

- **Conceptual Regulating Plan**
 - Primary roadways
 - General location of uses/T-Zones
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CP Adoption Public Hearing

ADOPTING PACKAGE

- **Conceptual Regulating Plan**
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 - General location of school sites
- **Development Program**
- **Executed CEA/school mitigation agreement**
- **Road Network Agreement**

Rezoning Public Hearing

REZONING PACKAGE

- **PD-Regulating Plan**
 - Transportation Network
 - Identify school sites
 - Open Space
 - Phasing Plan
 - Performance standards
- **Final development program**
- **Road Network Agreement**
- **APF Agreement**



Post-Transmittal Policy Changes

Transportation-Related Text Changes:

- Policy FLU6.8.11 - Amend to require two (2) full intersections between the Lake Pickett South and Lake Pickett North communities
- OBJ FLU6.9 and Policies FLU6.9.3 & FLU6.9.4 - Amend to clarify transportation funding and agreement requirements
- Policy FLU6.9.5 – Add to require completion of an East Orange/Area-wide Transportation Study by December 2017



Post-Transmittal Policy Changes

Other Text and Map Changes:

- Policy FLU6.9.9 - Adjust required size of neighborhood "Central Focal Points" to an average of 1-acre
- Policy FLU6.8.15 - Add per-acre school impact fee credit values
- Policy FLU8.1.4 – Limits the amount of development
- Policy ICE1.18.5 – Requires greater coordination between Seminole and Orange Counties



Newly Proposed Policy Changes

Revise Policy FLU6.8.2:

- **T4 Center:** Consists of lands developed with a mix of residential (single-family attached, and vertically integrated uses) and non-residential uses, including commercial, office, service, and civic uses that serve a Lake Pickett community as well as the surrounding area. Residential density and non-residential intensity shall be calculated on the net developable acreage (gross acreage less natural waterbodies and wetlands). The average residential density within the overall T4 Center shall not exceed 6.0 units per acre, and the average non-residential intensity within the overall T4 Center shall not exceed a 0.15 Floor Area Ratio (FAR). Although density and intensity within specific T4 development tracts may exceed the maximum average of the overall T4 Center, higher concentrations of development ~~A minimum average density of is 5DU/residential tract acre and a maximum average density of 12 DU/acre shall be provided within all designated residential tracts. A maximum FAR of 1.0 shall be provided within all non-residential tracts. Higher density residential uses, as well as commercial, office, and service uses,~~ shall be located in the most southerly portion of the Lake Pickett Study Area, adjacent to SR 50, at a maximum FAR of 1.0. Multi-family complexes shall be prohibited.



Newly Proposed Policy Changes

Revise Policy FLU6.9.2(B):

- B. Development Program:** The proposed community development program shall show unit counts and average densities and intensities by Transect Zone and their phasing, if applicable, and it shall be included and adopted as part of a Lake Pickett PD-RP and their totals incorporated into Policy FLU8.1.4. The development program shall be substantially consistent with the program submitted with a CRP and approved with a LP FLUM amendment, with revisions necessary to reflect any changes to the Transect Zones boundaries or as required for consistency with the provisions of the Regulating Plan and required Agreements. Any request to increase the development totals for a Lake Pickett PD-RP, as listed in FLU8.1.4, must be approved through an application to amend the Comprehensive Plan.



Newly Proposed Policy Changes

New Policy FLU6.9.6:

In an effort to preserve the existing Chuluota Road buffer to the maximum extent possible, in the event the existing buffer is adversely impacted by County roadway expansion the County shall, in accordance with its usual policies and procedures, endeavor to provide a buffer between the expanded roadway and adjoining communities. In the event such buffer does not reasonably shield the roadway from view of adjoining communities, the County shall act to reasonably shield the expanded roadway from view. Such shielding shall, to the extent reasonably possible, be accomplished through the use of trees, enhanced landscaping, and/or other vegetation. For other roadway improvements in the Lake Pickett Overlay, the County will endeavor to maintain existing buffers and will consider similar compatibility measures on a case by case basis.

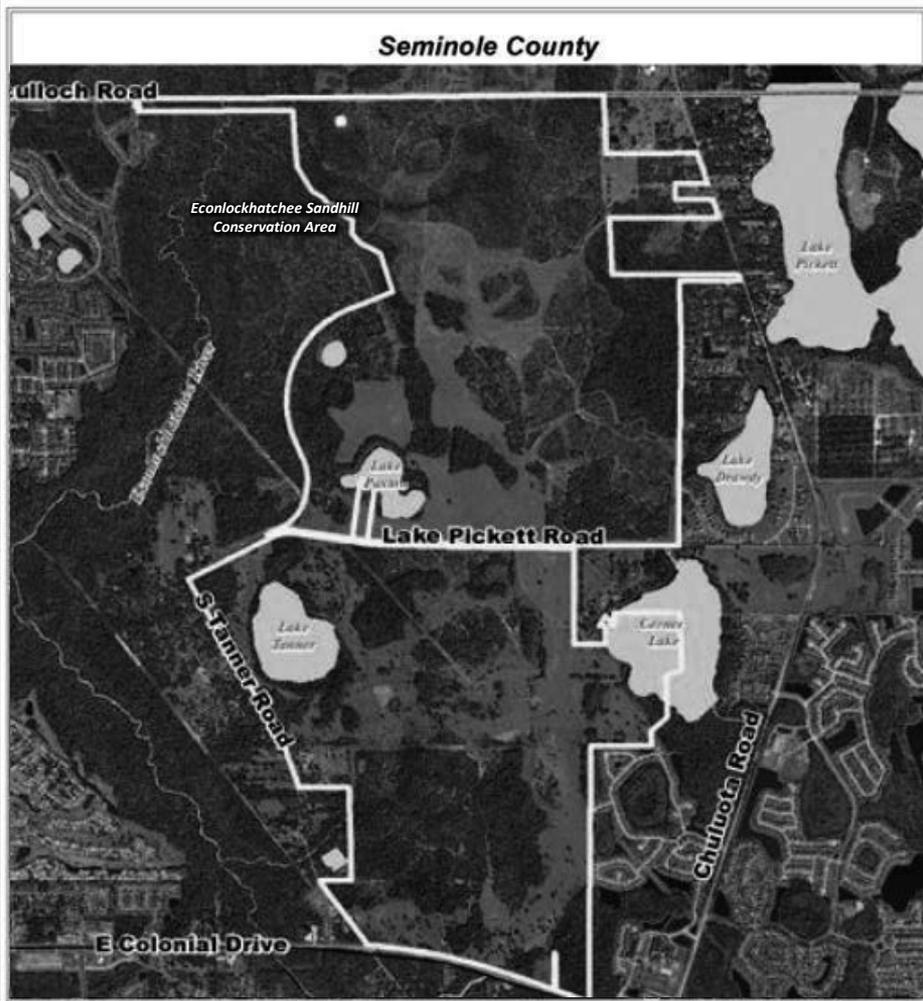


FLUM Series - Map 22 Changes

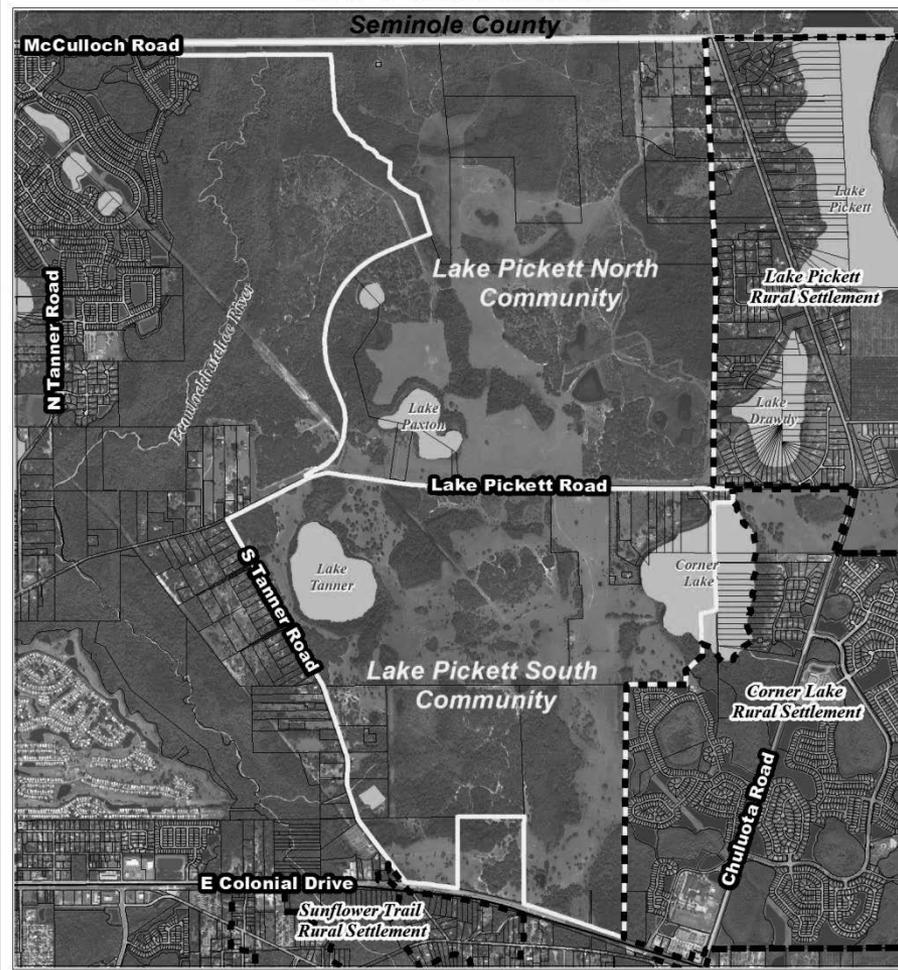
Transmitted

Updated

Map 22 Lake Pickett Boundary



Map 22 Lake Pickett Study Area and Communities





Amendment 2015-2-P-FLUE-1 Lake Pickett Study Area

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2015-2-P-FLUE-1**

Board of County Commissioners

**2015-2 Regular Cycle
Privately-Initiated
Future Land Use Map Amendment**

Adoption Public Hearing

July 12, 2016



Amendment 2015-2-A-5-1

- Agent:** Dwight Saathoff, Project Finance and Development
- Owners:** New Ideas, Inc.; Banksville of Florida, Inc.; Robert Lopez Trust; and Nivesa of Florida
- Request:** Rural 1/10 (R) to Lake Pickett (LP) (a proposed new Future Land Use Map designation)
- Acreage:** 1,187.5 gross / 835 developable acres
- Proposed Use:** 2,078 DU; 172,000 sq. ft. non-residential; 292.3 ac. open space; 20-ac. community park; 13-ac. elementary school; and 3-ac. utility tract.

