



ORANGE COUNTY

PLANNING DIVISION

2016-2 Out of Cycle

Amendment

2016-2-C-1-1

MAJORCA

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY
COMMISSIONERS**

**OCTOBER 4, 2016
ADOPTION PUBLIC HEARING**

PREPARED BY:

ORANGE COUNTY COMMUNITY, ENVIRONMENTAL
AND DEVELOPMENT SERVICES


PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION





DATE: October 4, 2016

TO: Mayor Teresa Jacobs
-AND-
Board of County Commissioners (BCC)

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

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

SUBJECT: 2016-2 Out of Cycle Small Scale Development Comprehensive Plan Amendment
and Concurrent Substantial Change (Majorca)
Board of County Commissioners (BCC) Adoption Public Hearing

Please find attached a binder containing the staff report and associated back-up materials for the 2016-2 Out of Cycle Small Scale Development Comprehensive Plan Amendment and concurrent substantial change request (Majorca). This amendment was heard by the Local Planning Agency (LPA) at an adoption public hearing held on September 15, 2016. The amendment is scheduled for a BCC adoption public hearing on October 4, 2016.

The 2016-2 Out of Cycle Small Scale Development Comprehensive Plan Amendment includes one privately-initiated Future Land Use Amendment (located in District 1) which has a concurrent substantial change request.

If the BCC adopts the proposed amendment, it will become effective 31 days after the public hearing. The amendment is expected to become effective in November 2016, so long as no challenges are brought forth for the amendment.

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

AAV/sgw

Enc: 2016-2 Out of Cycle Small Scale Development Amendment BCC Adoption Binder

c: Christopher R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, P.E., Director, Community, Environmental, and Development Services Department
John Smogor, Planning Administrator, Planning Division
Gregory Golgowski, Chief Planner, Planning Division

2016-2 OUT OF CYCLE SMALL SCALE DEVELOPMENT

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

INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing book for the 2016-2 Out of Cycle Small Scale Development Amendment (2016-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP) (Majorca). This amendment was heard by the Local Planning Agency (LPA) during an adoption public hearing held on September 15, 2016 and will go to the Board of County Commissioners (BCC) for an adoption public hearing on October 4, 2016.

The 2016-2 Out of Cycle Small Scale Development Comprehensive Plan Amendment includes one privately-initiated Future Land Use Map Amendment (located in District 1) which has a concurrent substantial change request.

If the BCC adopts the proposed amendment, it will become effective 31 days after the public hearing. This amendment is expected to become effective in November 2016, so long as no challenges are brought forth for the amendment.

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

2016-2 Out-of-Cycle Small-Scale Development Comprehensive Plan Amendment

Privately-Initiated Future Land Use Map Amendment

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Desig. FROM:	Zoning Map Designation TO:	Gross Acres	Rural Settlement	JPA / City	Project Planner	Staff Rec	LPA Rec
District 1															
2016-2-C-1-1	Yes - Substantial Change Request CDR-16-08-297	WPFF Majorca Land Investor, LLC	Jim Hall, VHB, Inc.	Portion of 26-23-28-5411-00-030/031 26-23-28-5411-00-010/020/030/031 (overall Substantial Change Request)	Generally described as located on the west side of Majorca Place, west of Turkey Lake Road, north of W. Sand Lake Road, south of Toscana Boulevard, and east of Dr. Phillips Boulevard.	Commercial (C)	High Density Residential (HDR)	PD (Planned Development District) (Majorca PD)	PD (Planned Development District) (Majorca PD)	6.50 gross ac.	No	Adjacent to the City of Orlando	Jennifer DuBois	Adopt	Do not Adopt (4-2)

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: C - Commercial; HDR - High Density Residential; CP - Comprehensive Plan; FLUM - Future Land Use Map; FLUE - Future Land Use Element; GOPS - Goals, Objectives, and Policies; OBJ - Objective; SR - State Road; CDR - Change Determination Request; District; P-D - Planned Development District; SR - State Road; AC - Acres



Applicant/Owner: Jim Hall, VHB, Inc. / WPFF Majorca Land Investor, LLC

Location: Generally located on the west side of Majorca Place, west of Turkey Lake Road, north of W. Sand Lake Road, south of Toscana Boulevard, and east of Dr. Phillips Boulevard.

Existing Use: Undeveloped land

Parcel ID Numbers:

FLUM Amendment: 26-23-28-5411-00-030/031 (portions of)

Substantial Change: 26-23-28-5411-00-010/020/030/031

Tract Size:

FLUM Amendment: 6.5 gross/net developable acres

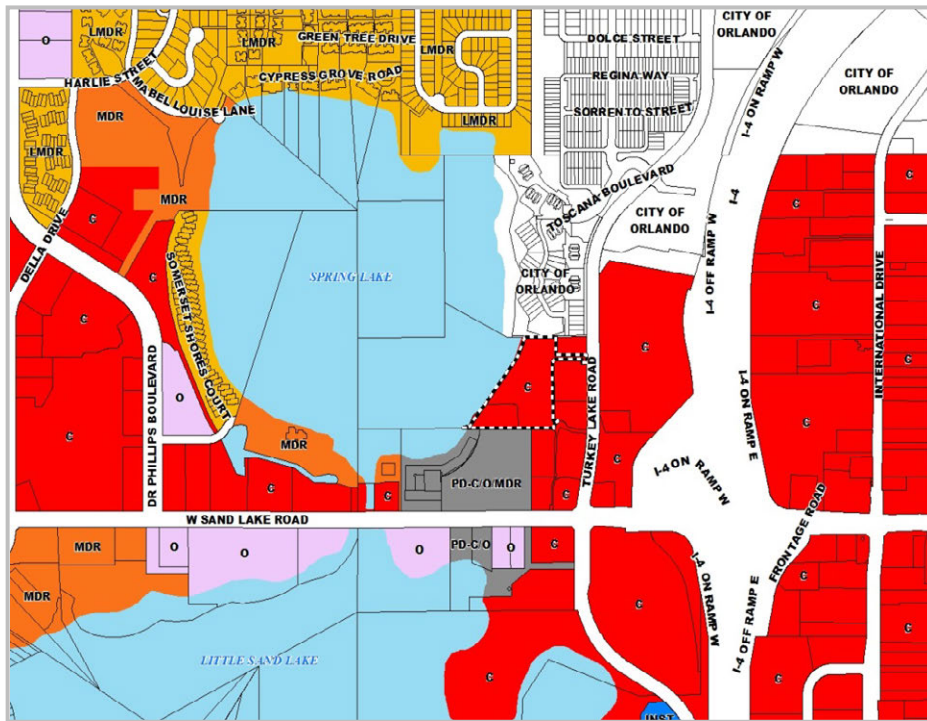
Substantial Change: 26.81 gross acres/9.2 net developable acres

The following meetings and hearings have been held for this proposal:			Project Information	
Report/Public Hearing		Outcome	Request: Commercial (C) to High Density Residential (HDR)	
✓	A community meeting was held September 13, 2016, with 43 residents in attendance.	Negative - Attendees voiced concerns about traffic, compatibility with neighboring residential development, access management, and safety.	Proposed Development Program: Up to 325 multi-family dwelling units	
✓	Staff Report	Recommend Adoption	Concurrent PD-LUP Substantial Change: Case CDR-16-08-297 A proposed substantial change to the currently-approved Majorca Planned Development/Land Use Plan (PD/LUP), incorporating the requested residential development program, will be considered in conjunction with the Future Land Use Map Amendment application.	
✓	LPA Adoption September 15, 2016	Recommend Denial (4-2)	Public Facilities and Services: Please see the Public Facilities & Services Appendix for specific analyses of each public facility.	
	BCC Adoption	October 4, 2016	Transportation: Per the Transportation Planning Division, there are multiple failing roadway segments within the proposed project's impact area. However, development of the site under the requested HDR designation will result in a net reduction in p.m. peak hour trips and will not adversely impact the area's transportation network.	
	PD-LUP Substantial Change	October 4, 2016	Environmental: There is a Class I wetland and a portion of Spring Lake within the overall Majorca PD boundary. Orange County Conservation Area Determination CAD 01-034 was completed in 2002 for the Majorca PD and does not expire.	
			Schools: Capacity Enhancement Agreement (CEA) application #OC-15-004-A1 will be considered by the Orange County School Board on September 27, 2016.	

SITE AERIAL



FUTURE LAND USE



Current Future Land Use:
Commercial (C)

Special Area Information

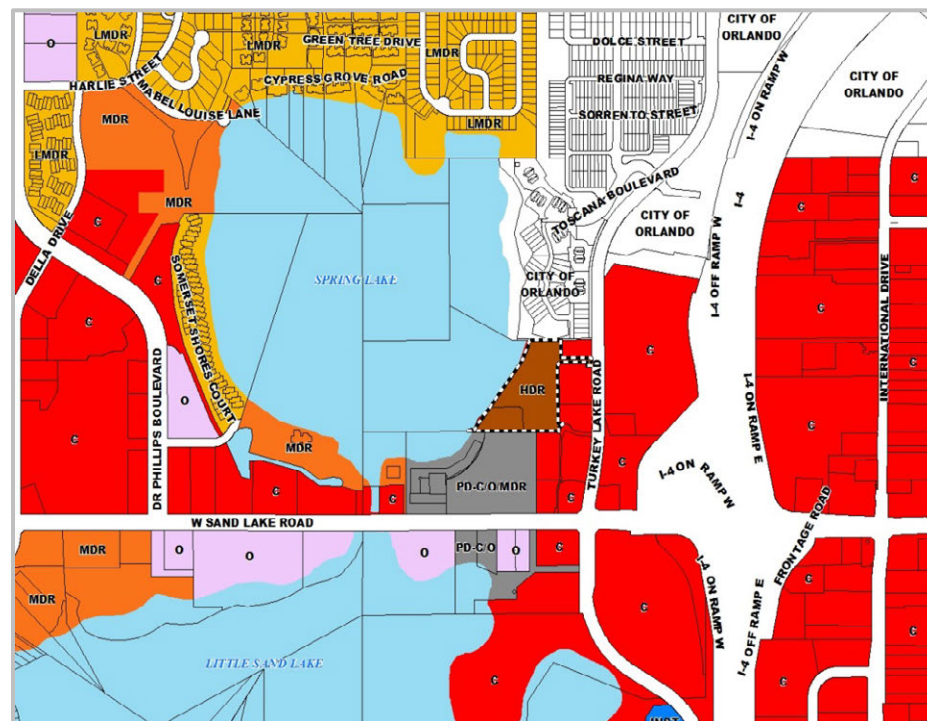
Overlay District: The site is located within the Dr. Phillips Urban Preservation District.

JPA: N/A

Rural Settlement: N/A

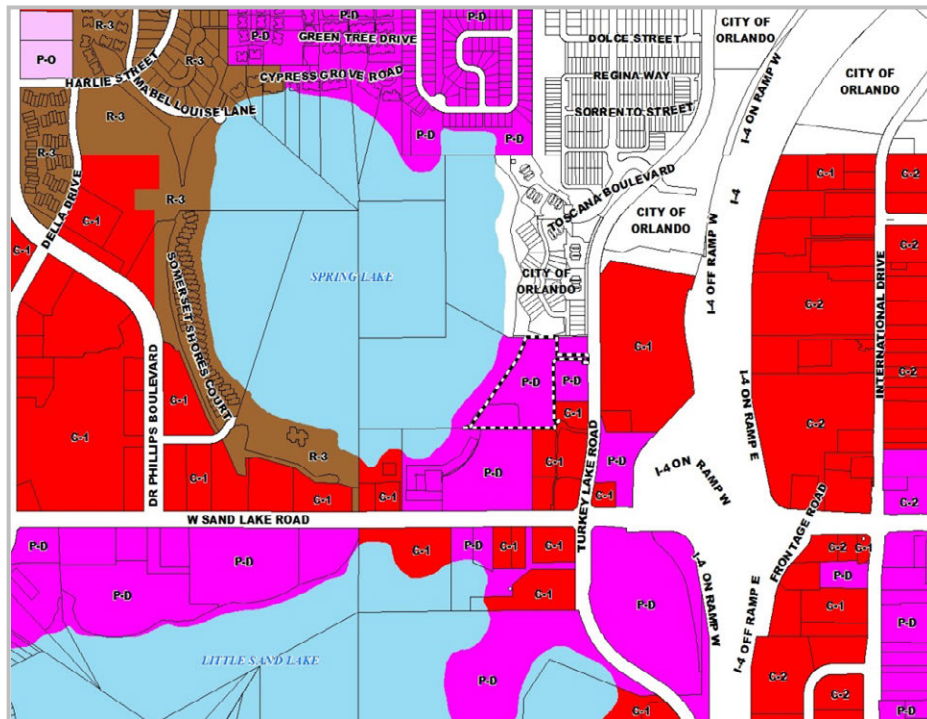
Airport Noise Zone: N/A

FUTURE LAND USE – PROPOSED



Proposed Future Land Use:
High Density Residential (HDR)

ZONING



Zoning: PD (Planned Development District)
(Majorca PD)

Existing Uses:

N: Toscana (townhome and condominium community)

S: Rialto (commercial and office complex), The Rialto Apartments, and My Neighborhood Storage Center

E: Dewey's Indoor Golf and Sports Grill, Sweetwater Car Wash, and Tire Kingdom

W: Spring Lake

Staff Recommendations

If the requested Future Land Use Map Amendment is adopted, the Board will then need to take action on the proposed substantial change to the Planned Development/Land Use Plan (PD/LUP). These items shall be addressed as two separate motions.