Aerial



LAKE PICKETT ROAD

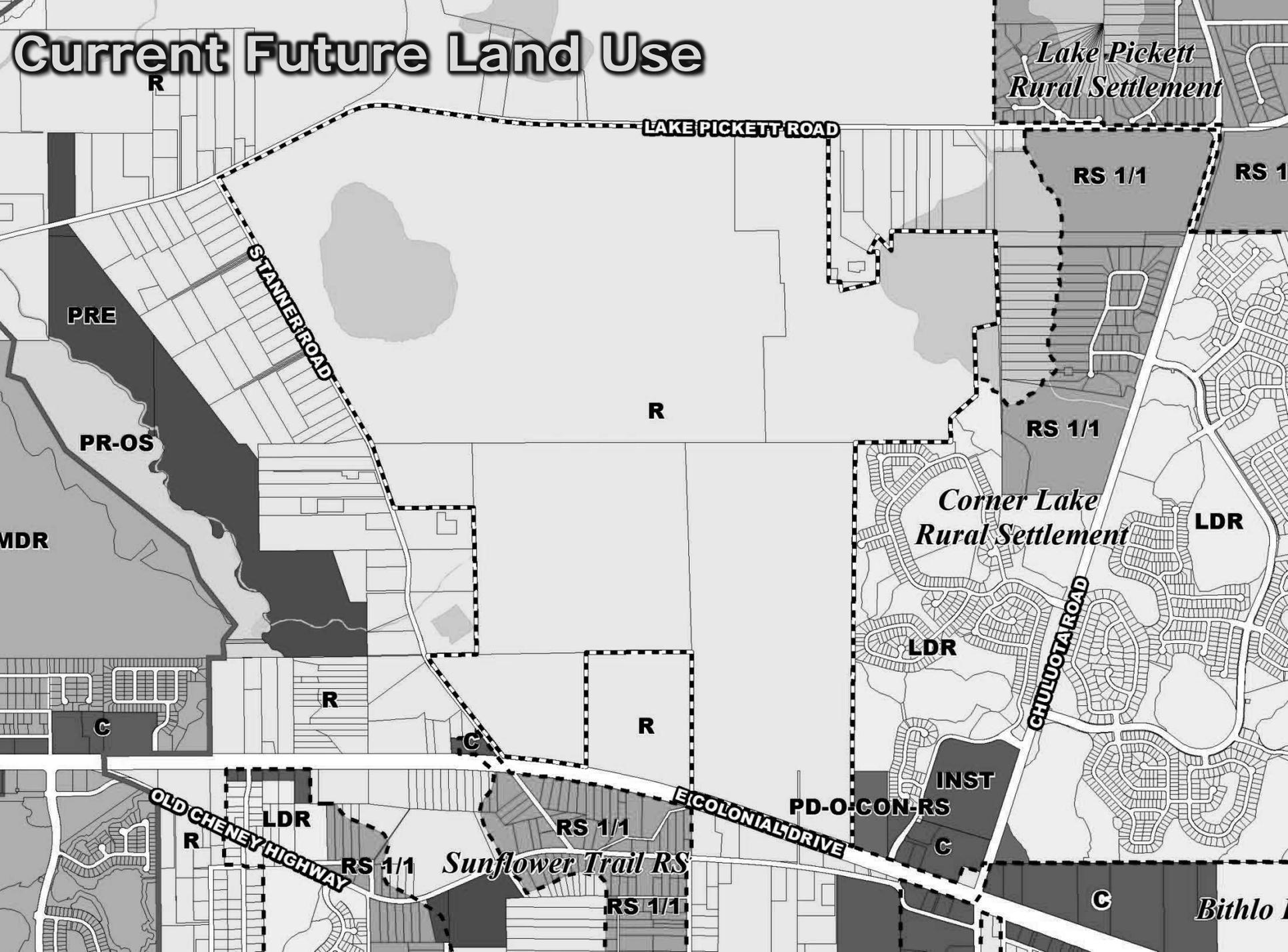
STAINER ROAD

CHULUOTA ROAD

OLD CHENEY HIGHWAY

E COLONIAL DRIVE

Current Future Land Use



Proposed Future Land Use

Removal of "Byrdley Property" (~48 acres)





Amendment 2015-2-A-5-1

Post-Transmittal Application Changes

▪ Reduced Development Program

	Transmittal	Adoption	Total Change
Gross Acreage	1,237 ac	1,187.50 ac	- 49.5 ac
Developable Acreage	894 ac	835 ac	- 59 ac
Residential Units	2,256 du	2,078 du	- 178 du
Residential Net Density	2.52 du/ac	2.49 du/ac	- .03 du/ac
Non-Residential Sq. Ft.	237,000 sq. ft.	172,000 sq. ft.	- 65,000 sq. ft.



Amendment 2015-2-A-5-1

The GROW

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU6, OBJ FLU6.8, Policies FLU6.8.1 – 6.8.15, OBJ FLU 6.9, Policies 6.9.1 – 6.9.4, FLU1.4.2, FLU8.2.1 and FLU8.2.11);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2015-2-A-5-1, Rural 1/10 (R) to Lake Pickett (LP) (a proposed new Future Land Use Map designation).**

Board of County Commissioners

**Rezoning Request
& Appeal**

Adoption Public Hearing

July 12, 2016

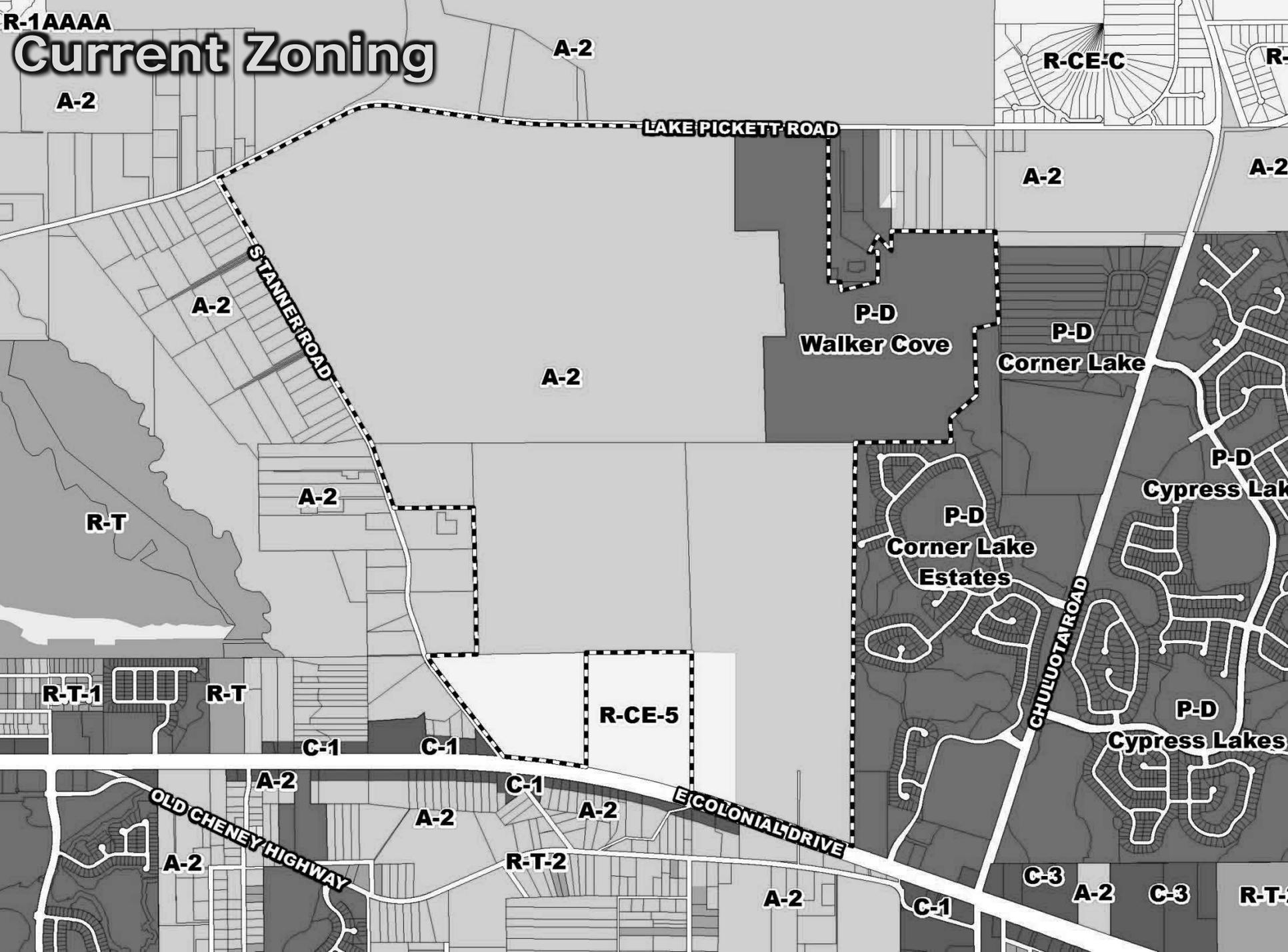


LUP-16-01-002

- Applicant:** Dwight Saathoff, Project Finance and Development
- From:** A-2 (Farmland Rural District), R-CE-5 (Rural Country Estate Residential District) and PD (Walker Cove Planned Development)
- To:** The Grow PD-RP (Planned Development – Regulating Plan)
- Location:** North of E. Colonial Dr., south of Lake Pickett Rd., east of S. Tanner Rd., and west of Chuluota Rd.
- Acreage:** 1,875.5 Gross Acres / 835 Developable Acres
- District:** 5
- Proposed Use:** 2,078 DU; 172,000 non-res. sq. ft.; and other facilities and project amenities

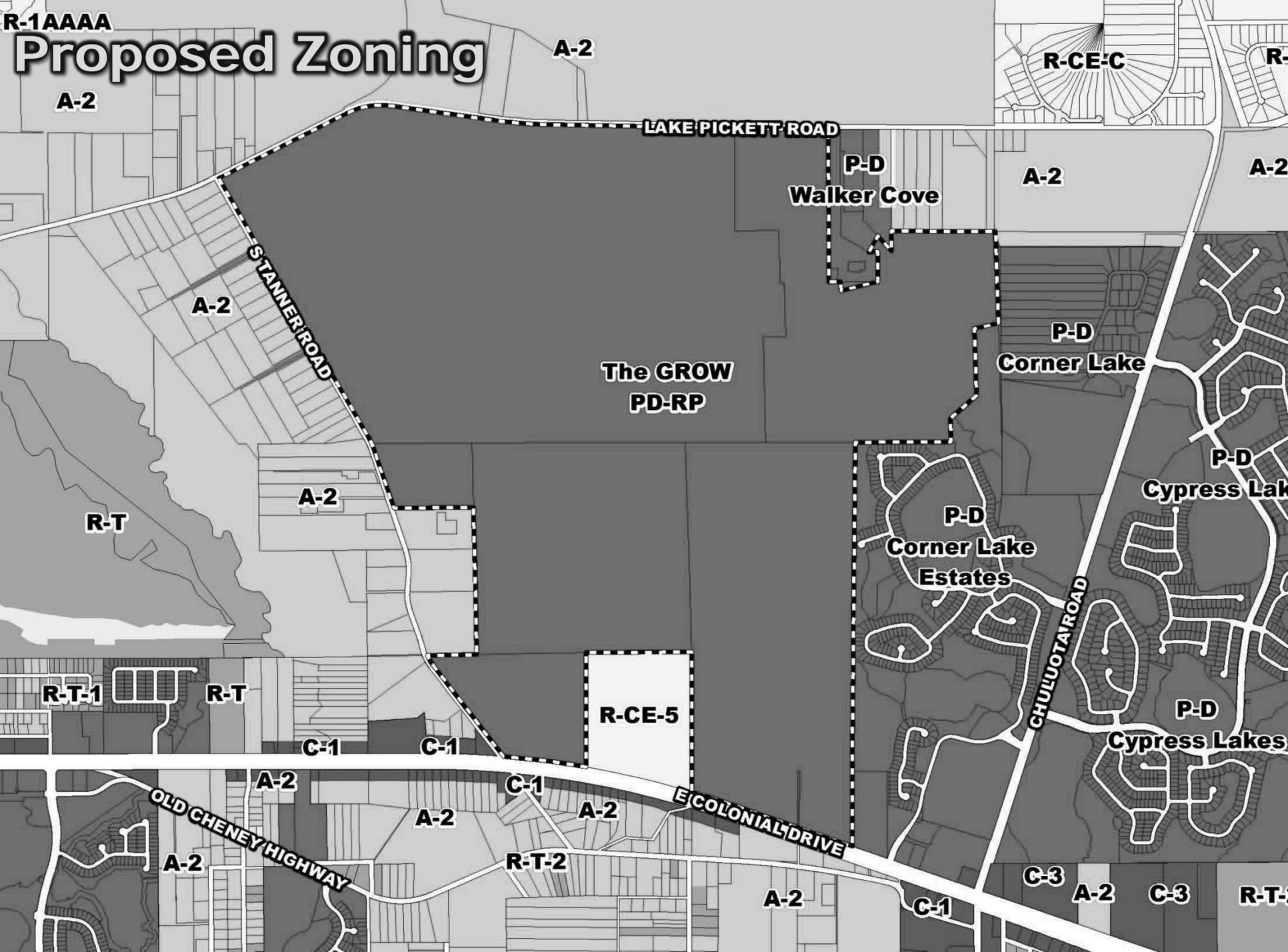
R-1AAAA

Current Zoning



R-1AAAA

Proposed Zoning



A-2

R-CE-C

A-2

LAKE PICKETT ROAD

P-D

Walker Cove

A-2

A-2

A-2

S TANNER ROAD

The GROW
PD-RP

P-D

Corner Lake

R-T

A-2

P-D

Cypress Lakes

P-D

Corner Lake
Estates

R-T-1

R-T

P-D

Cypress Lakes

R-CE-5

C-1

C-1

CHULUOTA ROAD

OLD CHENEY HIGHWAY

A-2

A-2

C-1

A-2

E COLONIAL DRIVE

R-T-2

A-2

C-1

C-3

A-2

C-3

R-T-

Conceptual Regulating Plan

LEGEND

- T1/Wetlands
- T1/Buffer
- T2
- T3
- T4
- Loop Road
- Connector
- Local Street
- Alley
- Trail
- Edible Landscape Trail
- Central Focal Point (CFP)/ Open Space
- Working Farm/ Community Garden (CG)
- Elementary School
- Stormwater Pond



Final Regulating Plan

LEGEND

T1 (0.0 du/acre)

-  T1 Wetlands
-  T1 Natural
-  Working Farm/Community Garden (CG)

T2 (2.0 du/acre)

-  T2

T3 (4.0 du/acre)

-  T3 Restricted (min. 50' lot)
-  T3 Standard (min. 40' lot)
-  T3 Transition (min. 32' lot)
-  T3 Potential Townhome (min. 20' lot)

**T4 (min. avg. 5 du/acre* max. 12.0 du/acre)
*per residential acre**

-  T4

Central Focal Point (CFP)/ Open Space

-  CFP/Open Space

Wetland Buffer

-  Wetland Buffer

Adequate Public Facilities (APF)

-  APF

Stormwater Facilities

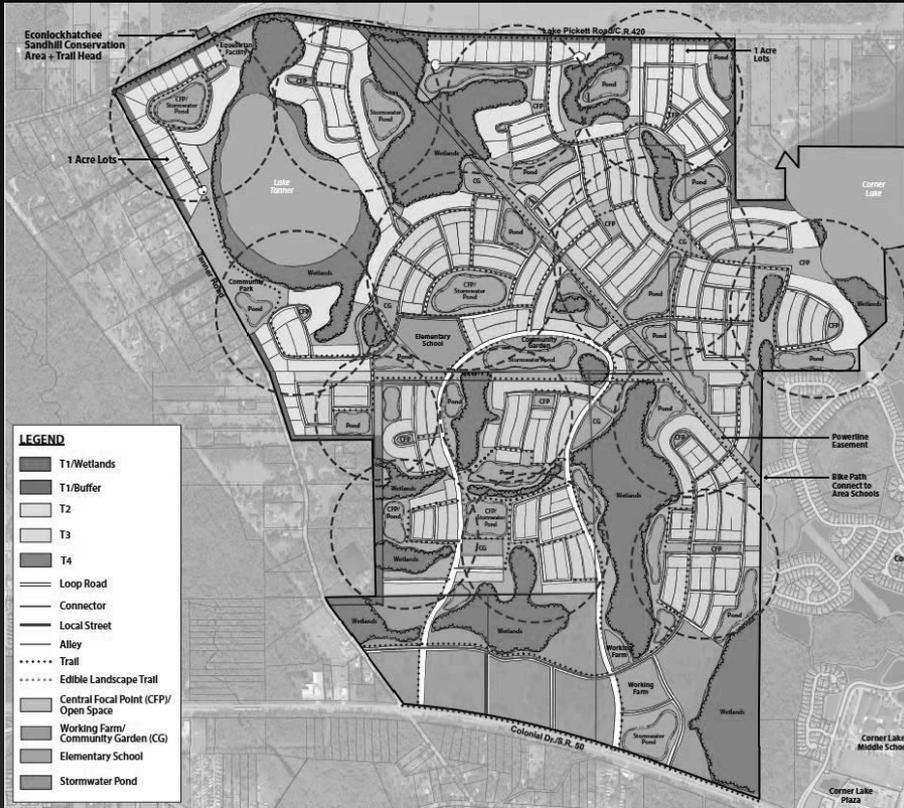
-  Stormwater Facilities



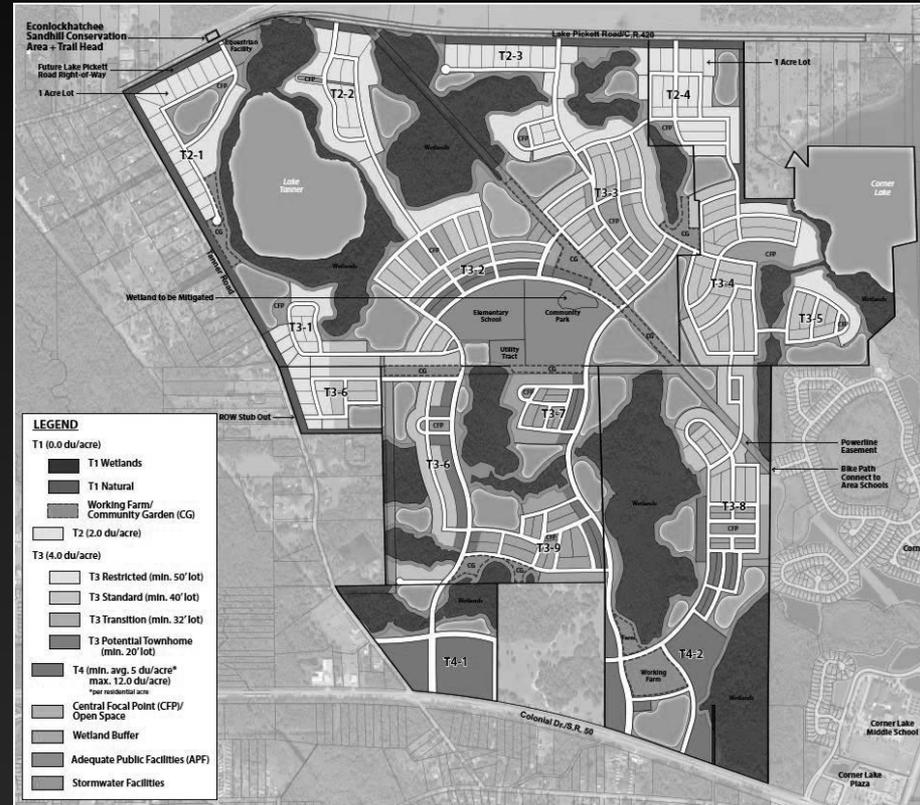


LUP-16-01-002

Conceptual RP



Final RP





LUP-16-01-002

Conceptual / Final RP Comparison Development Program by Transect Zone

	Conceptual	Final	Total Change
T1	Zero (0) Units	Zero (0) Units	N/A
T2	367 Units	223 Units	- 144 Units
T3	1,634 Units	1,734 Units	+ 100 Units
T4	255 Units 237,000 Sq. Ft.	121 Units 172,00 Sq. Ft.	-134 Units - 65,000 sq. ft.
APF	23 Acres	38 Acres	+ 15 acres
Total	2,256 Units 237,000 Sq. Ft. 23 APF Acres	2,078 Units 172,000 sq. ft. 38 APF Acres	- 178 Units -65,000 sq. ft. + 15 APF Acres



The Grow PD-Regulating Plan

Form-Based Standards

- Intent & Purpose
- Transects
- Street Types
- Uses
- Green Infrastructure
- Landscaping, Lighting & Parking
- Signage
- Over 40 Graphics/Exhibits





Lot Design Standards

Table 2.5(1): T2 and T3 Development Standards

BUILDING SITING	T2/T3 PERIMETER LOTS	T2	T3	T3 POTENTIAL TOWNHOMES ¹
Minimum Lot Width	125' ²	60'	50' (T3 Restricted) 40' (T3 Standard) 34' (T3 Transition)	20'
Minimum Lot Depth	varies	100'	65'	70'
Minimum Living Area	1,500	1,500	1,000	1,000
Setbacks				
Front	25'	10'	10'	10'
Side	25'	5'	5'	0' 7' - end units 10' - side street
Rear	20'	N/A	N/A	N/A
Front Loaded Garage (Front)	25' ³	20' from ROW ⁴	20' from ROW ⁴	N/A
Front Loaded Garage (Rear) ⁷	N/A	20'	20'	N/A
Rear Loaded Garage (Rear Principal)	N/A	3' or 18' ⁵	3' or 18' ⁵	3' or 18' ⁵
Lakefront	50' from NHWE	50' from NHWE	50' from NHWE	50' from NHWE
Maximum Impervious Coverage	40%	70%	90%	90%
Maximum Overall Height	2 stories	2 stories ⁶	2 stories ⁶	2 stories

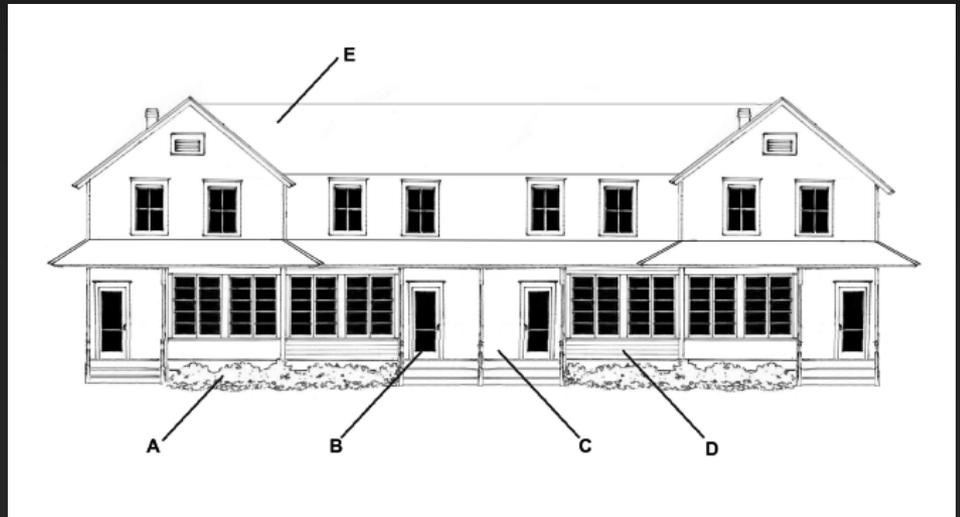
Notes:

- 1/ Townhomes shall be limited to a maximum of 6 units per building.
- 2/ Minimum Lot Widths along Tanner Road shall be 165 feet.
- 3/ Perimeter lot garages may not be closer to right-of-way than the rest of the house facade.
- 4/ Front loaded garages must be recessed a minimum of 8 feet behind the house

- front facade or qualifying porch.
- 5/ 18' if driveway is provided.
- 6/ Rooftop decks are permitted including overhead canopies.
- 7/ Accessory structures must be 5' from sides and rear, and are not permitted in the front setback area.