1. **FUTURE LAND USE MAP AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2016-2-C-1-1, Commercial (C) to High Density Residential (HDR).
2. **CHANGE DETERMINATION SUBSTANTIAL CHANGE TO THE PD/LUP** (September 7, 2016, DRC Recommendation): Make a finding of **consistency** with the Comprehensive Plan (~~see Future Land Use Element Goal FLU2, Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1~~) and **APPROVE** the Majorca Planned Development/Land Use Plan (PD/LUP) substantial change (Case CDR-16-08-297), subject to the following fifteen (15) conditions:
 1. Development shall conform to the Majorca Planned Development/Land Use Plan (PD/LUP) dated "Received August 29, 2016," 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 August 29, 2016," 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 at the public hearing where this development was approved, 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. 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 or 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. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
7. Pole signs and new billboards shall be prohibited. Fascia signs shall comply with Chapter 31.5 of the Orange County Code, and ground signage shall comply with the Master Sign Plan.
8. Outside sales, storage, and display shall be prohibited.
9. Short-term/transient rental is prohibited within the multi-family portion of this PD. Length of stay shall be for 180 days or greater.
10. 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.

11. 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 27, 2016.
- 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 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.
- e. 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.

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

13. The following waivers from Orange County Code Section 38-1258 are granted for, and applicable to, Parcel I.D. Numbers 26-23-28-5411-00-030 and 26-23-28-5411-00-031 only:

- a. A waiver from Section 38-1258(a) to allow a maximum height of 85 feet and 5 stories for multi-family buildings located within 25 feet of single-family residential, in lieu of a maximum height of a single story, for multi-family buildings located within 100 feet of single-family zoned property.
- b. A waiver from Section 38-1258(b) to allow a maximum height of 85 feet and 5 stories for 100% of the multi-family buildings located between 100 feet and 150

- feet from single-family zoned property; in lieu of varying multi-family building heights, with a maximum of 50% of the buildings being a maximum of 3 stories and 40 feet and the remaining buildings being 1 or 2 stories when located between 100 feet and 150 feet from single-family zoned property.
- c. A waiver from Section 38-1258(c) to allow a maximum height of 85 feet and 5 stories for multi-family buildings located within 150 feet of single-family zoned property, in lieu of a maximum building height of 3 stories and 40 feet for multi-family buildings located within 150 feet of single-family zoned property.
 - d. A waiver from Section 38-1258(d) to allow a maximum multi-family building height of 85 feet and 5 stories, in lieu of a maximum multi-family building height of 40 feet and 3 stories.
 - e. A waiver from Section 38-1258(e) to allow paved areas for multi-family development to be located 7 feet from any single-family zoned property, in lieu of 25 feet.
 - f. A waiver from Section 38-1258(f) to eliminate the requirement to construct a six-foot high masonry, brick, or block wall when multi-family development is located adjacent to any single-family zoned property.
14. Except as amended, modified, and/or superseded, the following BCC Conditions of Approval, dated August 23, 2011, shall apply:
- a. The following waivers from Chapter 31.5 are approved:
 - 1. A waiver from Section 31.5-67(b) is granted to allow for a height of fifteen (15) feet in lieu of twelve (12) feet for the on-site multi-tenant ground sign.
 - 2. A waiver from Section 31.5-67(e) is granted to allow more than one (1) ground sign per parcel.
 - 3. A waiver from Section 31.5-67(f) is granted to allow two (2) ground signs on a parcel with a right-of-way frontage less than four hundred (400) linear feet.
 - 4. A waiver from Section 31.5-67(h) is granted to allow for a maximum copy area of any ground sign to be one hundred fifty (150) feet in lieu of one hundred twenty (120) feet.
15. Except as amended, modified, and/or superseded, the following BCC Conditions of Approval, dated August 19, 2008, shall apply:
- a. The Developer shall obtain reclaimed water and wastewater service from Orange County Utilities.
 - b. Buildings on the site shall not exceed eighty-five (85) feet in height. No outdoor recreation shall take place on the lake or on the lake side. The only exterior lights permitted on the lake side shall be security lights.
 - c. Lakeside landscaping shall include evergreens planted 30 feet on center, plus two understory trees for each evergreen.

Analysis

1. Background and Development Program

The applicant, Jim Hall, is seeking to change the Future Land Use Map (FLUM) designation of the 6.5-acre subject property, presently vacant, from Commercial (C) to High Density Residential (HDR). The property—consisting entirely of upland acreage—is a portion of the 26.81-acre Majorca PD. Approved on August 19, 2008, and amended on August 23, 2011, the Majorca PD is currently entitled for the development of up to 50,000 square feet of retail space and 33,360 square feet of professional office uses. To date, the 18,416-square-foot Dewey's Indoor Golf and Sports Grill and the 7,620-square-foot Tire Kingdom have been constructed within the PD boundary, in accordance with the approved PD Land Use Plan (LUP) and the present Commercial FLUM classification.

At this time, the applicant is proposing to change the FLUM designation of the Majorca PD's 6.5 undeveloped upland acres to HDR to allow for the development of up to 325 multi-family dwelling units. It is the applicant's intent to retain the Commercial classification on the PD's 2.7 developed acres. The Majorca PD was last considered during the 2015-2 Regular Cycle as Amendment 2015-2-A-1-3, entailing the same requested change from Commercial to HDR and the identical desired development program of 325 multi-family units on the PD's remaining upland acreage. On July 28, 2015, the Board of County Commissioners (BCC) transmitted Amendment 2015-2-A-1-3 to the Florida Department of Economic Opportunity (DEO). The request subsequently returned for an adoption public hearing before the Local Planning Agency (LPA), which recommended adoption on December 17, 2015, but was withdrawn by the applicant prior to its scheduled January 26, 2016, adoption hearing before the BCC, along with the associated proposed substantial change to the Majorca PD Land Use Plan (Case CDR-15-07-205).

Staff notes that in addition to the Majorca PD's 6.5 undeveloped upland acres, the previous subject site encompassed 17.61 acres of wetlands and submerged land within Spring Lake. Although this undevelopable land still lies within the Majorca PD boundary, it has been eliminated from the HDR request, thus classifying the present application as a proposed small-scale amendment, as the property in question is now less than ten acres in size.

As stated in the new application package, the multi-family project is expected to consist of two buildings five stories/85 feet in height, which will include structured parking. The prospective developer, Wood Partners, anticipates that the apartments will be similar in appearance to their 200-unit Rialto Apartments complex located immediately south of the subject site within the mixed-use Rialto PD, with the same architect responsible for their design and the same management team slated to handle their day-to-day operation. If approved, the proposed project will maintain at least a 50-foot setback from Spring Lake and will share access with the Rialto Apartments, with vehicular connectivity to both Turkey Lake Road and Sand Lake Road achievable via an internal roadway linking the two developments.

The subject property lies just north of the intersection of two minor arterial roadways, Turkey Lake Road and W. Sand Lake Road, and is situated in a densely developed area characterized by a mix of commercial, office, and residential uses and a variety of housing types, including single-family detached homes, townhomes, condominiums, and apartments. In addition to its adjacency to the above-mentioned commercial establishments within the Majorca PD boundary—both fronting Turkey Lake Road—and the Rialto Apartments, the site is bounded to the south by the Rialto commercial/office complex and a self-storage center and to the east by a car wash business. The Toscana residential community, located within the Orlando city limits, borders the property to the

north and features a combination of condominiums (also five stories in height and integrating structured parking) and townhomes.

In association with this requested amendment, a proposed substantial change to the currently-approved Majorca Planned Development/Land Use Plan (Case CDR-16-08-297) to incorporate the desired residential development program and revise the PD's current Conditions of Approval will be considered during the October 4, 2016, adoption public hearing before the Board of County Commissioners (BCC). On September 7, 2016, the Orange County Development Review Committee (DRC) voted to recommend approval of the substantial change application, encompassing the entirety of the 26.81-acre PD, subject to the fifteen (15) conditions listed in this staff report.

2. Project Analysis

Consistency

The requested FLUM amendment appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

The subject property is located within the County's Urban Service Area (USA) Boundary and is situated in a highly urbanized area characterized by a mix of commercial, office, and residential activity. As discussed above, the applicant is seeking the HDR FLUM designation to allow for the development of the 325-unit multi-family project on a vacant infill site within the Majorca PD. Staff finds this proposal consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options. In the same vein, the request is consistent with **Future Land Use Element Objective FLU2.1**, which establishes that Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

Staff further finds this request consistent with **Future Land Use Element Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. Staff notes that, if approved, the residential project will use infrastructure that is already in place. Per Orange County Utilities (OCU), potable water service will be provided by the Orlando Utilities Commission, while central sewer and reclaimed water service will be furnished by OCU, with no facility improvements necessary to maintain level of service standards. Moreover, the project would use the existing transportation network, which serves transit riders and pedestrians, as well as automobile drivers. A LYNX bus stop is located on Turkey Lake Road, at the entrance to the Majorca PD, and sidewalks are currently in place along Turkey Lake Road and W. Sand Lake Road to help provide for the safety of pedestrians.

As noted previously, the subject property is situated in an area characterized by a variety of housing types, including single-family detached homes, townhomes, condominiums, and apartments. The proposed FLUM Amendment and associated residential development program are consistent with Orange County's commitment to ensuring that sufficient land is available to meet the identified housing needs of its present and future residents. The prospective developer's intent to construct up to 325 multi-family units is consistent with **Housing Element GOAL H1** and **Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a

broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs. Similarly, **Future Land Use Element Policy FLU8.2.2** directs that continuous stretches of similar housing types and density of units shall be avoided. It is staff's belief that the proposed multi-family community will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Future Land Use Element Policy FLU1.1.1**.

Compatibility

The requested FLUM amendment appears to be **compatible** with the development trend of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and development trends in the area. As discussed earlier, the subject property is located in a densely developed area characterized by a mix of commercial, office, and residential activity and a variety of housing types. In addition, it is situated in close proximity to several major employers—including the Orlando Health Dr. P. Phillips Hospital, Walt Disney World, Universal Orlando, Sea World, Lockheed Martin, and the Orange County Convention Center—adding to its suitability for residential development. It is staff's belief that the proposed multi-family project would contribute to the County's larger goals of promoting infill and compact urban form within the Urban Service Area, providing for a range of living options, efficiently using existing infrastructure, reducing trip lengths, and encouraging accessibility via multiple modes of transportation. Staff, therefore, recommends adoption of this requested amendment.

Public Facilities and Services

Environmental. The Environmental Protection Division (EPD) has informed staff that there is a Class I wetland and a portion of Spring Lake within the Majorca PD boundary. Orange County Conservation Area Determination CAD 01-034 was completed in 2002 for the Majorca PD and included the subject property. This determination does not expire.

The Normal High Water Elevation (NHWE) of Spring Lake was established at 98.7 feet NGVD 29 (97.71 feet NAVD 88) in the Lake Index of Orange County. The applicant shall clearly label and indicate the NHWE of the lake on all development plans or permit applications, in addition to any wetland and setback lines.

No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area without first obtaining permission from EPD. Please reference Chapter 15, Article X, Section 15-376 of the Orange County Code. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

The removal, alteration, or encroachment within a Class I Conservation Area shall only be allowed in cases where no other feasible or practical alternatives exist, impacts are unavoidable to allow a reasonable use of the land, or where there is an overriding public benefit, as determined before the Orange County Board of County Commissioners.

The developer is responsible for addressing any adverse impacts, including secondary impacts, to surface waters, wetlands, or conservation areas that may occur as a result of development of the site. Preventive measures include, but are not limited to, a 25-foot average undisturbed upland buffer along the wetland boundary, signage, pollution abatement swales, split rail fencing, retaining walls, or native plantings adjacent to the wetlands. The applicant has been directed to identify and

label the measures employed to prevent adverse conservation area impacts on all development plans and permit applications.

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

Transportation. Under the subject property's present Commercial future land use designation, approximately 849,420 square feet of commercial space could potentially be developed. The applicant is now requesting approval to develop a multi-family project featuring up to 325 multi-family dwelling units. Using trip generation calculations from the 9th Edition of ITE's *Trip Generation Handbook*, the Orange County Transportation Planning Division has determined that the currently-approved use would generate 2,034 new p.m. peak hour trips, while the proposed uses will generate 196 new p.m. peak hour trips—resulting in a net decrease of 1,838 p.m. peak hour trips.

The Transportation Planning Division's analysis of existing conditions revealed that there are several deficient roadway segments within the project's impact area. Sand Lake Road from International Drive to Kirkman Road, Turkey Lake Road from Sand Lake Commons Boulevard to Sand Lake Road, Wallace Road from Dr. Phillips Boulevard to Turkey Lake Road, and Universal Boulevard from Sand Lake Road to Pointe Plaza Avenue are currently operating below the adopted level of service. Planned or programmed roadway improvements within the project's impact area are as follows:

- SR 482/Sand Lake Road - Planned state roadway improvement to widen Sand Lake Road from west of Turkey Lake Road to west of John Young Parkway to six lanes. Construction is to be determined.
- International Drive – Planned roadway improvement to widen International Drive from Sand Lake Road to Kirkman Road to six lanes by 2030.

The short-term (Year 2020) analysis indicates that the currently-deficient segments will continue to operate below the adopted level of service with or without the proposed amendment. The long-term (Year 2030) analysis shows the same roadway deficiencies, including International Drive from Sand Lake Road to Kirkman Road and Sand Lake Road from Turkey Lake Road to International Drive.

In summary, roadway deficiencies are projected for the short-term and long-term scenarios with and without the proposed amendment. In addition, trip generation estimates of the proposed Future Land Use Map Amendment versus the currently-approved future land use designation result in a reduction of trips. Therefore, the requested amendment will not adversely impact the area's transportation facilities.

Final permitting of any development on this site will be subject to further review and approval under the capacity constraints of the County's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate fair share payment to mitigate any transportation deficiencies. To ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map and/or as a text amendment to the Comprehensive Plan.

Utilities. The subject site lies within the Orlando Utilities Commission's potable water service area. Per Orange County Utilities (OCU), County wastewater service is available, as 8-inch and 12-inch gravity mains are in place in the Turkey Lake Road right-of-way, and 24-inch force mains are located

in the Sand Lake Road right-of-way. In addition, the property is situated within the County's reclaimed water service area, with a 30-inch reclaimed water main in place in the Sand Lake Road right-of-way. Per OCU, no improvements to County facilities to maintain current level of service (LOS) standards are needed at this time.

Schools. Per Orange County Public Schools (OCPS), the middle school (Southwest Middle) and high school (Dr. Phillips High) that would currently serve the project are operating over capacity. The applicant has applied for a Capacity Enhancement Agreement (#OC-15-004-A1), scheduled for consideration by the Orange County School Board on September 27, 2016.

3. Substantial Change Impact Analysis

Special Information. The Majorca PD was originally approved on August 19, 2008, and a Master Sign Plan was approved in 2011. The existing PD development program consists of 50,000 square feet of retail commercial and 33,360 square feet of office uses.

Through this Planned Development/Land Use Plan (PD/LUP) Substantial Change, the applicant is seeking to add 325 multi-family residential dwelling units to the development program.

Land Use Compatibility. The proposed PD/LUP Substantial Change would not adversely impact any adjacent properties or result in an incompatible land use pattern.

Comprehensive Plan (CP) Consistency. The affected parcels currently have an underlying Future Land Use Map (FLUM) designation of Commercial (C), and the proposed PD Change Determination Request (CDR) is inconsistent with this FLUM designation. However, the applicant has submitted a Future Land Use Map (FLUM) Amendment application (Amendment 2016-2-C-1-1) to change the future land use designation of the 6.5-acre subject site to High Density Residential (HDR). If Amendment 2016-2-C-1-1 is adopted, the PD Change Determination Request would be consistent with the new FLUM designation. The Board of County Commissioners Adoption public hearing for the FLUM Amendment is scheduled for October 4, 2016.

Community Meeting Summary. Community meetings were held during the 2015-2 Regular Cycle on April 30 (29 attendees), June 23 (17 attendees), October 1 (63 attendees), and November 9, 2015 (22 attendees), for this project (PD/LUP Substantial Change Case CDR-15-07-205) and its related FLUM Amendment (Amendment 2015-2-A-1-3). During those meetings, participants voiced concerns about traffic and congestion on area roadways, compatibility with neighboring residential development, access management, and safety. A community meeting concerning this present Change Determination Request and associated FLUM Amendment application was held on Tuesday, September 13, 2016, at Southwest Middle School. Attendees expressed the same concerns about traffic, compatibility with neighboring residential development, access management, and safety, as well as the site's potential annexation into the City of Orlando.

Overlay District Ordinance. The subject property is not located within an Overlay District.

Rural Settlement. The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA). The subject property is not located within a JPA.

Environmental. There is a Class I wetland and a portion of Spring Lake located on this site. Orange County Conservation Area Determination CAD 01-034 was completed for this property with a certified survey of the conservation area boundary approved on July 17, 2002. This determination does not expire. The removal, alteration, or encroachment within a Class I Conservation Area shall only be allowed in cases where no other feasible or practical alternatives exist, impacts are

unavoidable to allow a reasonable use of the land, or where there is an overriding public benefit, as determined by the Orange County Board of County Commissioners.

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

Transportation/Concurrency. Based on the Concurrency Management System database dated August 8, 2015, there are multiple failing roadway segments within a one-mile radius of this project. This information is dated and is subject to change. A traffic study and an approved Concurrency Encumbrance Letter (CEL) will be required prior to building permit issuance/construction plan submittal.

Parks and Recreation. Orange County Parks and Recreation staff reviewed the request but did not identify any issues or concerns.

Specific Project Expenditure Report and Relationship Disclosure Forms. The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

4. Policy References

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

OBJ FLU2.1 INFILL. Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

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

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

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

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

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

diverse mix of uses and housing types shall be promoted.

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

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

Land Use Plan

Issued for	PD Zoning Approval
Date Issued	May 31, 2011
Latest Issue	August 18, 2016

[illegible]

Reference Drawings		
Number	Drawing Title	Latest Issue
SV 1 - 3	Legal Description & Boundary Survey	7/14/2015

VHB Project No. 61979.00
Issued for: Orange County

RECEIVED

By The Development Review Committee (DRC) Office at 2:18 pm, Aug 29, 2016

Majorca PD

Parcel ID: 26-23-28-5411-00-031* 26-23-28-5411-00-020
26-23-28-5411-00-030* 26-23-28-5411-00-010
(*affected parcels)

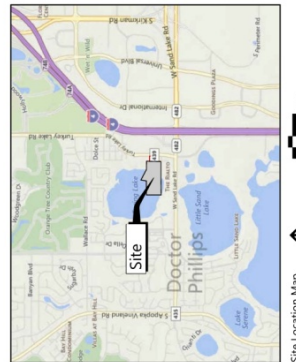
Orange County, Florida

Developer

Developer
Wood Partners
114 NE 1st Avenue
Delray Beach, FL 33444
561-962-4593 • 561-893-0095

Applicant

VHB
225 E. Robinson Street, Suite 300
Orlando, FL 32801
407-839-4006 • 407-839-4008



Site Location Map



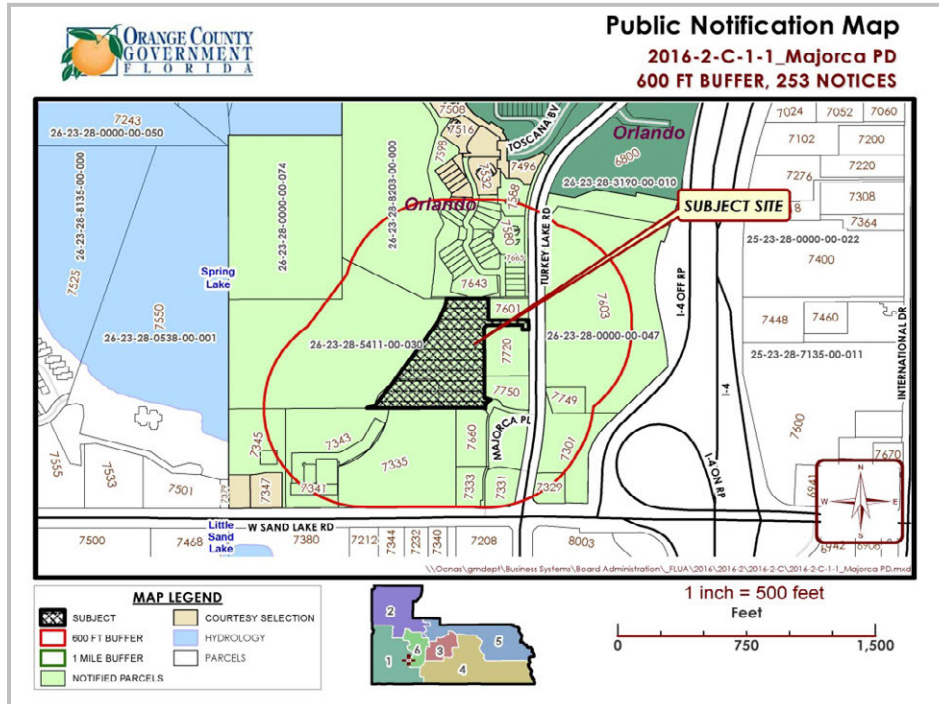
Engineers | Scientists | Planners | Designers

2225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
407.839.4008
Certificate of Authorization Number FL #3932

Site Visit Photos

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

PUBLIC NOTIFICATION



Notification Area:
600 feet plus
neighborhood and
homeowners'
associations within a
one-mile radius of the
subject site

253 notices sent



Community Meeting Memorandum

DATE: September 20, 2016
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Jennifer DuBois, Senior Planner
SUBJECT: Amendment 2016-2-C-1-1 (Jim Hall, VHB, Inc. for WPFF Majorca Land Investor, LLC) – Community Meeting Synopsis
C: Project File

Location of Project: Generally described as located on the west side of Majorca Place, west of Turkey Lake Road, north of W. Sand Lake Road, south of Toscana Boulevard, and east of Dr. Phillips Boulevard.

Meeting Date and Location: Tuesday, September 13, 2016, at 6:30 PM at Southwest Middle School, 6450 Dr. Phillips Boulevard, Orlando, FL 32819

Attendance:

Commissioner	District 1 Commissioner S. Scott Boyd
Commissioner's Aide	District 1 Commissioner's Aide Diana Dethlefs
PZC/LPA Commissioners	Jimmy Dunn (District 1) and Yogesh Melwani (At-Large)
Orange County Staff	Greg Gologowski and Jennifer DuBois, Planning Division; Renzo Nastase, Transportation Planning Division; and Diana Almodovar, Development Engineering Division
Applicant	Jim Hall and Erika Hughes, VHB, Inc.
Residents	253 notices sent; 43 residents in attendance

Overview of Project: The applicant, Jim Hall, is seeking to change the Future Land Use Map (FLUM) designation of the 6.5-acre subject property, presently vacant, from Commercial (C) to High Density Residential (HDR). The property—consisting entirely of upland acreage—is a portion of the 26.81-acre Majorca PD. Approved on August 19, 2008, and amended on August 23, 2011, the Majorca PD is currently entitled for the development of up to 50,000 square feet of retail space and 33,360 square feet of professional office uses. To date, the 18,416-square-foot Dewey's Indoor Golf and Sports Grill and the 7,620-square-foot Tire Kingdom have been constructed within the PD boundary, in accordance with the approved PD Land Use Plan (LUP) and the present Commercial FLUM classification.

At this time, the applicant is proposing to change the FLUM designation of the Majorca PD's 6.5 undeveloped upland acres to HDR to allow for the development of up to 325 multi-family dwelling units.

Meeting Summary: Senior Planner Jennifer DuBois opened the meeting at 6:35 p.m. and provided an overview of the proposed Future Land Use Map Amendment and informed the meeting attendees of the upcoming Local Planning Agency (LPA) and Board of County Commissioners (BCC) adoption public hearing dates. Ms. DuBois noted that the Majorca PD was last considered during the 2015-2 Regular Cycle as Amendment 2015-2-A-1-3, entailing the same requested change from Commercial to HDR and the identical desired development program of 325 multi-family units on the PD's 6.5 undeveloped upland acres. However, the application was withdrawn prior to its scheduled January 26, 2016, BCC adoption hearing. She stated that in addition to this upland acreage, the previous subject site encompassed 17.61 acres of wetlands and submerged land within Spring Lake. Although this undevelopable land still lies within the Majorca PD boundary, it has been eliminated from the current request, thus classifying the present application as a proposed small-scale amendment, as the property in question is now less than ten acres in size. Ms. DuBois added that the Majorca PD's 2.7 Commercial-designated developed acres are also not included the application and asked the attendees if they had any questions. As none were raised, she turned the meeting over to the applicant, Jim Hall.

The applicant, Jim Hall, also provided an overview of the proposed project. Mr. Hall stated that the prospective developer, Wood Partners had developed the abutting 200-unit Rialto Apartments complex to the south, within the mixed-use Rialto PD. He noted that if approved, the requested 325-unit multi-family project—situated within the Majorca PD—would be developed as the second phase of the Rialto Apartments. Mr. Hall informed the meeting participants that the proposed project would share access with the Rialto Apartments, with vehicular connectivity to both Turkey Lake Road and Sand Lake Road achievable via an internal roadway linking the two developments.

In response to area residents, Mr. Hall stated that the proposed five-story complex would be similar in height and appearance to the existing Rialto Apartments and would incorporate structured parking featuring approximately 500 spaces. He further verified that rents would range from \$1,800 to \$2,800 per month.

One meeting attendee, the manager of the adjacent My Neighborhood Storage Center self-storage facility, expressed her support for the project. She stated that a number of homeless individuals have been camping on the subject site and have caused damage to her business.

Several residents in attendance voiced their belief that the High Density Residential future land use designation's maximum allowable density of 50 dwelling units per net acre is too high for the area. Some participants expressed their preference for additional commercial development on the site under its present Commercial classification.

Meeting attendees expressed numerous concerns about traffic and congestion on area roadways. Mr. Hall noted that the traffic study conducted for the proposed amendment revealed that development of a 325-unit multi-family complex under the requested High Density Residential (HDR) future land use designation would generate less traffic than the development of the subject property for commercial purposes under the current Commercial future land use classification. Several residents, however, disagreed with that assertion.

Transportation Planning Manager Renzo Nastase explained that under current state statutes, a proposed project cannot be denied solely on the basis of failing roadways within its impact area. Mr. Nastase noted that while the current property owners are entitled to a certain number of trips resulting from the demolition of the hotel formerly located on the site, the proposed multi-family development will generate more trips than those to which the owners are presently entitled. The developer will therefore be required to mitigate for any additional impacts to the area transportation network. The developer would have the option to enter into a Proportionate Share Agreement with the County or make the improvements themselves. Such improvements could include the installation of traffic signals, median modifications, and the construction of turn lanes. Mr. Hall verified that the prospective developer understands that they will be required to mitigate for any roadway deficiencies.

Commissioner Boyd and Mr. Nastase provided an update on various current and proposed improvements to the area transportation network, which will collectively alleviate the roadway deficiencies. These include the Florida Department of Transportation's widening of Sand Lake Road to six lanes from John Young Parkway to a point just east of the I-4 interchange. Construction began this summer and is anticipated to be a two-year project. Mr. Nastase informed the meeting attendees that this project will encompass all major cross streets, with improvements to include signalization and turn lanes.

Commissioner Boyd and Mr. Nastase confirmed that the segment of Sand Lake Road from Turkey Lake Road to Apopka-Vineland Road is currently the subject of a County operational study that commenced in July. Potential improvements include a series of continuous turn lanes and improved signalization. Mr. Nastase encouraged the attendees to participate in the study.