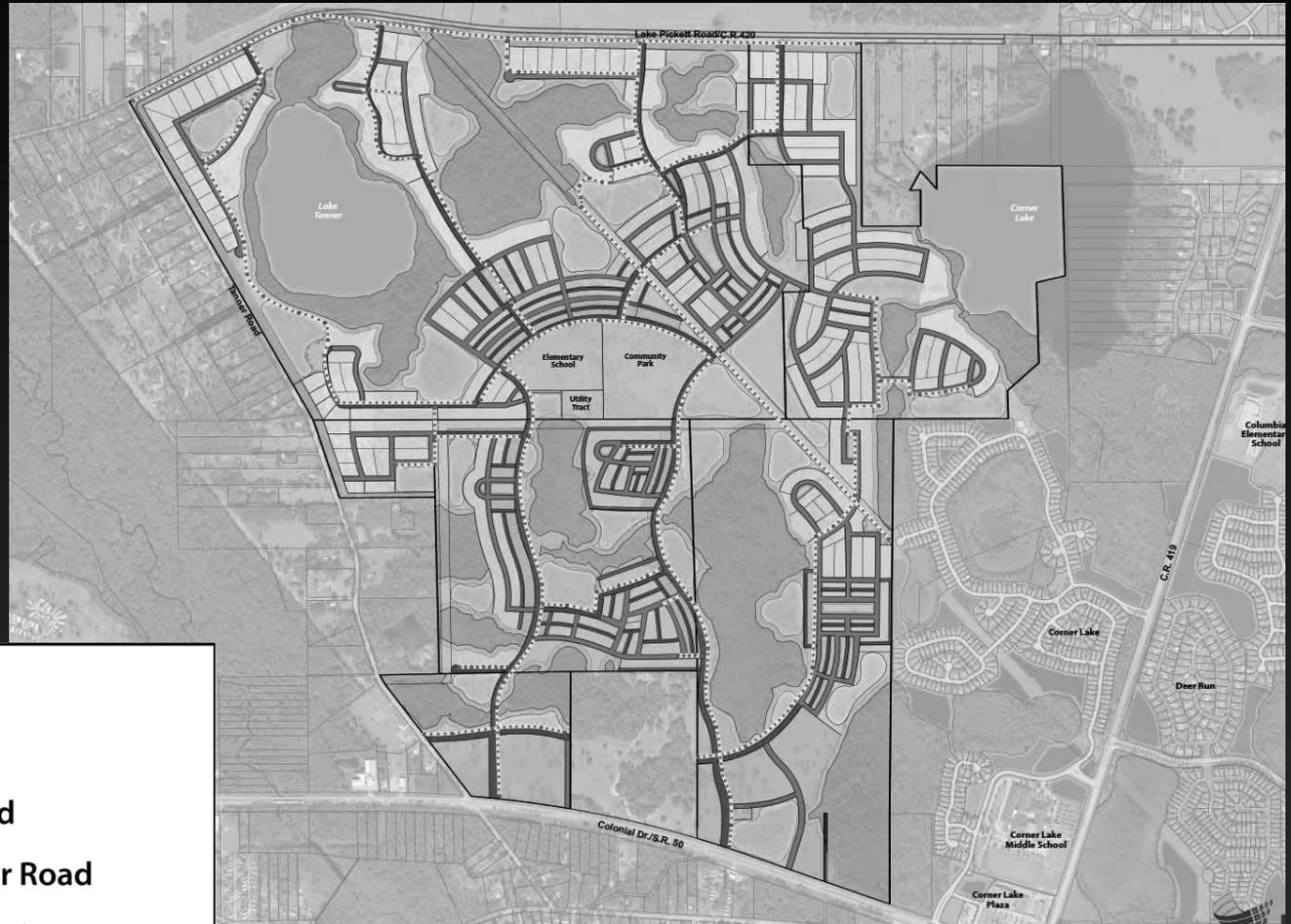
Architectural Standards





Street Hierarchy

Road/ Pedestrian Network



LEGEND

-  Avenue
-  Loop Road
-  Connector Road
-  Local Street
-  Farmer's Market Street
-  Alley
-  Trail/Bike Lane



Street Cross-Sections

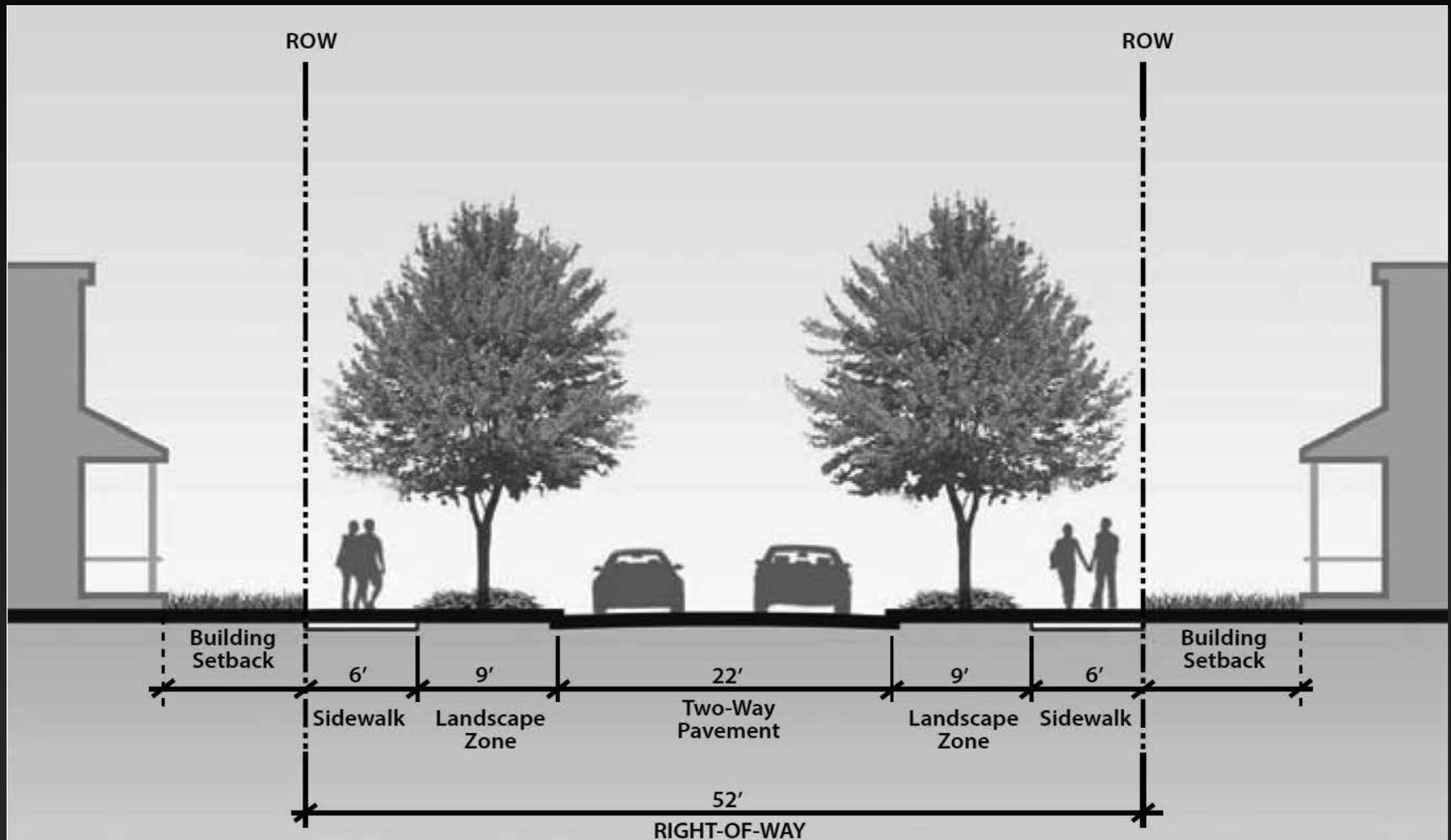


Figure 3.7(1). Local Street Cross Section

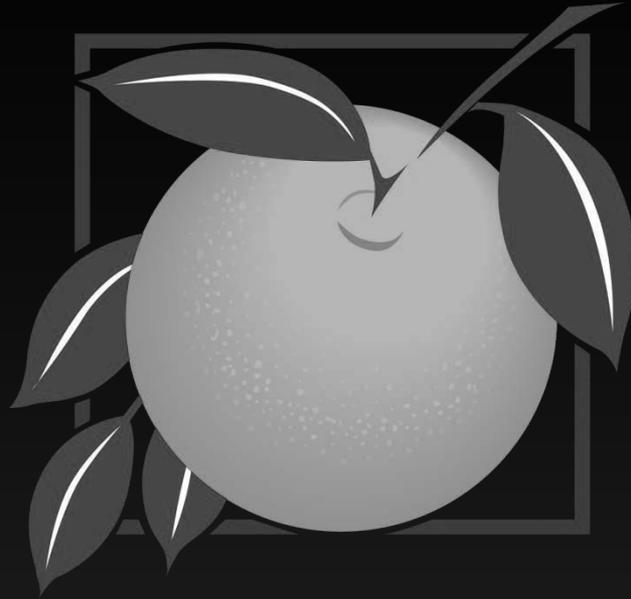


LUP-16-01-002

Condensed Use Tables by Transect Zone

Table 4.1 Uses by Transect

Uses	TRANSECTS			
	T1	T2	T3	T4
Residential				
Single Family Homes, detached		P	P	P
Garage Apartments/Granny Flats		P	P	P
Screen Rooms		P	P	P
Screen Enclosures		P	P	P
Home Occupations		P	P	P
Family Foster Homes		P	P	P
Townhomes, attached			P	P
Zero Side Yard Development				P
Residential Care				P
Civic				
Assembly		P	P	P
Hospital & Clinic				P
Library/Museum/Post Office				P
Police & Fire				P
Retail & Commercial				
Hotel/Inn				P
Neighborhood General Retail				P
Craftsman Retail (20,000 sf Max)				P
Service				
Neighborhood and General Services				P
Office				
Office				P
Agriculture				
Farmer's Market				P
Hand-Tendered Farms	P	P	P	P
Yard Garden	P	P	P	P
Community Gardens	P	P	P	P
Roof Gardens			P	P
Indoor & Outdoor Recreation				
Dance schools and studios				P
Bowling alley				P
Health spas, exercising centers, aerobic classes				P