In addition, the design of the Daryl Carter Parkway extension from S. Apopka-Vineland Road to Palm Parkway has been completed, with County funding already secured. Construction is scheduled to begin in February 2017 and is expected to be completed in two years. Furthermore, the construction of an interim diamond interchange at Daryl Carter Parkway is included in the I-4 Beyond the Ultimate project and is currently undergoing technical analysis by the federal government. Finally, the future Sand Lake Road/I-4 interchange project, entailing the complete reconfiguration of the existing interchange and improvements to surrounding sections of Sand Lake Road, is also associated with I-4 Beyond the Ultimate. However, no construction timetable has been established to date.

Several meeting attendees expressed skepticism about the proposed transportation improvements and voiced their opinion that the project should not be approved until the roadway problems are fixed. Both Commissioner Boyd and Mr. Nastase emphasized that the projects discussed are multi-year initiatives and that patience will be required.

The issue of the City of Orlando's proposed involuntary annexation of the subject property into the city limits was also a topic of discussion. Several attendees argued that the potential annexation should be considered voluntary, rather than involuntary. If classified as voluntary, they asserted, the proposal would be subject to the regulations pertaining to the Dr. Phillips Urban Preservation District, in which the site is located. Specifically, voluntary annexation may occur only if approved by a majority of the Board of County Commissioners after an advertised public hearing and by a majority of the registered voters residing within the boundaries of the

preservation district. One attendee expressed his belief that if the site is annexed, Orlando would be required to provide wastewater service—presently furnished by Orange County Utilities—to the Majorca PD, which would entail the southern extension of the city’s existing sewer lines along Turkey Lake Road. Staff has since verified with Orange County Utilities, however, that the County would continue to provide wastewater and reclaimed water service to the site if annexation ultimately occurs. Staff notes that the first reading of the annexation ordinance before the Orlando City Council occurred on July 11, 2016. Commissioner Boyd confirmed that at the request of the County, the second reading of the annexation ordinance was deferred to October 24, 2016, to provide the applicant the opportunity to pursue this requested Orange County Future Land Use Map Amendment and concurrent substantial change to the currently-approved Majorca PD Land Use Plan (Case CDR-16-08-297) to incorporate the requested residential development program and allow for the multi-family project’s construction within unincorporated Orange County.

In answer to a meeting attendee, Mr. Hall stated that daily water consumption per unit has been estimated at 250 gallons per day. The Orlando Utilities Commission currently provides water service to the commercially-developed portion of the Majorca PD and would also serve the proposed multi-family project.

In addition, several meeting participants voiced concern about overcrowding in the public schools that would serve the project. Mr. Hall confirmed that the prospective developer is in the process of obtaining a Capacity Enhancement Agreement (CEA) from Orange County Public Schools to address the issue of overcrowding at Southwest Middle School and Dr. Phillips High School. The CEA is scheduled for consideration by the Orange County School Board on September 27. Commissioner Boyd noted that the Dr. Phillips Area Relief High School project is currently in progress, which will alleviate the overcrowding problem at Dr. Phillips High. Staff notes that the project is presently in the rezoning stage (Case LUP-16-06-232).

Commissioner Boyd thanked the meeting participants for their participation and encouraged them to contact his office with any questions or concerns.

The meeting concluded at 8:20 p.m. The tone of the meeting was **NEGATIVE**.

ORDINANCE NO. 2016-____

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

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

Section 1. Legislative Findings, Purpose, and Intent.

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

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

c. On September 15, 2016, the Local Planning Agency 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

i. On October 4, 2016, the Board held a public hearing on the adoption of the
proposed amendment as described in this ordinance, and decided to adopt it.

Section 2. Authority. This ordinance is adopted in compliance with and pursuant to the Act, now known as the Community Planning Act, Sections 163.3161 – 163.3217, Florida Statutes, as amended.

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

Section 4. Effective Dates for Ordinance and Amendment.

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

(b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development amendment adopted in this ordinance may not become effective until 31 days after adoption. However, if the small scale development amendment is challenged within 30 days after adoption, such amendment may not become effective until the Department of Economic Opportunity or the Administration Commission issues a final order determining the amendment to be in compliance. 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 4th DAY OF OCTOBER, 2016.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Teresa Jacobs
Orange County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk to the Board of County Commissioners

By: _____
Deputy Clerk

62
63
64
65
66
67

APPENDIX "A"
FUTURE LAND USE MAP AMENDMENT

<i>Appendix A*</i>		
<i>Privately-Initiated Future Land Use Map Amendment</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2016-2-C-1-1	Commercial (C)	High Density Residential (HDR)
*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.		

68



Interoffice Memorandum

Date: August 26, 2016

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

From: J. Andres Salcedo, P.E., Assistant Director
Utilities Engineering Division *J. Andres Salcedo 9/7/16*

**Subject: Facilities Analysis and Capacity Report
2016-2 Small Cycle Out-of-Cycle Comprehensive Plan Amendment
2016-C-1-1; Majorca PD**

Orange County Utilities (OCU) staff reviewed the proposed development program as submitted by the Planning Division and have concluded that improvements to the County's wastewater treatment plant are not required to provide an adequate level of service to this property, consistent with the Comprehensive Plan's Wastewater Element. This site lies within Orlando Utilities Commission's water 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 amendment. 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.

If you need additional information, please contact me or Laura Woodbury at 407 254-9928.

cc: Raymond E. Hanson, P.E., Director, Utilities Department
Teresa Remudo-Fries, P.E., Deputy Director, Utilities Department
Lindy Wolfe, P.E., Chief Engineer, Utilities Engineering Division *RW 9/7/16*
Laura Woodbury, P.E., Senior Engineer, Utilities Engineering Division *LMW*
Gregory Gologowski, Chief Planner, Planning Division *8-26-16*
Nicolas Thalmueller, Planner, Planning Division
File: 37586; 2016-2 Out-of-Cycle

**Potable Water and Wastewater Facilities Analysis for 2016-2 Small Scale Out-of-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 Uncommitted PW Capacity (MGD)	Available Uncommitted WW Capacity (MGD)	OCU Service Area
2016-2-C-1-1	26-23-28-5411-00-030/031	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: N/A 8-inch and 12-inch gravity mains are located in the Turkey Lake Road right-of-way, 14 inch and 24 inch force mains are located in the W. Sand Lake Road right-of-way. RW: A 30-inch reclaimed water main is located in the Sand Lake Road right-of-way.	High Density Residential (HDR)	325	0	0	0.000	0.073	0.000	0.073	South

Notes:

1. No plant improvements are needed to maintain LOS standards. This evaluation pertains solely to water and wastewater treatment plants. Transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or earlier, when requested by the applicant.
2. 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



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>

August 31, 2016

TO: Alberto Vargas, Manager, Planning

FROM: Bill Thomas, Planner III, Parks and Recreation

SUBJECT: Facilities Analysis and Capacity Report
2016-2 Out of Cycle Small Scale Comprehensive Policy Plan
Amendments

The Parks and Recreation Division have reviewed the 2016-2 Out of Cycle Small Scale 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.

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
Bob Goff, Project Manager, Parks and Recreation
File: Comp Plan Amendments



Sheriff Jerry L. Demings

ORANGE COUNTY SHERIFF'S OFFICE

INTEROFFICE MEMORANDUM

August 31, 2016

TO: Nicholas M. Thalmueller
Orange County Planning Division

FROM: Daniel Divine, Manager
Research & Development

SUBJECT: 2016-2 Small Scale Out of Cycle Amendment

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2016-2 Out of Cycle Amendment. The existing development scenario is undeveloped land and based on the development scenario for proposed the Sheriff's Office staffing needs are 0.93 deputies and 0.45 support personnel to provide the standard level of service (LOS) to these developments.

Out of Cycle Amendment #2016-2-C-1-1 is a proposed multifamily residential use development. This development is located in Sector Three. Sector Three is situated in the mid-western portion of Orange County and is approximately 82.934 square miles. In 2015 Sector Three had 193,190 calls for service. In 2015 the average response times to these calls were 00:17:36 minutes for Code 1; 00:25:28 minutes for Code 2; and 00:06:49 minutes for 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 2013 update to the Law Enforcement Impact Fee Ordinance, the Sheriff's Office Level of Service was 745.28 calls for service per sworn officer per year. Support personnel are calculated by applying 48.8% to the sworn officer requirement. The 'formula' is *land use x unit of development x calls per unit divided by 745.28 = number of deputies required for that development. The 'formula' for the number of support personnel required is the number of deputies * 48.8 percent.* These calculations are obtained from Orange County's Law Enforcement Impact Fee Study and Ordinance.

We have attached reports based on the existing and proposed development scenarios which show staffing needs and the salary for a newly hired deputy with associated equipment and supply costs and the civilian dollar amount for an entry level position with salary and benefits. Impact fees address capital cost only. All other costs must be requested from the Board of County Commissioners including salaries and benefits.

Mr. Nicholas Thalmueller
August 31, 2016
Page 2

It should be noted that this proposed development is in close proximity to the Sheriff's Office Firing Range where all firearms training for the Sheriff's Office as well as many other law enforcement agencies is performed. Continued encroachment by new development has the potential to adversely impact the ability to perform outdoor training.

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.



D.P.D.

DPD/bga
Attachments

c: Undersheriff Rey Rivero, Chief Deputy Larry Zwieg, Major Jeff Stonebreaker, Captain Joseph Carter, CALEA 15.1.3

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2016-2 Small Scale Comprehensive Plan Amendments

13) Out-of-Cycle Amendment #2016-2-C-1-1 (fka 2015-2-A-1-3)

Majorca PD

FLU from Commercial (C) to High Density Residential (HDR)

Rezoning CDR-16-08-297 PD-LUP Substantial Change

Owner: WPF Majorca Land Investor, LLC

Agent: Jim Hall, VHB, Inc.

Parcels: 26-23-28-5411-00-030/031

Address: west of Turkey Lake Road, north of W. Sand Lake Road

District: 1

Area: 8.70 gross acres

EPD Comments:

There is a Class I wetland and a portion of Spring Lake on site. Orange County Conservation Area Determination CAD 01-034 was completed in 2002 for the Majorca PD that included the subject properties. This determination does not expire.

The Normal High Water Elevation (NHWE) of Spring Lake was established at 98.7 feet NGVD 29 (97.71 feet NAVD 88) in the Lake Index of Orange County. Clearly label and indicate the NHWE of the lake on all development plans or permit applications, in addition to any wetland and setback lines.

No construction, clearing, filling, alteration or grading is allowed within or immediately adjacent to a conservation area without first obtaining permission from EPD. Reference Orange County Code Chapter 15, Article X, Section 15-376. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

The removal, alteration or encroachment within a Class I Conservation Area shall only be allowed in cases where: no other feasible or practical alternatives exist, impacts are unavoidable to allow a reasonable use of the land, or where there is an overriding public benefit, as determined before the Orange County Board of County Commissioners.

The developer is responsible for addressing any adverse impacts, including secondary impacts, to surface waters, wetlands, or conservation areas that may occur as a result of development of the site. Preventive measures include but are not limited to: 25-foot average undisturbed upland buffer along the wetland boundary, signage, pollution abatement swales, split rail fence, retaining wall or native plantings adjacent to the wetlands. Identify and label the measures employed to prevent adverse conservation area impacts in all development plans and permit applications.

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

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2016-2 Small Scale Comprehensive Plan Amendments

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection (FDEP) by the developer.

Conservation Area Determination Data

Permit #:	01-034	District:	1	Total Acreage:	31.4
Project Name:	Majorca Place	Staff:	D. Mahnken	Wetland Acreage:	
#:	7720	Receipt:	329197		
Address/Location:	Turkey Lake Road	Field Review:	07/20/01		
Owner:	Miranda Smith-Dy	Class Designation Date:	10/4/01	Central File	<input checked="" type="checkbox"/>
Agent:	Florida Environme	Agreement:			
Date Received:	7/9/01	Survey Date:	7/17/02		

Mailing Address:

Comments: Received new survey 6/13/02. Agreement letter not received as of 8/16/02 Geiger spoke to Brian Powell to get agreement ltr 8/16/02.

Notes: Geiger asked for revised PSP plan with new survey line of 6/13/02 as req'd by code for DRC.

CAD Parcel No

Sec	Twp	Rng	Subdiv	Block	Lot
26	23	28	0000	00	005

Project: **01-034 CAD Majorca Place**



Austin Environmental Consultants, Inc.

8 Broadway Avenue, Suite G • Kissimmee, Florida 34741
Phone: 407.935.0535 • Fax: 407.935.0919



June 13, 2002

David Mahnken
Orange County
Environmental Protection Department
800 Mercy Drive, Suite 4
Orlando, Florida 32808

RE: Conservation Area Determination (CAD) File No. 01-034

Dear Mr. Mahnken:

Please find enclosed three (3) copies of signed and sealed wetland surveys for the Majorca Place project. The jurisdictional boundaries depicted on the surveys represent the flagged line that was reviewed and approved during our site visit on June 6, 2002. This information is being submitted to allow you to make a final ruling on the Conservation Area Determination (CAD), file No. 01-034. Your timely response on this matter would be greatly appreciated.

If you have any questions, or would like to discuss this project further, please feel free to contact me.

Sincerely,

Brian Powell, B.S.
Biologist

cc. Mr. Curtis Arrington, CMA & Associates

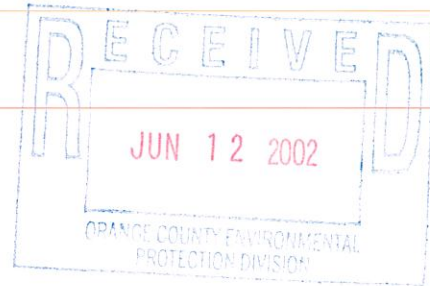


Austin Environmental Consultants, Inc.

8 Broadway Avenue, Suite G • Kissimmee, Florida 34741
Phone: 407.935.0535 • Fax: 407.935.0919

May 29, 2002

David Mahnken
Orange County
Environmental Protection Department
2002 East Michigan Avenue
Orlando, Florida 32806



RE: Conservation Area Determination (CAD) File No. 01-034

Dear Mr. Mahnken:

Per our telephone conversation on Friday May 24, 2002, I am submitting this letter to request a site inspection to re-address the jurisdictional boundaries of the onsite wetlands located within the Majorca Place project. A previous environmental consultant established the wetland line, and a CAD was approved based on a field review by Orange County EPD staff on July 20, 2001. Upon a review of the approved wetland boundary and its relation to onsite topographic data, the project engineer requested that I review the wetland line to determine if an accurate line was established. Upon a review of aerial photographs and the Orange County Soil Survey, Austin Environmental Consultants, Inc. (AEC) conducted a site inspection to review the jurisdictional limits of the onsite wetlands. The field inspection revealed that the southern portion of the established wetland line was fairly accurate, however the northern portion did not correlate with the hydric soil conditions present.

At the request of the property owner, AEC has delineated the onsite wetlands in accordance with the methodology presented in section 373.421, F.S. At your earliest convenience, I am requesting a site inspection to re-address the wetland jurisdictional boundaries previously approved by Orange County CAD file No. 01-034. If you have any questions, or would like to discuss the Majorca Place project further, please do not hesitate to call me.

Sincerely,

Brian Powell, B.S.

Biologist

cc. Mr. Curtis Arrington, CMA & Associates



FACSIMILE

To: David Mahnken
From: Rosie Rivera
Fax #: 407-836-1499
Date: May 29, 2002
RE: Conservation Area Determination (CAD) file No. 01-034
Pages, including Cover: 2

Dear Mr. Mahnken,

Attached find a copy of the letter from Brian Powell regarding a request for a site inspection to re-address the jurisdictional boundaries of the onsite wetlands located within the Majorca Place project. The original letter will be mailed to your attention today.

Rosie Rivera
Office Manager
Austin Environmental Consultants, Inc.

AUSTIN ENVIRONMENTAL CONSULTANTS, Inc.

8 Broadway Avenue, Suite C

Phone: (407) 935-0535

Kissimmee, FL 34741

FAX: (407) 935-0919

Better Service - Better Ideas - Better Environment For All



Austin Environmental Consultants, Inc.

8 Broadway Avenue, Suite G • Kissimmee, Florida 34741

Phone: 407.935.0535 • Fax: 407.935.0919

May 29, 2002

David Mahnken
Orange County
Environmental Protection Department
2002 East Michigan Avenue
Orlando, Florida 32806

RE: Conservation Area Determination (CAD) File No. 01-034

Dear Mr. Mahnken:

Per our telephone conversation on Friday May 24, 2002, I am submitting this letter to request a site inspection to re-address the jurisdictional boundaries of the onsite wetlands located within the Majorca Place project. A previous environmental consultant established the wetland line, and a CAD was approved based on a field review by Orange County EPD staff on July 20, 2001. Upon a review of the approved wetland boundary and its relation to onsite topographic data, the project engineer requested that I review the wetland line to determine if an accurate line was established. Upon a review of aerial photographs and the Orange County Soil Survey, Austin Environmental Consultants, Inc. (AEC) conducted a site inspection to review the jurisdictional limits of the onsite wetlands. The field inspection revealed that the southern portion of the established wetland line was fairly accurate, however the northern portion did not correlate with the hydric soil conditions present.

At the request of the property owner, AEC has delineated the onsite wetlands in accordance with the methodology presented in section 373.421, F.S. At your earliest convenience, I am requesting a site inspection to re-address the wetland jurisdictional boundaries previously approved by Orange County CAD file No. 01-034. If you have any questions, or would like to discuss the Majorca Place project further, please do not hesitate to call me.

Sincerely,

Brian Powell, B.S.

Biologist

cc. Mr. Curtis Arrington, CMA & Associates

Better Service • Better Ideas • Better Environment For All



ENVIRONMENTAL PROTECTION DIVISION

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

July 17, 2002

Mr. Brian Powell
Austin Environmental Consultants, Inc.
8 Broadway Avenue, Suite G
Kissimmee, Florida 34741

**Subject: Conservation Area Boundary Survey
Majorca Place
Section 26, Township 23 South, Range 28 East
Application No.: 01-034CA
Orange County Commission District: 1**

Dear Mr. Powell:

The Environmental Protection Division (EPD) has received your blue line survey dated "Received June 13, 2002", which delineates the extent of the approved Orange County Conservation Area on the above referenced property. This survey accurately depicts the jurisdictional wetland boundary agreed upon by EPD during a site inspection conducted on June 6, 2002.

Attached is a signed copy of the survey verifying the landward extent of the Conservation Area. If you should have any questions regarding this matter, please feel free to contact me at (407) 836-1481.

Sincerely,

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

Beth Jackson
Program Manager

BJ/DW:rb

Attachment

c: Florida Department of Environmental Protection



ENVIRONMENTAL PROTECTION DIVISION

BRUCE R. EASMAN, *Interim Manager*

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

October 4, 2001

Mr. Mark Ausley
Florida Environmental, Inc.
322 John Young Parkway
Kissimmee, Florida 34741

**Subject: Conservation Area Class Determination
Majorca Place Project Site
Section 26, Township 23, Range 28
Application No.: 01-034 CAD
Orange County Commission District: 1**

Dear Mr. Ausley:

As requested by the application submitted and dated "Received July 9, 2001", a Conservation Area Classification Determination has been completed in accordance with Orange County Code, Article X, Section 15-382. The presence of conservation areas and their classification was determined through a field inspection of wetland boundaries during a meeting with Mr. Doug Powers on July 20, 2001, and staff of the Orange County Environmental Protection Division (EPD).

The Conservation Areas existing onsite are classified as follows:

Wetland
Identification

Number	Class	Vegetative Communities (FLUCFCS)/Remarks
1	I	640; vegetated non-forested wetland, connected to Spring Lake

Attached are copies of a blueline aerial photograph depicting the approximate location of wetland boundaries inspected and their identification numbers for the purpose of this class determination.

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

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

October 2, 2001
CAD No.: 01-034
Page 2

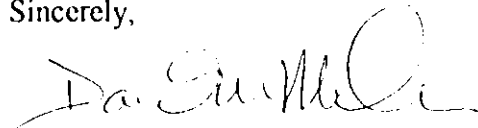
Prior to any development as defined by F.S. § 380.04, 3 copies of a certified survey of the conservation areas classified herein shall be submitted to EPD for review and approval. The survey should depict the location and extent of the Conservation Areas on the project site as approved by Orange County.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

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

This determination does not provide relief from other local, state, or federal policies, which regulate activity on the subject property.

If you should have any questions concerning this review, please do not hesitate to contact me at (407) 836-1432.

Sincerely,



David M. Mahnken
Sr. Environmental Specialist

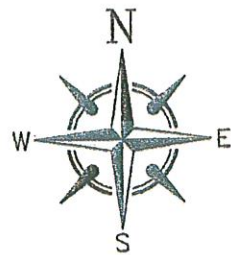
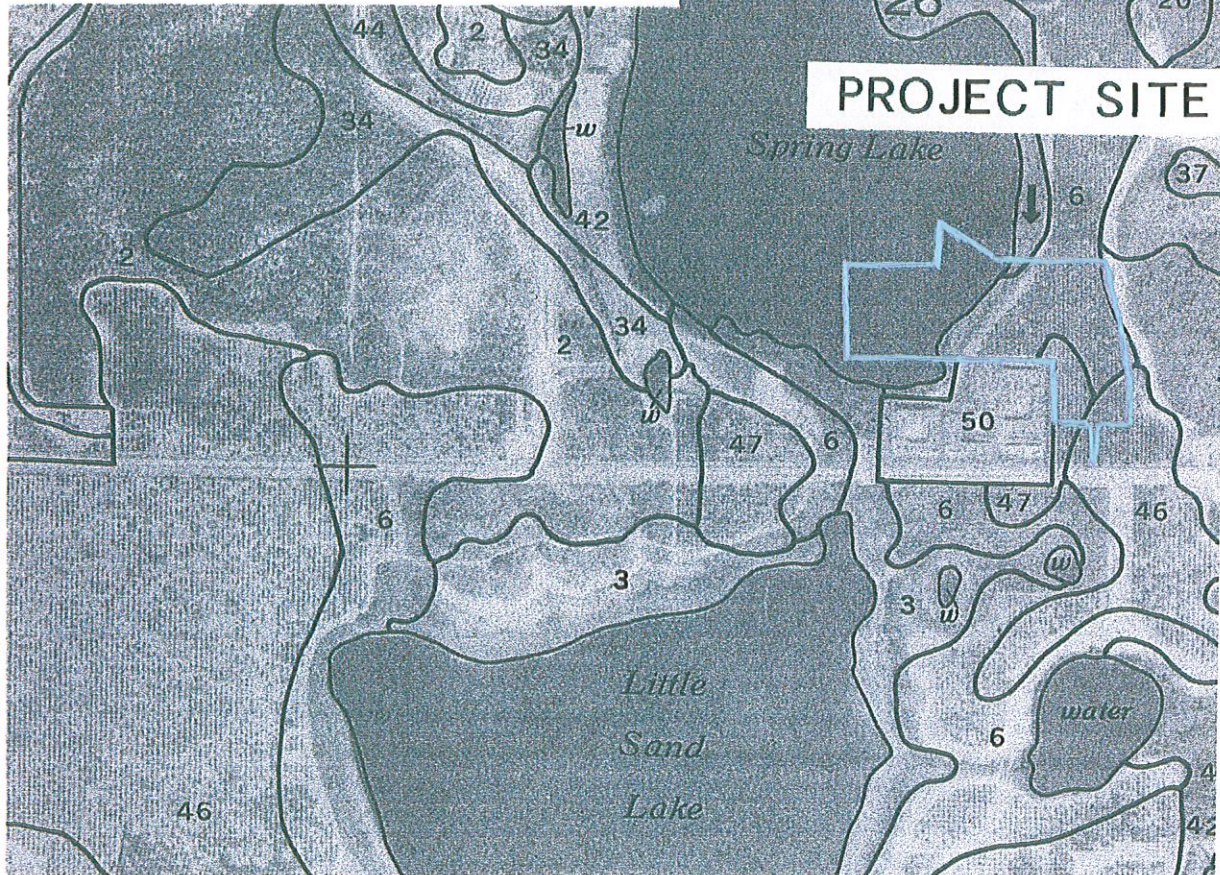
DMM/BJ/BRE:rb

Attachment

c: Florida Department of Environmental Protection

ONSITE SOILS

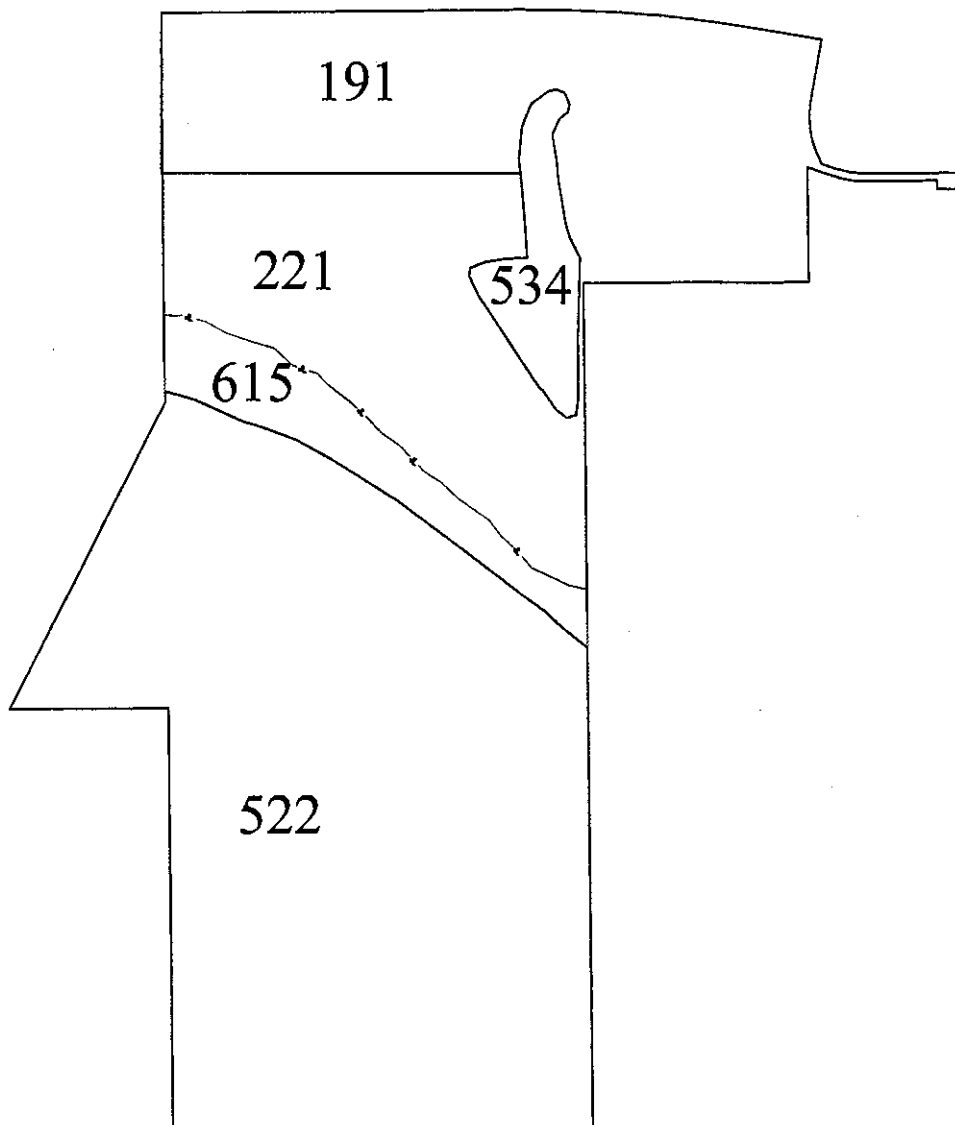
- 3 - Basinger fine sand
- 6 - Candler-Apopka fine sand
- 46 - Tavares fine sand
- 47 - Tavares Millhopper fine sand