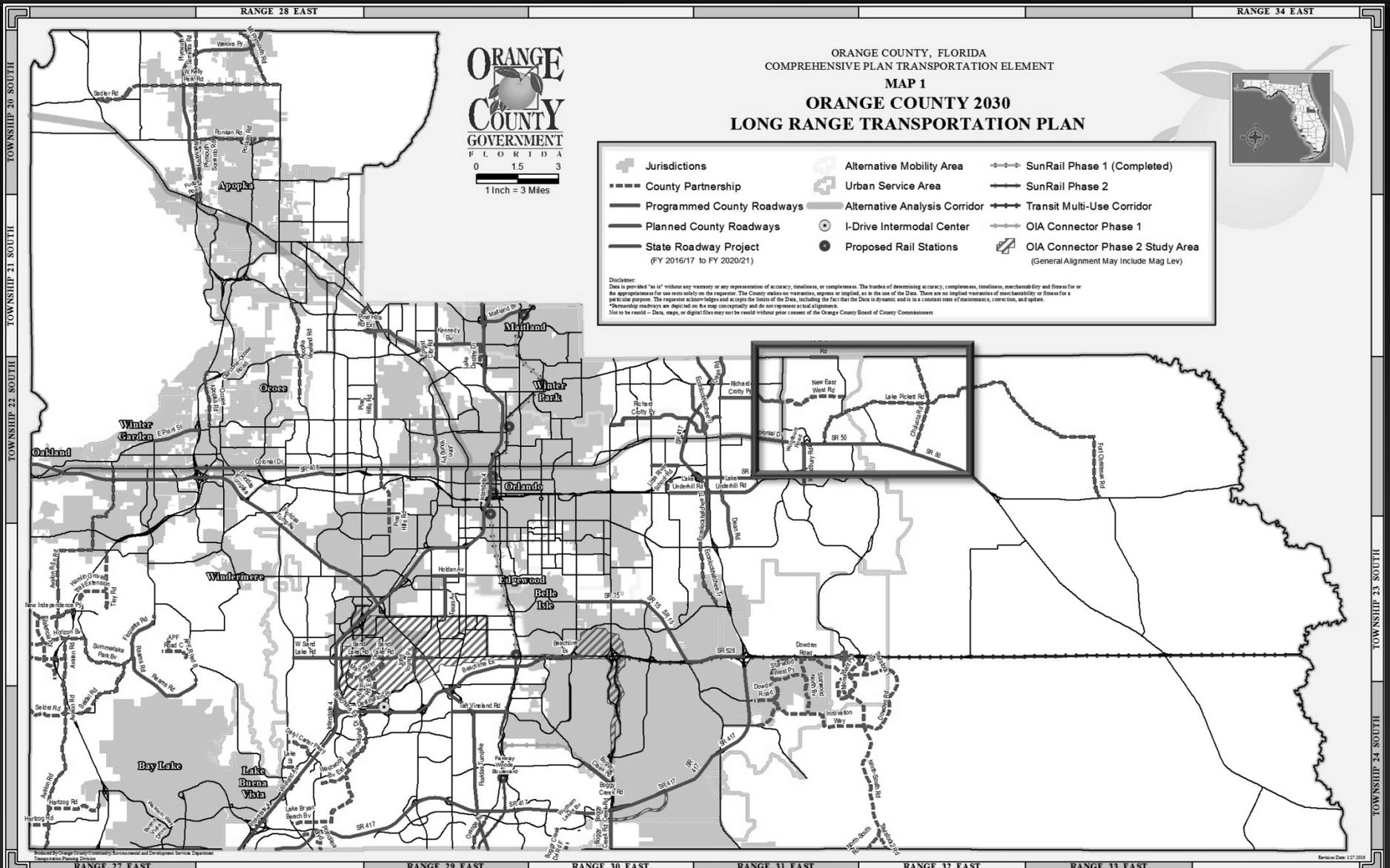


Transportation Overview

July 12, 2016

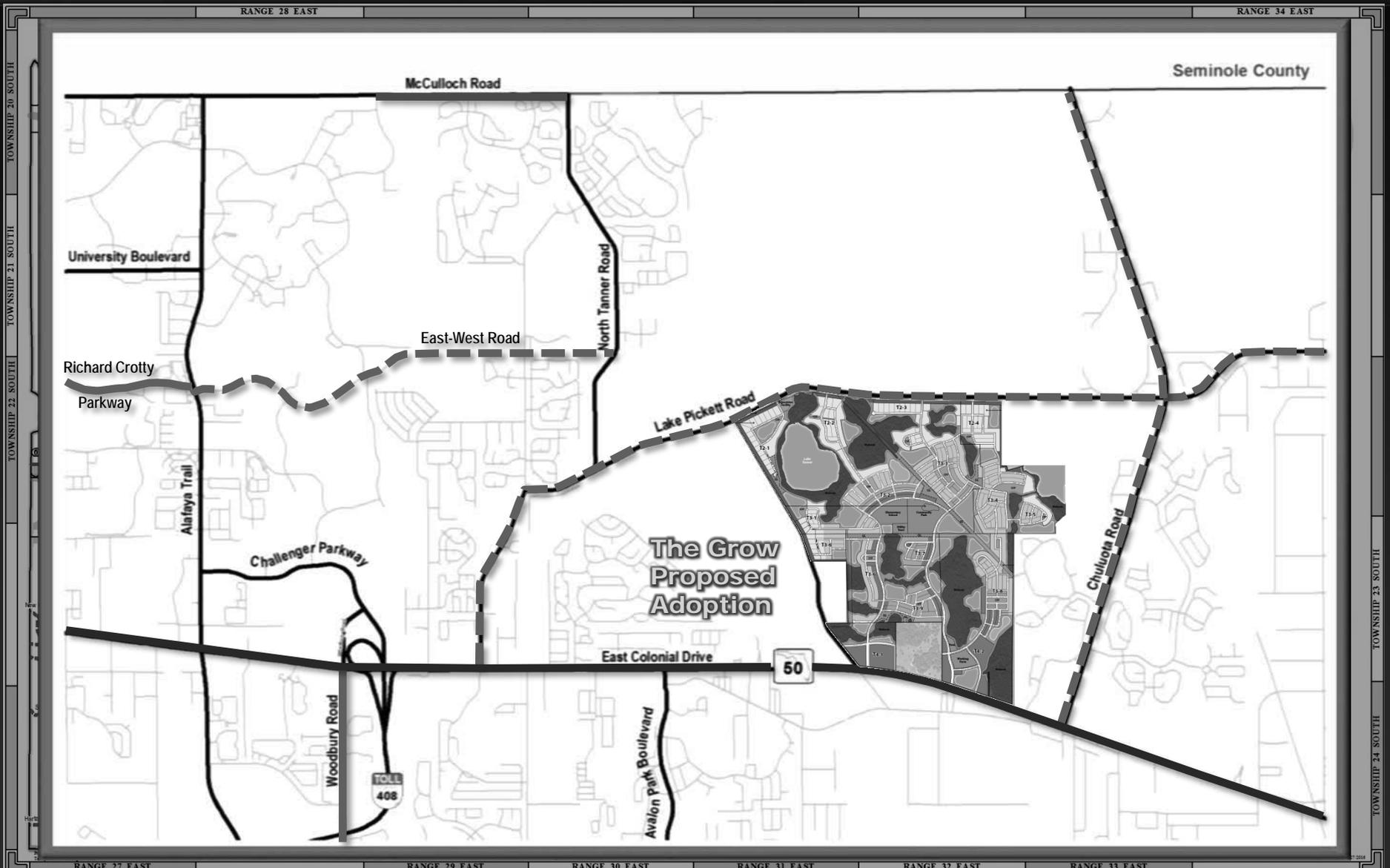


Long Range Transportation Plan





Long Range Transportation Plan





The Grow Infrastructure Plan

- **Road Network and Mitigation Agreement**
 - **Proposed Infrastructure and Concurrency Plan**
 - **Advance SR 50 funding from Chuluota Road to Lake Pickett Road (\$16 Million)**
 - **Release 863 non residential trips and 250 residential trips upon payment**
 - **Release 250 residential trips at 50% mark of SR 50 construction phase**
 - **Release 671 residential trips at 100% mark of SR 50 construction phase**
 - **Upon full payment of \$12 million towards widening of Chuluota Road:**
 - **Development shall be deemed to have satisfied transportation requirements**
 - **Release of final 893 residential trips**
 - **Road Agreement modifications subject to Regulating Plan changes (\$28M to \$26M)**



Rezoning LUP-16-01-002

The GROW

Conditions of Approval:

1. Development shall conform to The Grow Planned Development / Regulating Plan (PD/RP) dated "~~Received April 14~~ June 7, 2016," (hereinafter, "Regulating Plan", "Planned Development / Regulating Plan", or "PD/RP") ~~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/RP ~~may~~shall be developed in accordance with the uses, densities, and intensities described in such ~~Regulating Plan~~PD/RP, 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 ~~Planned Development / Regulating Plan (PD/RP) dated "Received April 14, 2016,"~~ the condition of approval shall control to the extent of such conflict or inconsistency.



Rezoning LUP-16-01-002

The GROW

Conditions of Approval (cont.):

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this ~~regulating~~Regulating plan~~Plan~~ to promptly disclose ...

5. ... Any encumbrances that are discovered after approval of ~~at the PD/RP Land Use Plan~~ shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, ...



Rezoning LUP-16-01-002

The GROW

Conditions of Approval (cont.):

19. As proof of satisfaction of the project's transportation concurrency obligations, the project must comply with that certain ROAD NETWORK AND MITIGATION AGREEMENT (The Grow (a/k/a Lake Pickett South) regarding S.R. 50 (FDOT Project No. 239203-7) and Chuluota Road, which Agreement was approved by the Board of County Commissioners on July 12, 2016, and recorded at O.R. Book _____, Page _____, Public Records of Orange County, Florida. The developer must provide a valid Assignment of Vested Trips document together with the applicable Confirmation Letter issued by Orange County, concurrently with or prior to plat approval. In addition, any Development Plan must show a legend with trip allocations by parcel identification number and phase of the development.



Rezoning LUP-16-01-002

The GROW

Conditions of Approval (cont.):

25. Any park impact fee credits granted for the dedication of the APF Park shall be available for use as credits against park impact fees assessed for development within The Grow only.
26. A public access roadway to the APF Park from SR 50, including appurtenances and county utility facilities, must be (i) constructed, (ii) inspected and approved by the county, and (iii) opened to traffic, all at no cost to the county, no later than 18 months after notice from the County regarding its commitment to construct the APF Park. Such notice shall not be sent from the County prior to satisfaction of the "Owner's Initial Payment" as defined in the Road Network and Mitigation Agreement, as may be amended. Failure to timely provide such public access roadway will result in the County's refusal to issue building permits for any projects within The Grow until this condition has been fully satisfied.



Rezoning LUP-16-01-002

The GROW

Conditions of Approval (cont.):

27. With the exception of lots within the area identified on the Regulating Plan as T2-1, no residential certificates of occupancy shall be issued for units which do not have vehicular access through the development to SR 50 at the time of issuance.



Rezoning LUP-16-01-002

The GROW

April 21, 2016

PZC Recommendation: APPROVE

Action Requested

- **Make a finding of consistency with the Comprehensive Plan and APPROVE The GROW Planned Development-Regulating Plan (PD-RP) as modified, subject to the conditions of approval, as modified**



Rezoning LUP-16-01-002 The GROW

**Appeal of PZC Recommendation
of April 21, 2016**

**Appellant: Larry Frankel, Byrdley Realty
Co.**

Board of County Commissioners

**Applicant Presentation,
Appeal,
&
Public Comment**

***Lake Pickett Study Area
& The Grow***

A large, semi-transparent graphic of an orange with several leaves is centered in the background. The orange is dark and textured, with the leaves showing veins. The entire scene is set against a solid black background.

Board of County Commissioners

Actions Requested

Adoption Public Hearing

July 12, 2016



Requested Actions Overview

- **2015-2-P-FLUE-1**
Lake Pickett Study Area Policies
- **2015-2-A-5-1**
The Grow Map Amendment
- **Ordinance**
- **LUP-16-01-002**
The Grow Rezoning
 - **Adequate Public Facilities Agreement**
 - **Road Network & Mitigation Agreement**
- **Appeal of LUP-16-01-002**



Amendment 2015-2-P-FLUE-1 Lake Pickett Study Area

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan;**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2015-2-P-FLUE-1, as modified**



Amendment 2015-2-A-5-1

The GROW

Staff Recommendation: ADOPT

LPA Recommendation: ADOPT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU6, OBJ FLU6.8, Policies FLU6.8.1 – 6.8.15, OBJ FLU 6.9, Policies 6.9.1 – 6.9.4, FLU1.4.2, FLU8.2.1 and FLU8.2.11);**
- **Determine that the proposed amendment is in compliance; and**
- **Adopt Amendment 2015-2-A-5-1, Rural 1/10 (R) to Lake Pickett (LP) (a proposed new Future Land Use Map designation).**



Regular Cycle Ordinance

State Expedited Review Amendments

Action Requested

Make a finding of consistency with the Comprehensive Plan, determine that the amendments are in compliance, and adopt the Ordinance, consistent with today's actions, including a correction of Appendix A of the ordinance to reference Amendment 2015-2-A-5-1, and approving the proposed Future Land Use Map and Text Amendments



Rezoning LUP-16-01-002

The GROW

Appeal of PZC Recommendation of April 21, 2016

Action Requested

- **Uphold the recommendations of the PZC regarding its April 21, 2016 review of Rezoning LUP-16-01-112**



Rezoning LUP-16-01-002

The GROW

April 21, 2016

PZC Recommendation: APPROVE

Action Requested

- **Make a finding of consistency with the Comprehensive Plan and APPROVE The GROW Planned Development-Regulating Plan (PD-RP) as modified, subject to the conditions of approval, as modified**
- **Approve the Adequate Public Facilities Agreement (from Consent Agenda E.2.)**
- **Approve the Road Network & Mitigation Agreement (from Consent Agenda E.6.)**

Board of County Commissioners

**2016-1 Regular Cycle Privately-
Initiated Future Land Use Map
Amendment**

Transmittal Public Hearing

July 12, 2016



Amendment 2016-1-A-5-1

- Agent:** Sean Froelich, Columnar Holdings, LLC
- Owner:** Rolling R. Ranch LTD; Mary R. Lamar; Eloise A. Rybolt Revocable Trust; and Lake Pickett North LLC
- Request:** Rural 1/10 (R) to Lake Pickett (LP)
- Acreage:** 1,417.75 gross acres/1,018 developable acres
- Proposed Use:** Transition from existing development using Transects to create up to 1,999 residential dwelling units in a conservation and natural lands setting