MAJORCA PLACE
Orange County, FL
S26/T23S/R28E
Soils Map



322 North John Young Parkway
Kissimmee, FL 34741



Majorca Place - Florida Land Use and Cover Classification System			
Code	Description	Acreage	Percent Cover
191	Undeveloped Land within Urban Areas	7.39	23.53
221	Citrus Grove	5.19	16.52
522	Lakes larger than 100 acres but less than 500 acres	16.35	52.05
534	Reservoirs less than 10 acres	0.99	3.15
615	Lake Swamp	1.49	4.75
Totals		31.41	100

Majorca Place
FLUCCS Map
Orange County, Florida
S26/T23S/R28E



322 North John Young Parkway
Kissimmee, FL 34741



Environmental Protection
Division

For E.P.D. Staff Use Only

Application # 01-034

Date Received

Receipt No

329197

Reviewer:

Date of Complete Application:

Additional Information Requested:

Date of Site Visit

Date of Issuance of Determination Letter:

Rev 3/00

APPLICATION FOR CONSERVATION AREA DETERMINATION

(In Accordance with Orange County Wetland Conservation Areas
Chapter 15, Article X, Orange County Code)

Date: 5/23/01

County Commission District: 1

Send or
Deliver To: Orange County Environmental Protection Division
Leeds Commerce Center
800 Mercy Drive,
Orlando, FL 32808
(407) 836-1400, Fax (407) 836-1499

****Enclose a check for the filing fee of \$646.00 payable to The Board of County Commissioners****

PROPERTY OWNER

Name: Se'Belle Smith- Dymmek / Dodia Mae Smith/ Miranda Smith-Bailly

Mailing Address: P.O. Box 421059

City: Kissimmee

State: FL

Zip: 32742-1059

Home Phone: ()

Work Phone (407) 847-5801

APPLICANT

(If the applicant is not the property owner of record, then the "Agent Authorization" section must be completed)

Name:

Mailing Address:

City:

State:

Zip:

Phone ()

AGENT

Name: Florida Environmental, Inc.

Mailing Address: 322 North John Young Parkway

City: Kissimmee

State: FL

Zip: 34741

Phone (407) 931-3700

LOCATION OF PROPERTY

Street Address: 7720 TURKEY LAKE RD

26 23 28 0000 00 005

Section(s) 26

Township 23S

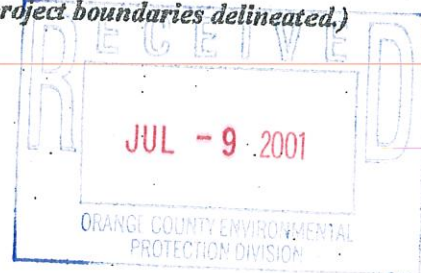
Range 28E

Legal Description: Please see enclosed

SUBMITTAL REQUIREMENTS: (Note: All submittals shall have the property/project boundaries delineated.)

Attached

- ☒ Two (2) aerial photographs (minimum scale 1" = 300')
- ☒ Soil type and boundaries per SCS
- ☒ USGS 7.5' quadrangle map
- ☒ Property boundary survey or tax map.
- ☒ A vegetation map using the current Florida Land Use, Cover and Forms Classification System.



Total Project Area: 31.4 acres

Total Wetland Area: 17.9 acres

Existing Uses on the Property: Orange Grove

Proposed Uses on the Property: Commercial

I hereby certify, to the extent of my knowledge, that the above information provided is true and correct.

Applicant Signature

Date

AGENT AUTHORIZATION

Se. Belle Smith Dymmek,
Dasia Mae Smith +
Miranda Smith Bailey

Property Owner's Name

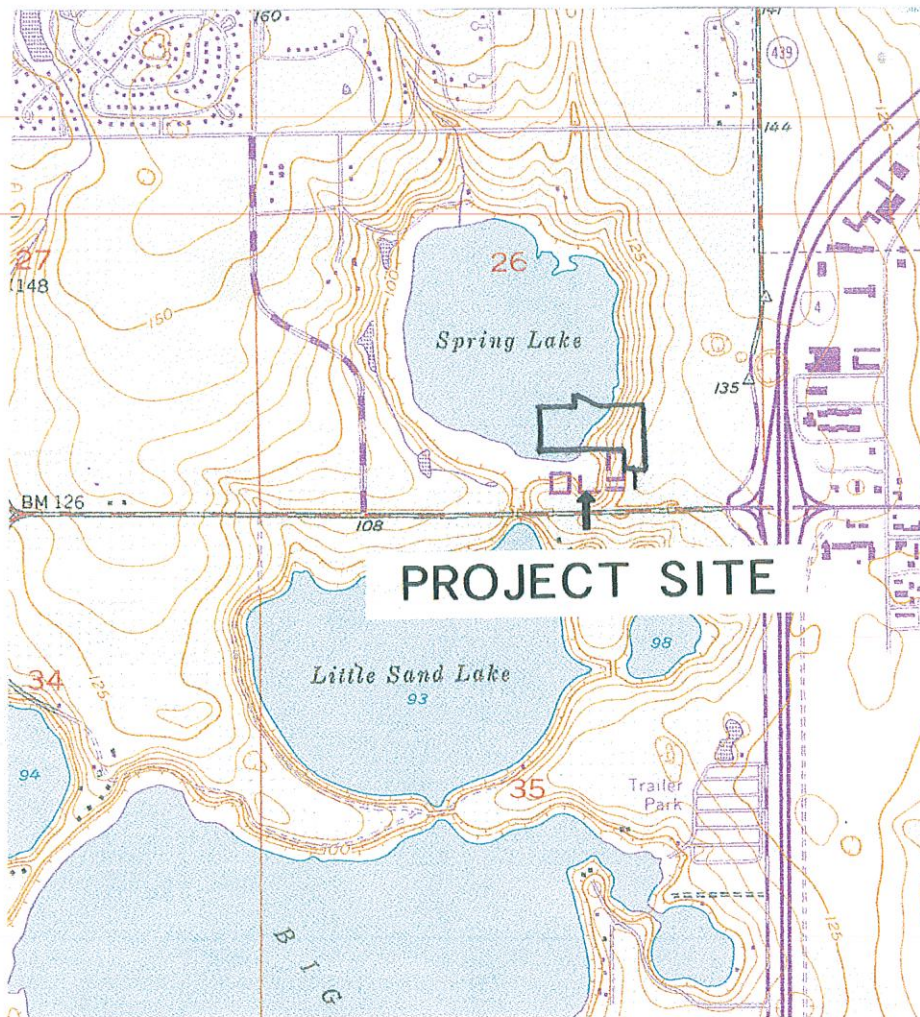
I, _____, as the property owner of the property described above, hereby give my permission for Florida Environmental, Inc to act as my agent for the purpose of applying for Conservation Area Determination (Orange County Wetland Conservation Areas, Chapter 15, Article X, Orange County Code)

Agent's Name

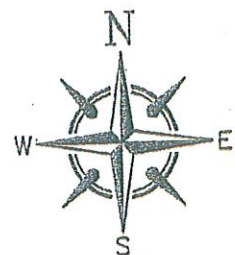
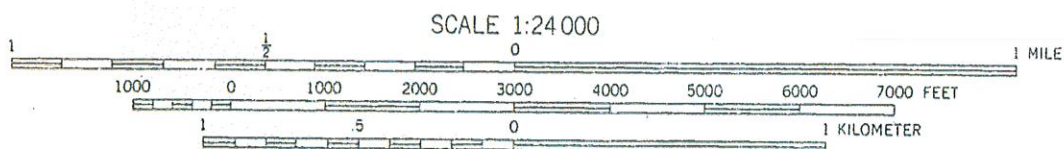
Se. Belle Smith Dymmek

Applicant's Signature

Date



PROJECT SITE



MAJORCA PLACE
Orange County, FL
S26/T23S/R28E
USGS Quadrangle Map



322 North John Young Parkway
Kissimmee, FL 34741

RECEIPT FOR PAYMENT

Board of County Commissioners

Department E.P.D. Date 7-9-01

Received From Smith Growers Amount \$ 646.00

Address P.O. Box 421059, Kissimmee, FL Org/Fund 0001-068

For CAD appeal for Sec 26 Account No. 2420-4340

Parishipp 238 Range 28E 34742-1059 4-12 (3/87)

Orange  County

agent Florida 329197

Environment One

☐ CASH ☒ CHECK/MO NO. 21947

☐ OTHER

RECEIVED BY Susan S. Henry

TRANSPORTATION FACILITIES ANALYSIS
MAJORCA RIALTO PHASE 2 APARTMENTS
ORANGE COUNTY, FLORIDA



Prepared for:

Wood Partners
941 West Morse Boulevard
Winter Park, Florida 32789

Prepared by:

Traffic Planning and Design, Inc.
535 Versailles Drive
Maitland, Florida 32751
407-628-9955

February 2014

TPD № 4622

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic Planning & Design, Inc., a corporation authorized to operate as an engineering business, EB-3702, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Majorca / Rialto Phase 2 Apartments

LOCATION: Orange County, Florida

CLIENT: Wood Partners

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Turgut Dervish, P.E.

Florida P.E. No.: 20400

DATE: February 25, 2015

SIGNATURE:

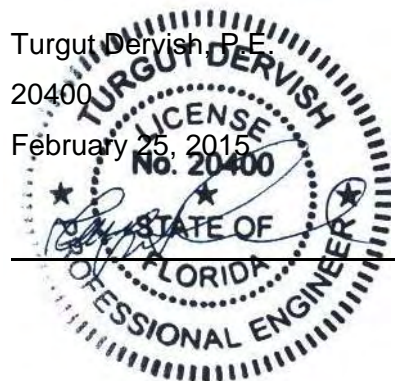


TABLE OF CONTENTS

	Page
INTRODUCTION	1
EXISTING TRAFFIC CONDITIONS	4
PROGRAMMED AND PLANNED IMPROVEMENTS	6
PROPOSED DEVELOPMENT AND TRIP GENERATION	7
Trip Generation	
Trip Distribution	
Impact Area	
PROJECTED TRAFFIC CONDITIONS	9
Background Traffic Volumes	
Interim Year 2020 Conditions (Base Condition)	
Interim Year 2020 Conditions (Proposed Condition)	
Horizon Year 2030 Conditions (Base Condition)	
Horizon Year 2030 Conditions (Proposed Condition)	
STUDY CONCLUSIONS	16
APPENDICES	17
A Existing CMS Data and 2013 Traffic Counts	
B Programmed and Planned Improvements	
C Orange County –Transportation Impact Fee Schedule	
D Model Output Plot	
E Orange County 2030 Tables	
F Traffic Trends Analysis Worksheets	

LIST OF TABLES

	Page
Table 1 Development Densities	1
Table 2 Existing Conditions (2015)	5
Table 3 Trip Generation Calculation	7
Table 4 Growth Rates	9
Table 5 2020 Base Condition Analysis	11
Table 6 2020 Proposed Condition Analysis	12
Table 7 2030 Base Condition Analysis	14
Table 8 2030 Proposed Condition Analysis	15

LIST OF FIGURES

	Page
Figure 1 Project Location Map	2
Figure 2 Conceptual Land Use Plan	3

INTRODUCTION

This analysis was undertaken to support an application to amend the Orange County Comprehensive Policy Plan's (CPP) Future Land Use Map (FLUM). The application is for Majorca Apartments (Rialto Phase 2) planned development and consists of two parcels, 26-23-28-5411-00-030 and 26-23-28-5411-00-031 (23 gross acres), which are located on the west side of Turkey Lake Road just north of West Sand Lake Road in Orange County, Florida.

The requested amendment is to change the FLUM designation of the property from Commercial Planned Development (Commercial-PD) to High Density Residential (HDR-PD). **Figure 1** depicts the location of the proposed development and the one-mile radius primary impact area. **Figure 2** illustrates the proposed conceptual land use plan.

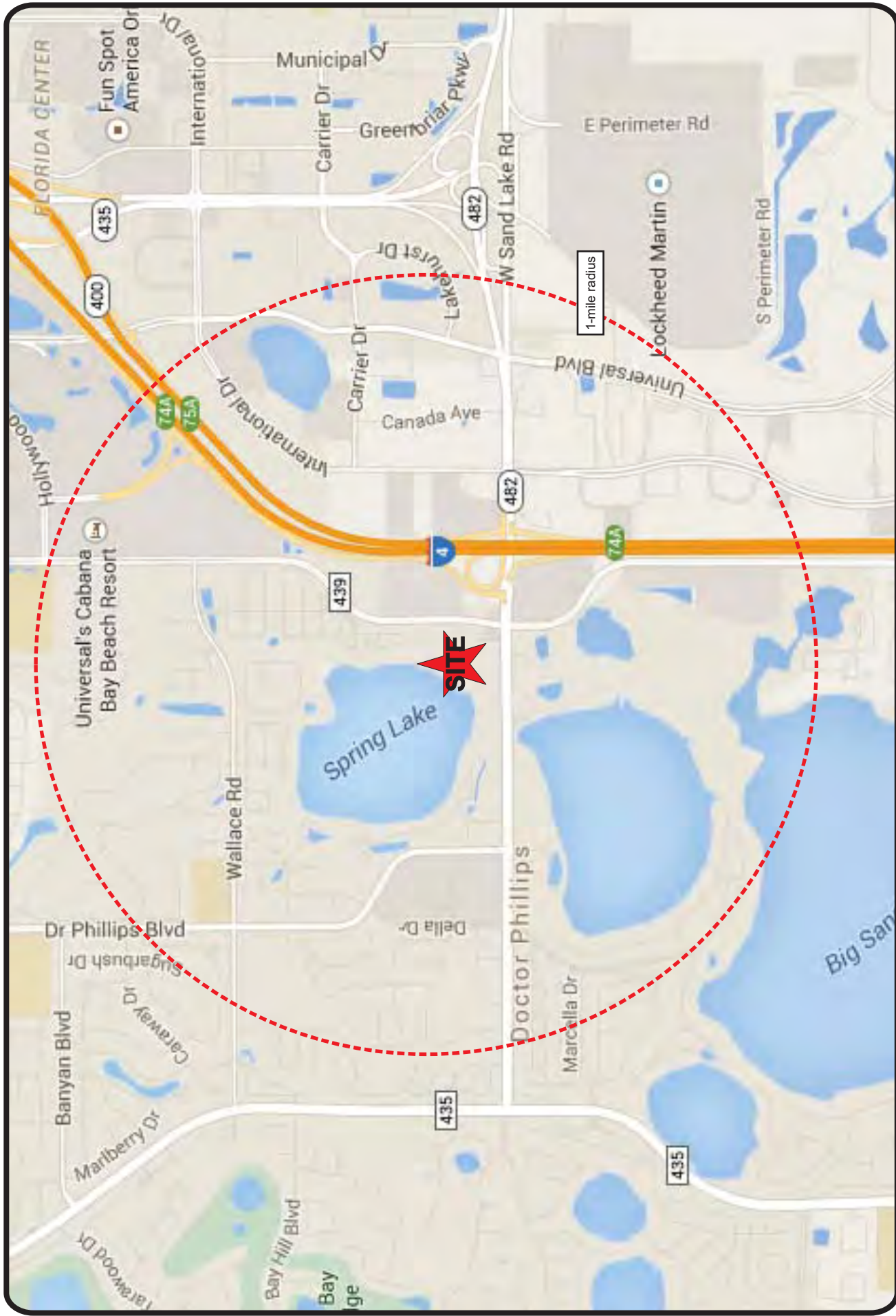
The development densities for the current and proposed FLUM are listed in **Table 1**.

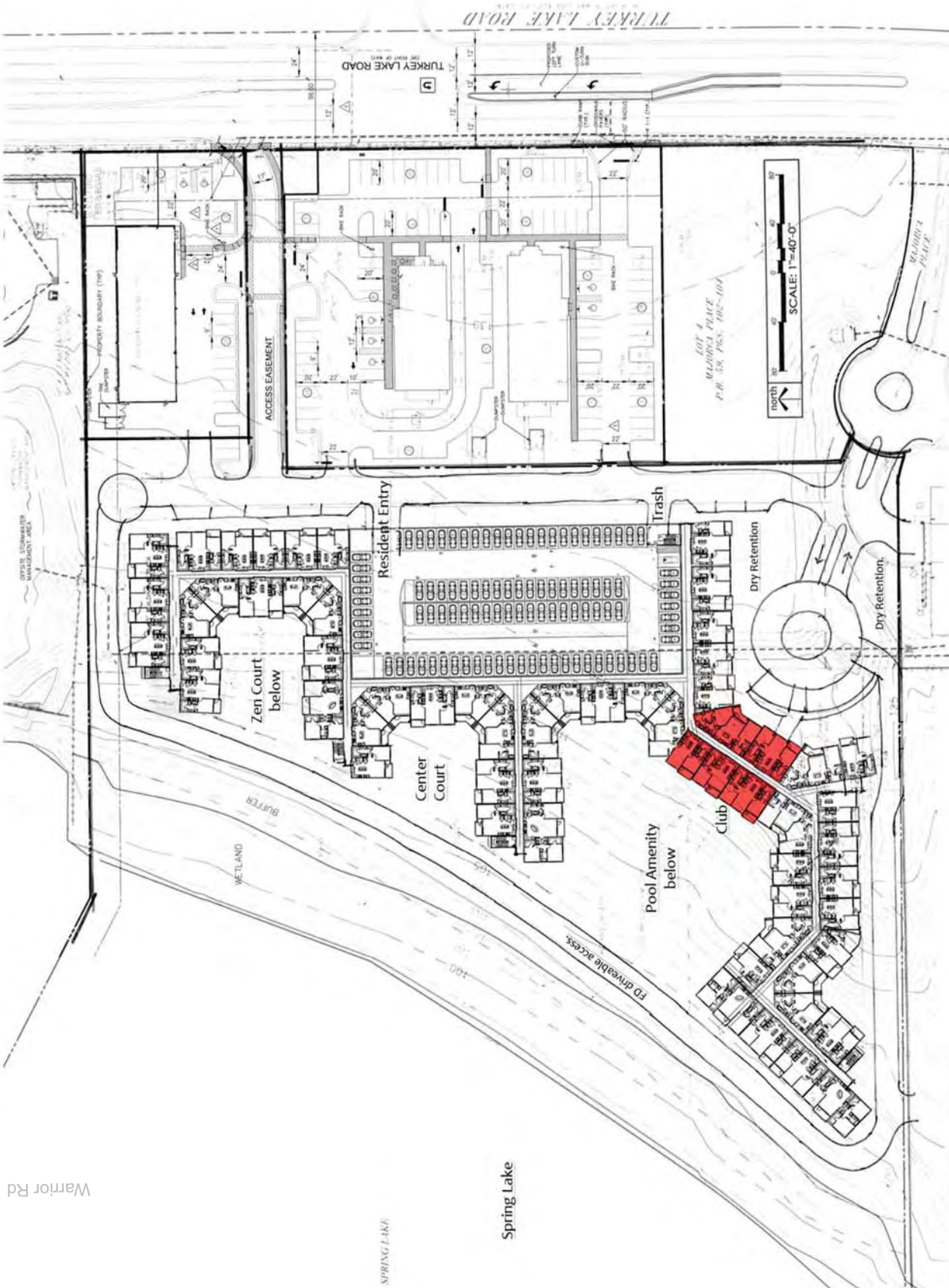
Table 1
Development Densities

<i>Land Use Designation</i>	<i>Developable Acres</i>	<i>Density</i>	<i>Total</i>
Current FLUM			
Commercial (PD)	6.22	3.0 FAR	812.83 KSF
Proposed FLUM			
High Density Residential (PD)	6.22	50 units/acre	311 Units

This study was performed in accordance with the methodology for a Comprehensive Plan Amendment Transportation Facilities Analysis adopted by Orange County.







Majorca / Rialto Phase 2 Apartments
Project No 4622
Figure 2



Conceptual Land Use Plan



EXISTING TRAFFIC CONDITIONS

The existing traffic conditions were evaluated within the project's primary influence area. This included the area's major roadways which were analyzed for daily and P.M. peak hour conditions.

The existing conditions on the roadway network were analyzed by comparing the latest available traffic volumes on each of the roadway segments with the adopted capacity thresholds. The existing conditions analysis was based on information from the Orange County Concurrency Management System (CMS) database and the Orange County 2013 Annual Traffic Counts. This information includes roadway segments, roadway characteristics, traffic volumes, and adopted capacities. **Table 2** summarizes the existing conditions capacity analysis for roadways included in the analysis as per Orange County's 3% significance threshold. Relevant information is provided in **Appendix A**.

This analysis indicates that all of the roadway segments except the following roadway segments within the project's influence area currently operate with adequate capacity during the daily and peak hour conditions:

- I-4 – from Beachline Expressway to John Young Parkway
- Sand Lake Road – from International Drive to Kirkman Road
- Turkey Lake Road – from Sand Lake Commons Boulevard to Sand Lake Road



Table 2
Existing Conditions (2015)

Seg ID	Roadway	Segment Limits		# Lns	Adopt LOS	Daily			Peak Hour				Deficient?	
		From	To			Volume	Capacity	LOS	Volume	Dir	Capacity	LOS	Daily	Peak
107.0	Dr Phillips Blvd	Sand Lake Rd	Wallace Rd	4	E	19,315	39,800	C	859	NB	2,000	C	N	N
196.5	International Dr	Pointe Plaza Ave	Sand Lake Rd	4	E	23,254	39,800	C	830	NB	2,000	C	N	N
197.0		Sand Lake Rd	Kirkman Rd	4	E	17,650	33,800	C	692	WB	1,700	D	N	N
501.0	Interstate 4	Beachline Expy	John Young Pkwy	6	E	150,993	116,600	F	6,250	NB	5,500	F	Y	Y
393.0	Sand Lake Rd	Apopka-Vineland Rd	Dr. Phillips Blvd	4	E	27,221	39,800	C	1,338	EB	2,000	C	N	N
394.0		Dr. Phillips Blvd	Turkey Lake Rd	4	E	43,204	39,800	E	1,602	WB	2,000	C	N	N
394.5		Turkey Lake Rd	International Dr	6	E	62,707	59,900	E	2,148	EB	3,020	C	N	N
395.0		International Dr	Kirkman Rd	4	E	47,645	39,800	F	1,892	WB	2,000	F	Y	Y
437.1	Turkey Lake Rd	Sand Lake Commons Blvd	Sand Lake Rd	4	E	33,675	39,800	C	1,664	NB	2,000	F	N	Y
438.0		Sand Lake Rd	Wallace Rd	4	E	30,504	39,800	C	1,269	NB	2,000	C	N	N
439.0		Wallace Rd	Vineland Rd	4	E	31,640	39,800	C	1,469	SB	2,000	C	N	N
490.0	Universal Blvd	Interstate 4	Sand Lake Rd	4	E	11,959	33,800	C	627	SB	1,700	C	N	N
491.0		Sand Lake Rd	Pointe Plaza Ave	4	E	10,590	33,800	C	780	NB	1,700	D	N	N
448.1	Wallace Rd	Dr. Phillips Blvd	Turkey Lake Rd	2	E	13,713	15,600	C	965	WB	800	F	N	N



PROGRAMMED AND PLANNED IMPROVEMENTS

The Orange County Capital Improvement Program, Public Works Department 10-Year Roadway Program, the 2030 Long Range Transportation Plan and Metroplan Orlando's 2040 Cost Feasible Plan were checked to identify any planned or programmed improvements (by 2030) to the existing transportation facilities in this area. Relevant information from these documents is provided in **Appendix B**.

The following improvements in the vicinity of the property were identified:

- I-4 - from Polk /Osceola County Line to SR 435/Kirkman Rd - Ultimate configuration for general use and managed lanes (2025)
- SR482/Sand Lake Road – from west of Turkey Lake Road to Universal Boulevard – Widen to 6 lanes (2020)
- SR482/Sand Lake Road – from Universal Boulevard to west of John Young Parkway - Widen to 6 lanes (2020)
- International Drive - from SR482/Sand Lake Road to Kirkman Road - widen to 6 lanes (2030)



PROPOSED DEVELOPMENT AND TRIP GENERATION

The requested amendment to the FLUM will change the designation from Commercial PD to High Density Residential PD. The following paragraphs describe a comparison of the net change in the number of trips generated by the site under the two land use scenarios.

Trip Generation

The trip generation for the existing and proposed land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 9th Edition* and Orange County's new trip generation factors. Trip generation rates and calculations are summarized in **Table 3**, which shows the daily and P.M. peak hour trips (new) for the existing and proposed land uses. The ITE Trip Generation sheets and Orange County's new trip factors are provided in **Appendix C**.

Table 3
Trip Generation Calculation

Land Use	ITE Code	Size	Daily Rates	New Trip Factor	P.M. Peak Rates*	Daily Traffic	Peak Hour		
							Total	Enter	Exit
Existing PD Land Use Designation									
Commercial (Shopping Ctr)	820	812.83 KSF	32.65	0.81	3.00	21,496	1,975	948	1,027
Proposed PD Land Use Designation									
Apartment	220	311 Units	6.46	1.00	0.61	2,009	190	123	66
Net Change in Trips with Proposed Amendment						-19,487	-1,785	-825	-961

*Determined from equations

From these calculations, the existing land use (Commercial-PD) designation would generate 21,496 daily trips and 1,975 P.M. peak hour trips as compared to the proposed amendment (HDR-PD) that would only generate 2,009 daily trips and 190 peak hour trips. Therefore, the site's daily trip generation will decrease by 19,487 daily trips, and the P.M. peak hour trip generation will decrease by 1,785 trips as a result of the proposed amendment.



Trip Distribution

The latest adopted 2030 Orlando Urban Area Transportation Study (OUATS) travel demand model was employed using the Florida Standard Urban Transportation Modeling Structure (FSUTMS). The OUATS model was modified slightly to include the socio-economic (SE) data of the project and a select zone analysis was conducted to isolate the project traffic from the total background traffic on the roadway network. The select zone analysis was used to obtain a trip distribution for the project. Since the requested amendment is to change the FLUM designation of the property from Commercial-PD to HDR-PD, the model was run twice, one with the existing FLUM designation and second time with the proposed FLUM designation. The resulting model outputs are included in **Appendix D**. Traffic impacts of the proposed development on study segments are calculated based on the difference of trips generated by the above mentioned two scenarios.

Impact Area

Orange County requires that, at a minimum, roadway segments within the project's primary impact area of 1-mile be analyzed. Additionally, the project's significant impact area is defined as roadway segments that the requested amendment consumes 3% or more of the adopted roadway segments' peak hour directional capacity. However, since this amendment will result in a negative trip generation, it will not have significant impacts on any segment. Therefore, the proposed amendment's study area will include the roadway segments within the primary 1 mile radius impact area and will not be expanded further.