Seminole County

McCulloch Road

Aerial

*Econlockhatchee
Sandhill
Conservation Area*

Chuluota Road

Lake Pickett Road

S Tanner Road



Seminole County

McCulloch Road

R

LDR

RS 1/1

**Current Future
Land Use**

R

R

Chululota Road

LDR

*Lake Pickett Road
Settlement*

R

Lake Pickett Road

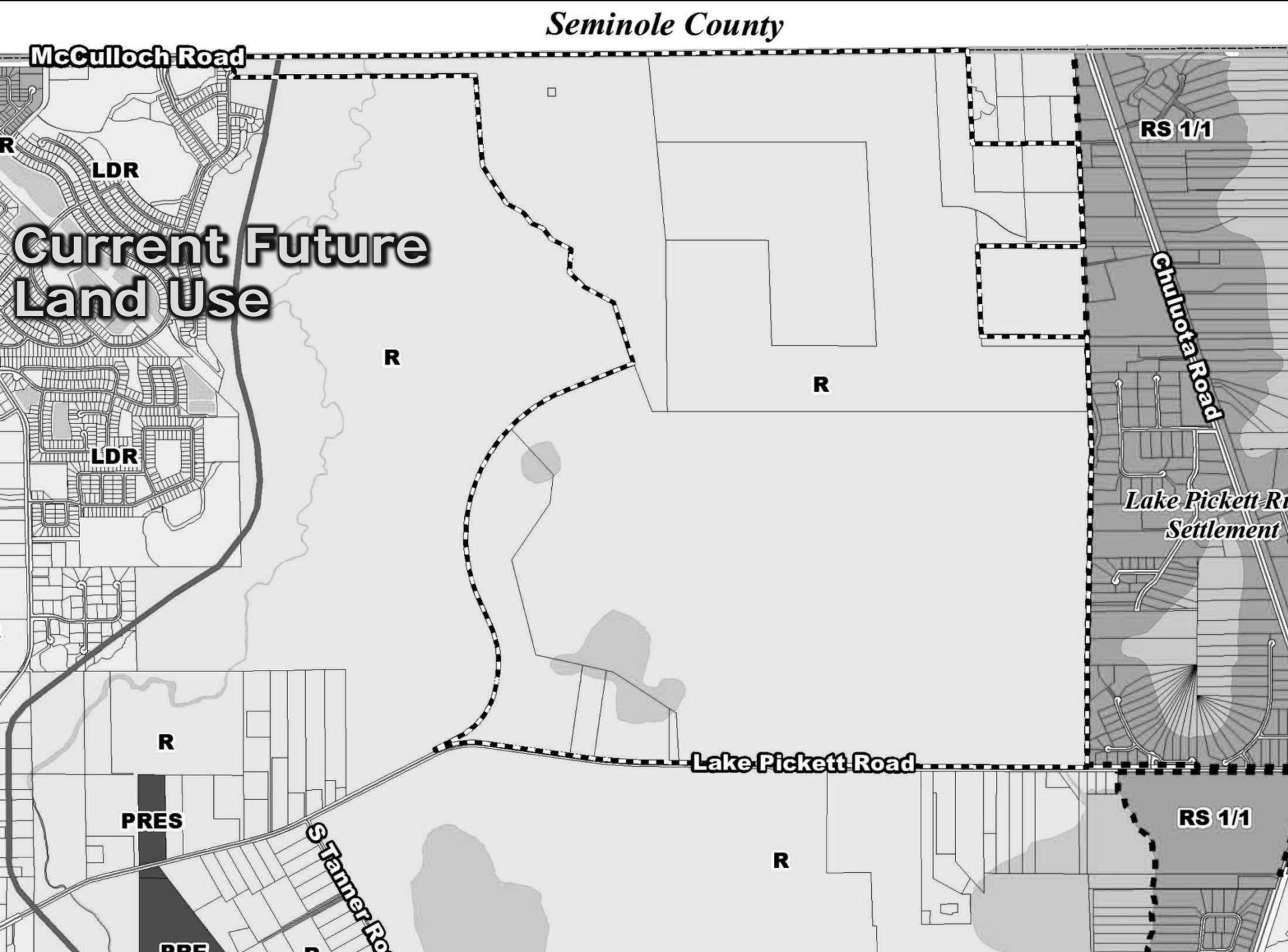
PRES

RS 1/1

R

RPE

S Tamer Road



Seminole County

McCulloch Road

RS 1/1

LDR

Chuluota Road

**Proposed Future
Land Use**

R

LP

*Lake Pickett Rd
Settlement*

LDR

R

Lake Pickett Road

RS 1/1

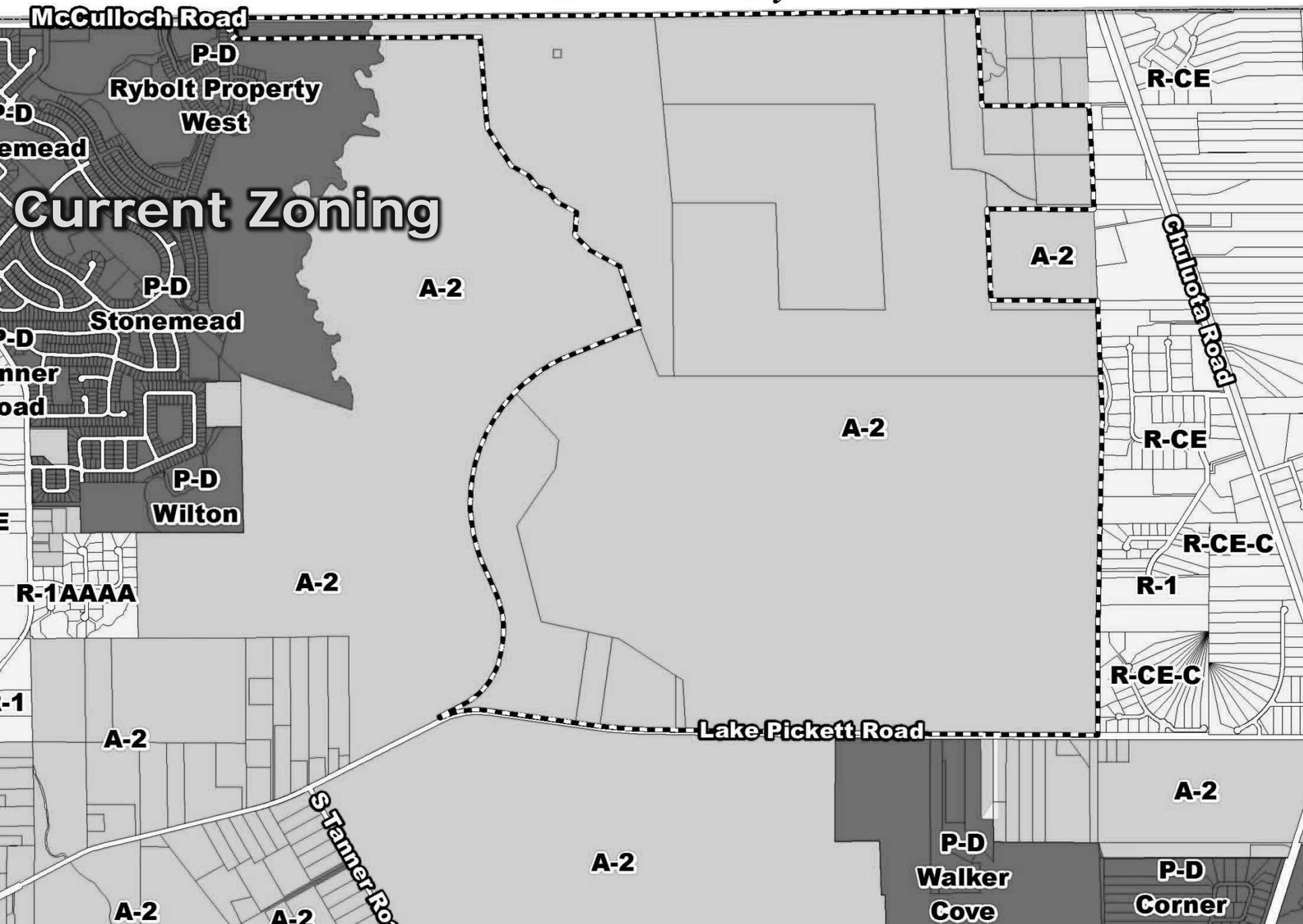
PRES

R

S Tamer Road

PPE

Seminole County



Current Zoning

McCulloch Road

P-D

Rybolt Property
West

R-CE

P-D

Stonemead

Current Zoning

P-D

Stonemead

A-2

A-2

Chulucota Road

P-D

Wilton

P-D

Wilton

A-2

R-CE

R-1AAAA

A-2

R-CE-C

R-1

R-1

R-1AAAA

R-CE-C

A-2

A-2

Lake Pickett Road

A-2

S Tamer Road

A-2

P-D

Walker
Cove

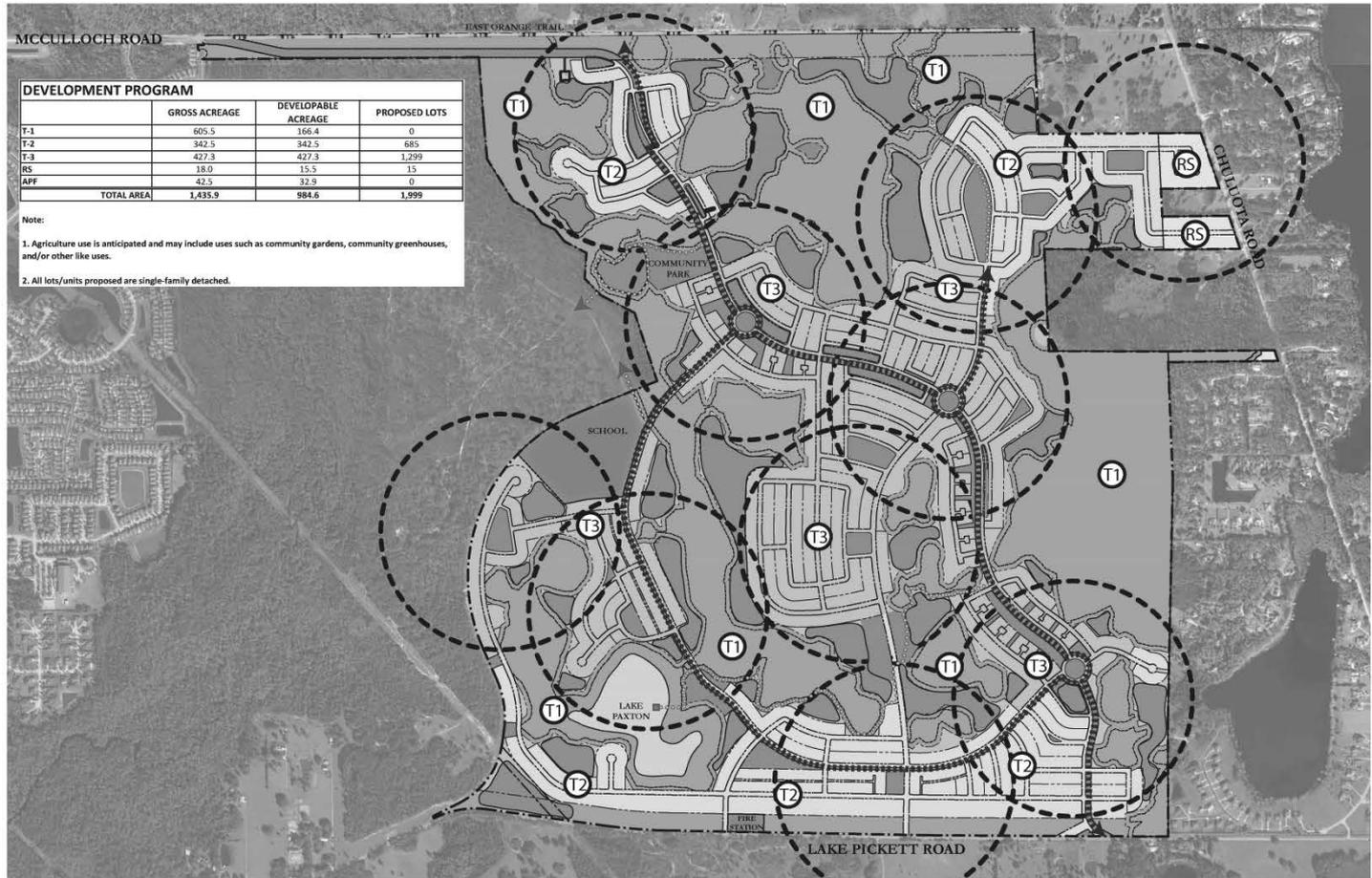
P-D

Corner

A-2

A-2

Conceptual Regulating Plan



LEGEND

- T3
- T2
- T1
- RS
- APF
- 5 MINUTE WALK NEIGHBORHOOD BOUNDARY
- EAST ORANGE TRAIL (By ORANGE COUNTY)
- TRAIL/SIDEWALK
- NATURE TRAIL
- PARKS
- STORMWATER PONDS

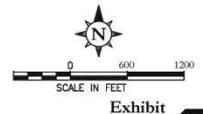
Conceptual Regulating Plan

Sustany

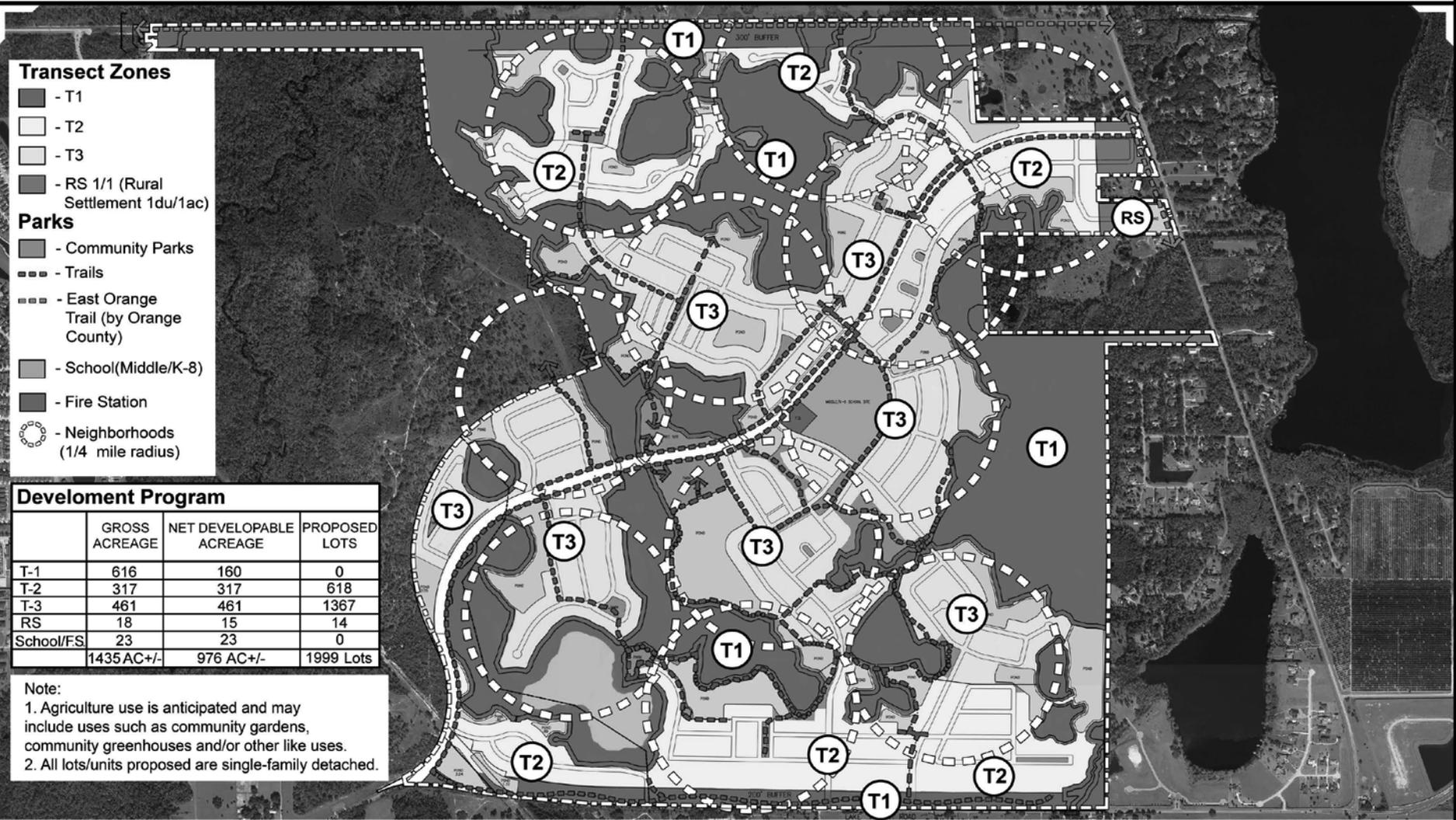
POULOS & BENNETT

2602 E. Livingston St.
Orlando, Florida 32803-407487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567



Withdrawn Conceptual Regulating Plan



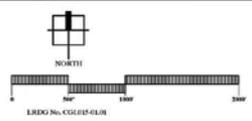
- Transect Zones**
- T1
 - T2
 - T3
 - RS 1/1 (Rural Settlement 1du/1ac)
- Parks**
- Community Parks
 - Trails
 - East Orange Trail (by Orange County)
 - School(Middle/K-8)
 - Fire Station
 - Neighborhoods (1/4 mile radius)

Development Program

	GROSS ACREAGE	NET DEVELOPABLE ACREAGE	PROPOSED LOTS
T-1	616	160	0
T-2	317	317	618
T-3	461	461	1367
RS	18	15	14
School/FS	23	23	0
	1435 AC+/-	976 AC+/-	1999 Lots

Note:

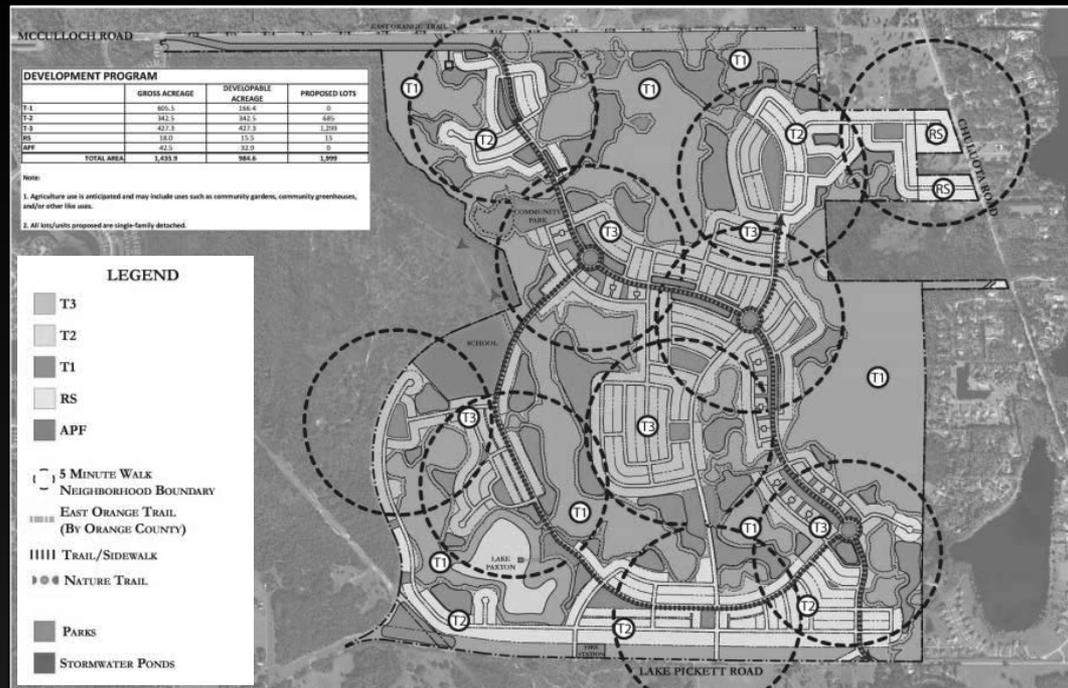
1. Agriculture use is anticipated and may include uses such as community gardens, community greenhouses and/or other like uses.
2. All lots/units proposed are single-family detached.



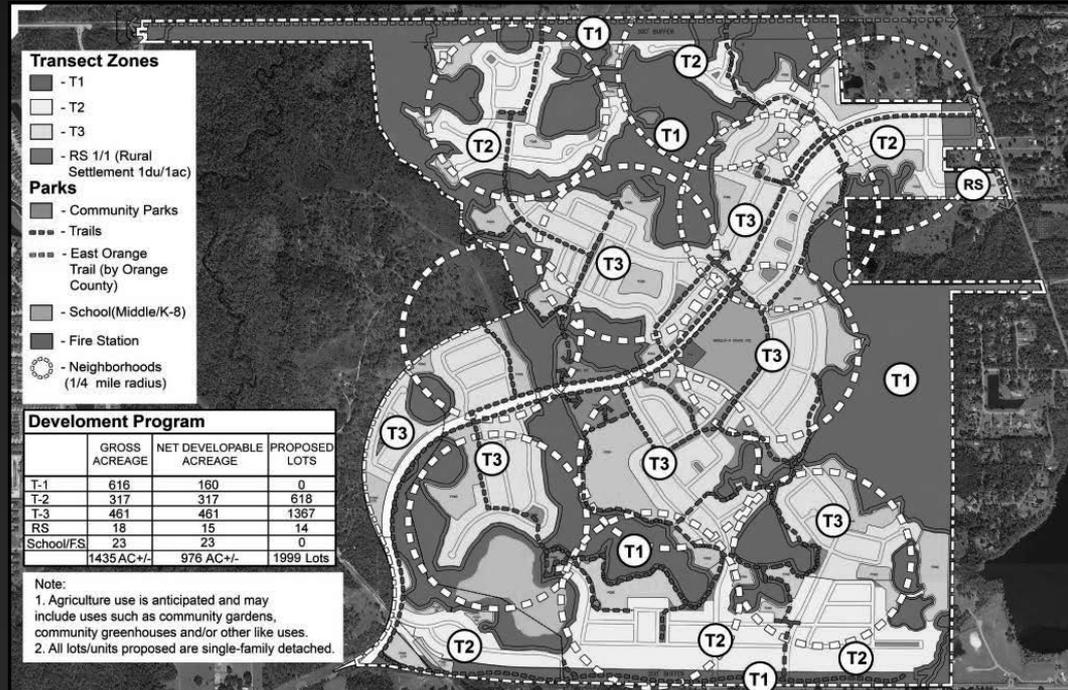
SUSTANY
 ORANGE COUNTY, FLORIDA
 PREPARED FOR: CHCG LAND SERVICES, LLC
CONCEPTUAL REGULATING PLAN

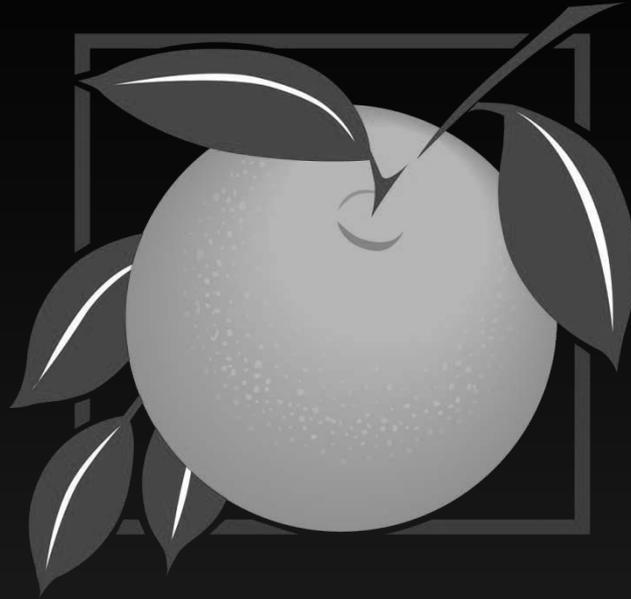


Current Conceptual Regulating Plan



Withdrawn Conceptual Regulating Plan



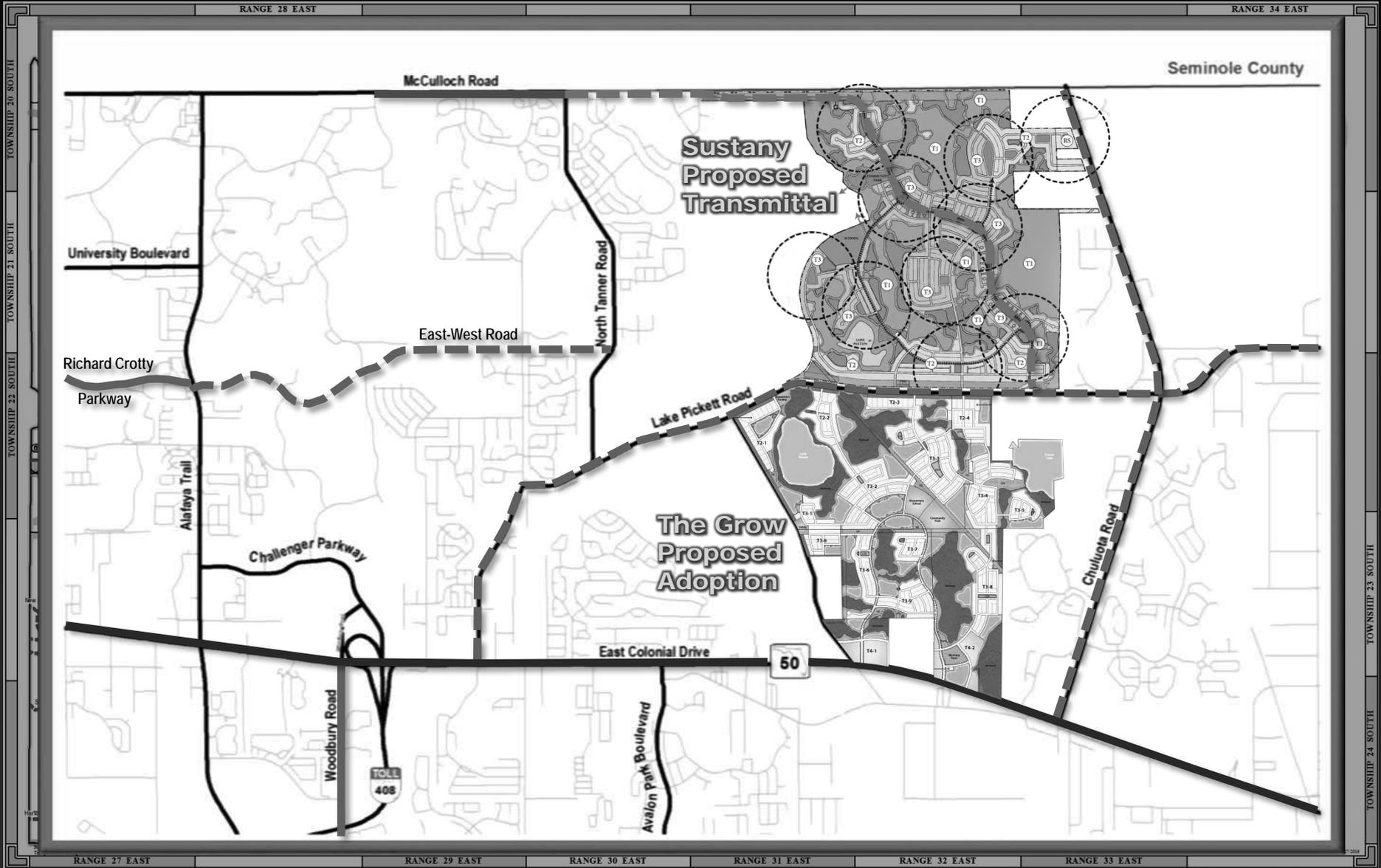


Transportation Overview

July 12, 2016



Long Range Transportation Plan





Long Range Transportation Plan

- **Several projects would have to be added to the County's LRTP**
 - McCulloch Road Extension
 - Sustany Way
- **LOS of study area roadways still being evaluated through update to County's cumulative study from 2015**
- **Additional transportation improvements may be necessary through buildout**



Road Network and Mitigation Framework Summary

- **Proposed Infrastructure Program**
 - **Fund and Construct (County/Developer Cost Sharing)**
 - McCulloch Road Extension (end of McCulloch Rd to Sustany Way)
 - Sustany Way (Orion to North Tanner)
 - Connector Road (Sustany Way to Chuluota Rd)
 - Chuluota Road (Lake Pickett Rd to SR 50)
 - **Funding relies on:**
 - Developer contributions (impact fee credits)
 - INVEST funds or other County funds
 - FDOT Refund





Road Network and Mitigation Framework Summary

- **Proposed Concurrency Plan**
 - Concurrency will be satisfied upon compliance with the Road Agreement
 - Trips will be released proportionally as funding for infrastructure is secured (i.e., 50% of trips would be released if 50% of funds are in place)
 - However, Certificates of Occupancy are not issued until roadway projects are committed or completed





Road Network and Mitigation Framework Summary

- **Improvement phasing**
 - 250 C.O.s – Funding and commence construction of McCulloch Rd Ext. and Sustany Way
 - 250 C.O.s – Upon substantial completion of McCulloch Rd Ext.
 - 250 C.O.s – Funding and commence construction of McCulloch Rd. west
 - 250 C.O.s – Upon substantial completion of McCulloch Rd. west
 - 999 C.O.s – Upon completion of Connector Rd and Chuluota Rd



Road Network and Mitigation Framework Summary

LAKE PICKETT AREA REGIONAL ROADWAY IMPROVEMENTS FUNDING SOURCES

6/6/2016

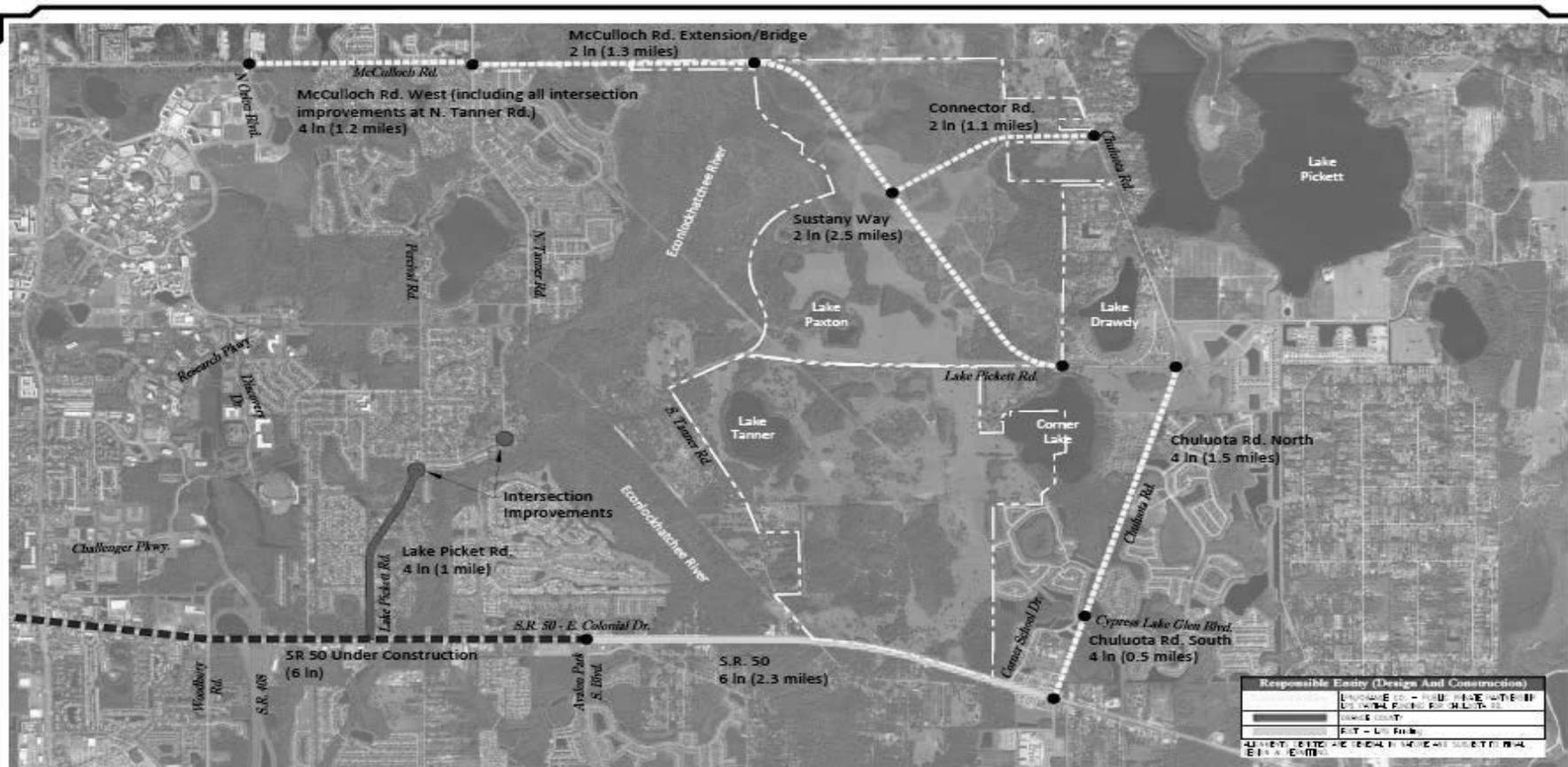
Roadway	Segment Description	OC Invest	Lake Pickett North	Lake Pickett South	FDOT Refund	Total Cost
SR50	Avalon Blvd to CR 419	\$ -	\$ -	\$ 17,000,000		\$ 17,000,000
McCulloch Rd West	North Orion Blvd. to N. Tanner (including all intersection improvements at N. Tanner Rd)	\$ 9,331,090	\$ 2,544,110	\$ -	\$ -	\$ 11,875,200
McCulloch Bridge / Extension	N. Tanner Rd. to Sustany curve	\$ 9,830,630	\$ 21,212,770	\$ -	\$ -	\$ 31,043,400
Sustany Way	Through Sustany PD	\$ -	\$ 8,545,000	\$ -	\$ -	\$ 8,545,000
Connector Road	Sustany Way to North CR 419	\$ -	\$ 3,759,800	\$ -	\$ -	\$ 3,759,800
Lake Pickett Rd West	SR 50 to Percival Rd.	\$ 9,896,000	\$ -	\$ -	\$ -	\$ 9,896,000
CR 419 - Chuluota North/South	SR 50 to Lake Pickett Rd.	\$ 3,652,880	\$ 2,243,120	\$ 9,000,000	\$ -	\$ 14,896,000
Lake Pickett Rd.	Percival to N. Tanner	\$ 3,958,400	\$ -	\$ -	\$ -	\$ 3,958,400
Lake Pickett Rd.	N. Tanner Rd. to West Bdy Sustany					
Total		\$ 36,669,000	\$ 38,304,800	\$ 26,000,000	\$ -	\$ 100,973,800

LP Area Funding Sources

OC Invest \$\$	\$36,669,000
LPN	\$38,304,800
LPS	\$26,000,000
FDOT Refund	\$0
LP AREA PUBLIC PRIVATE PARTNERSHIP	\$100,973,800



Road Network and Mitigation Framework Summary



Proposed Road Network Future Needs Map

Lake Pickett Area



Road Network and Mitigation Framework Summary

- **If Sustany is approved for transmittal, next step is to draft a Road Network Agreement consistent with framework**
- **Any Board comments would be considered in drafting the Agreement**
- **Road Network Agreement will be brought back at Adoption Public Hearing**



Amendment 2016-1-A-5-1

Staff Recommendation: TRANSMIT

LPA Recommendation: TRANSMIT

Action Requested

- **Make a finding of consistency with the Comprehensive Plan (see Future Land Use Element Goal FLU6, proposed Objective FLU6.8 and associated Policies FLU6.8.1 – 6.8.15, proposed Objective FLU6.9 and associated Policies FLU6.9.1 – 6.9.4, and Future Land Use Element Objective FLU8.2 and Policies FLU1.4.2, FLU8.2.1, and FLU8.2.11);**
- **Determine that the proposed amendment is in compliance; and**
- **Transmit Amendment 2016-1-A-5-1, Rural 1/10 (R) to Lake Pickett (LP).**

Board of County Commissioners

**2015-2 Regular Cycle Amendments,
Concurrent Rezoning Request,
& Appeal**

Adoption Public Hearings

**2016-1 Regular Cycle Amendment
*Transmittal Public Hearing***

July 12, 2016