PROJECTED TRAFFIC CONDITIONS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the horizon year (2030) and the interim year (2020) with and without the proposed amendment scenarios.

Background Traffic Volumes

Projected traffic volumes for the year 2030 were obtained from the Orange County projections. The relevant tables are provided in **Appendix E**. For the interim year 2020 analysis, background traffic volumes on the study segments are based on growth factors developed by comparing model growth rates and historical growth for reasonableness and they are shown in **Table 4**. At a minimum a 2% annual growth was used. Detailed traffic trend analysis worksheets are attached in **Appendix F**.

Table 4
Growth Rates

Seg ID	Roadway	Segment Limits		Functional Class	Growth Factors		
		From	To		Model	Counts	Selected
107.0	Dr Phillips Blvd	Sand Lake Rd	Wallace Rd	Collector	4.64%	1.90%	2.00%
196.5	International Dr	Pointe Plaza Avenue	Sandlake Rd	Min Art	8.56%	-1.57%	2.00%
197.0		Sand Lake Rd	Kirkman Rd	Min Art	13.26%	-1.70%	2.00%
501.0	Interstate 4	Beachline Expy	John Young Pkwy	Prin Art - Expy	4.11%	0.09%	2.00%
393.0	Sand Lake Rd	Apopka-Vineland Rd	Dr. Phillips Blvd	Collector	-0.23%	-0.97%	2.00%
394.0		Dr. Phillips Blvd	Turkey Lake Rd	Collector	-1.12%	0.17%	2.00%
394.5		Turkey Lake Rd	International Dr	Min Art	0.63%	3.39%	3.39%
395.0		International Dr	Kirkman Rd	Min Art	2.94%	0.74%	2.00%
437.1	Turkey Lake Rd	Sand Lake Commons Blvd	Sand Lake Rd	Min Art	4.44%	2.85%	2.85%
438.0		Sand Lake Rd	Wallace Rd	Min Art	1.53%	2.41%	2.41%
439.0		Wallace Rd	Vineland Rd	Min Art	-0.88%	2.07%	2.07%
490.0	Universal Blvd	Interstate 4	Sand Lake Rd	Collector	20.58%	-3.14%	2.00%
491.0		Sand Lake Rd	Pointe Plaza Ave	Collector	21.32%	2.20%	2.20%
448.1	Wallace Rd	Dr. Phillips Blvd	Turkey Lake Rd	Collector	1.06%	2.48%	2.48%

Interim Year 2020 Conditions (Base Condition)

The interim year analysis was conducted for the base condition, which assumes that the FLUM is not amended. This analysis is based on the existing and committed roadway network geometry and projected 2020 traffic volumes. **Table 5** summarizes the analysis of the interim year 2020 condition (Base Condition).



The analysis of projected base conditions for the Interim Year 2020 indicates that the study roadway segments are projected to continue to operate within their adopted LOS except at the following locations:

- I-4 - from Beachline Expressway to John Young Parkway
- Sand Lake Road - from International Drive to Kirkman Road
- Turkey Lake Road - from Sand Lake Commons Boulevard to Sand Lake Road

Interim Year 2020 Conditions (Proposed Condition)

With the amended FLUM as proposed, the project will not adversely impact the transportation facilities and will reduce the Interim Year roadway volumes. However, All the above mentioned segments will remain deficient. **Table 6** summarizes the traffic volumes with the proposed FLUM amendment.



Table 5
2020 Base Condition Analysis

Seg ID	Roadway	Segment Limits		# Lns	Daily			Peak Hour			Deficient?	
		From	To		Volume	Capacity	LOS	Volume	Dir	Capacity	LOS	Daily Peak
107.0	Dr Phillips Blvd	Sand Lake Rd	Wallace Rd	4	21,247	39,800	C	945	NB	2,000	C	N
196.5	International Dr	Pointe Plaza Avenue	Sand Lake Rd	4	25,579	39,800	C	913	NB	2,000	C	N
197.0		Sand Lake Rd	Kirkman Rd	4	19,415	33,800	C	761	WB	1,700	D	N
501.0	Interstate 4	Beachline Expy	John Young Pkwy	6	166,092	116,600	F	6,875	NB	5,500	F	Y
393.0	Sand Lake Rd	Apopka-Vineland Rd	Dr. Phillips Blvd	4	29,943	39,800	C	1,472	EB	2,000	C	N
394.0		Dr. Phillips Blvd	Turkey Lake Rd	4	47,524	39,800	E	1,762	WB	2,000	C	N
394.5		Turkey Lake Rd	International Dr	6	73,336	59,900	E	2,512	EB	3,020	C	N
395.0		International Dr	Kirkman Rd	4	52,410	39,800	F	2,081	WB	2,000	F	Y
437.1		Sand Lake Commons Blvd	Sand Lake Rd	4	38,474	39,800	C	1,901	NB	2,000	F	N
438.0	Turkey Lake Rd	Sand Lake Rd	Wallace Rd	4	34,180	39,800	C	1,422	NB	2,000	C	N
439.0		Wallace Rd	Vineland Rd	4	34,915	39,800	C	1,621	SB	2,000	C	N
490.0	Universal Blvd	Interstate 4	Sand Lake Rd	4	13,155	33,800	C	690	SB	1,700	C	N
491.0		Sand Lake Rd	Pointe Plaza Ave	4	11,755	33,800	C	866	NB	1,700	D	N
448.1	Wallace Rd	Dr. Phillips Blvd	Turkey Lake Rd	2	15,413	15,600	C	1,085	WB	800	F	N

Table 6
2020 Proposed Condition Analysis

Seg ID	Roadway	Segment Limits		Daily			Peak Hour					
		From	To	Backgd	Project	Total	Capacity	Backgd	Project	Total	Dir	Capacity
107.0	Dr Phillips Blvd	Sand Lake Rd	Wallace Rd	21,247	-255	20,991	39,800	945	-23	922	NB	2,000
196.5	International Dr	Pointe Plaza Avenue	Sand Lake Rd	25,579	-1,263	24,317	39,800	913	-116	797	NB	2,000
197.0		Sand Lake Rd	Kirkman Rd	19,415	-815	18,600	33,800	761	-75	686	WB	1,700
501.0	Interstate 4	Beachline Expy	John Young Pkwy	166,092	-2,254	163,838	116,600	6,875	-206	6,669	NB	5,500
393.0		Apopka-Vineland Rd	Dr. Phillips Blvd	29,943	-1,227	28,716	39,800	1,472	-113	1,359	EB	2,000
394.0	Sand Lake Rd	Dr. Phillips Blvd	Turkey Lake Rd	47,524	-1,609	45,915	39,800	1,762	-148	1,615	WB	2,000
394.5		Turkey Lake Rd	International Dr	73,336	-9,394	63,942	59,900	2,512	-860	1,652	EB	3,020
395.0		International Dr	Kirkman Rd	52,410	-2,705	49,705	39,800	2,081	-248	1,833	WB	2,000
437.1		Sand Lake Commons Blvd	Sand Lake Rd	38,474	-2,340	36,134	39,800	1,901	-215	1,686	NB	2,000
438.0	Turkey Lake Rd	Sand Lake Rd	Wallace Rd	34,180	-13,343	20,837	39,800	1,422	-1,223	199	NB	2,000
439.0		Wallace Rd	Vineland Rd	34,915	-5,041	29,874	39,800	1,621	-461	1,160	SB	2,000
490.0	Universal Blvd	Interstate 4	Sand Lake Rd	13,155	-371	12,784	33,800	690	-34	656	SB	1,700
491.0		Sand Lake Rd	Pointe Plaza Ave	11,755	-855	10,900	33,800	866	-78	787	NB	1,700
448.1	Wallace Rd	Dr. Phillips Blvd	Turkey Lake Rd	15,413	-1,105	14,308	15,600	1,085	-101	983	WB	800

Horizon Year 2030 Conditions (Base Condition)

Year 2030 projected conditions were analyzed for the base condition, which assumes no change to the FLUM designation for the property. This analysis is based on the projected background traffic volumes for the horizon year and the planned cost feasible roadway network for the same year. **Table 7** summarizes the 2030 base conditions analysis.

The analysis indicates that the study roadway segments will continue to operate within their adopted LOS in the year 2030, with the following exceptions:

- International Drive – from Sand lake Road to Kirkman Road
- Interstate 4 – from Beachline Expressway to John Young Parkway
- Sand Lake Road – from Turkey lake Road to International Drive
- Universal Boulevard – from I-4 to Pointe Plaza Avenue
- Wallace Road – from Dr. Phillips Boulevard to Turkey Lake Road

Horizon Year 2030 Conditions (Proposed Condition)

With the amended FLUM as proposed, the Horizon Year roadway volumes will decrease. All the above mentioned segments will remain deficient. However, the proposed amendment will not adversely impact the transportation facilities. **Table 8** summarizes the 2030 traffic volumes with the proposed FLUM amendment. .



Table 7
2030 Base Condition Analysis

Seg ID	Roadway	Segment Limits			# Lns	Daily			Peak Hour				Deficient?	
		From	To			Volume	Cap	LOS	Volume	Dir	Cap	LOS	Daily	Peak
107.0	Dr Phillips Blvd	Sand Lake Rd	Wallace Rd		4	32,752	39,800	C	1,629	NB	2,000	C	N	N
196.5	International Dr	Pointe Plaza Avenue	Sand Lake Rd		6	53,124	59,900	C	2,299	NB	3,020	C	N	N
197.0		Sand Lake Rd	Kirkman Rd		4	52,767	33,800	F	1,962	WB	1,700	F	Y	Y
501.0	Interstate 4	Beachline Expy	John Young Pkwy		10	243,994	224,200	F	10,652	NB	10,620	F	Y	Y
393.0	Sand Lake Rd	Apopka-Vineland Rd	Dr. Phillips Blvd		4	26,264	39,800	C	1,315	EB	2,000	C	N	N
394.0		Dr. Phillips Blvd	Turkey Lake Rd		4	35,916	39,800	C	1,713	WB	2,000	C	N	N
394.5		Turkey Lake Rd	International Dr		6	68,648	59,900	F	2,556	EB	3,020	C	Y	N
395.0		International Dr	Kirkman Rd		6	68,648	59,900	F	2,556	WB	3,020	C	Y	N
437.1	Turkey Lake Rd	Sand Lake Commons Blvd	Sand Lake Rd		4	56,082	39,800	F	2,448	NB	2,000	E	Y	N
438.0		Sand Lake Rd	Wallace Rd		4	37,491	39,800	C	1,798	NB	2,000	C	N	N
439.0		Wallace Rd	Vineland Rd		4	27,441	39,800	C	1,268	SB	2,000	C	N	N
490.0	Universal Blvd	Interstate 4	Sand Lake Rd		4	48,881	33,800	F	2,246	SB	1,700	F	Y	Y
491.0		Sand Lake Rd	Pointe Plaza Ave		4	44,454	33,800	F	2,146	NB	1,700	F	Y	Y
448.1	Wallace Rd	Dr. Phillips Blvd	Turkey Lake Rd		2	15,894	15,600	F	1,051	WB	800	C	Y	Y

Table 8
2030 Proposed Condition Analysis

Seg ID	Roadway	Segment Limits		# Lns	Daily				Peak Hour		
		From	To		Backg'd	Project	Total	Capacity	Backg'd	Project	Total
107.0	Dr Phillips Blvd	Sand Lake Rd	Wallace Rd	4.0	32,752	-255	32,497	39,800	1,629	-23	1,606
196.5	International Dr	Pointe Plaza Avenue	Sand Lake Rd	6.0	53,124	-1,263	51,861	59,900	2,299	-116	2,183
197.0		Sand Lake Rd	Kirkman Rd	4.0	52,767	-815	51,952	33,800	1,962	-75	1,887
501.0	Interstate 4	Beachline Expy	John Young Pkwy	10.0	243,994	-2,254	241,740	224,200	10,652	-206	10,446
393.0	Sand Lake Rd	Apopka-Vineland Rd	Dr. Phillips Blvd	4.0	26,264	-1,227	25,037	39,800	1,315	-113	1,202
394.0		Dr. Phillips Blvd	Turkey Lake Rd	4.0	35,916	-1,609	34,307	39,800	1,713	-148	1,565
394.5		Turkey Lake Rd	International Dr	6.0	68,648	-9,394	59,254	59,900	2,556	-860	1,696
395.0		International Dr	Kirkman Rd	6.0	68,648	-2,705	65,943	59,900	2,556	-248	2,308
437.1	Turkey Lake Rd	Sand Lake Commons Blvd	Sand Lake Rd	4.0	56,082	-2,340	53,742	39,800	2,448	-215	2,233
438.0		Sand Lake Rd	Wallace Rd	4.0	37,491	-13,343	24,148	39,800	1,798	-1223	575
439.0		Wallace Rd	Vineland Rd	4.0	27,441	-5,041	22,400	39,800	1,268	-461	807
490.0	Universal Blvd	Interstate 4	Sand Lake Rd	4.0	48,881	-371	48,510	33,800	2,246	-34	2,212
491.0		Sand Lake Rd	Pointe Plaza Ave	4.0	44,454	-855	43,599	33,800	2,146	-78	2,068
448.1	Wallace Rd	Dr. Phillips Blvd	Turkey Lake Rd	2.0	15,894	-1,105	14,789	15,600	1,051	-101	950
											800



STUDY CONCLUSIONS

This Transportation Facilities Analysis was conducted in support of a CPPA application for the Majorca Apartments (Rialto Phase 2) Planned development located on the west side of Turkey Lake Road just north of West Sand Lake Road in Orange County, Florida. The analysis assessed the impacts on the roadway network resulting from the proposed amendment. The requested amendment is to change the FLUM designation of the property from Commercial Planned Development-PD to High Density Residential-PD. The findings of this analysis are as follows:

- The requested amendment will result in a net decrease of 19,487 daily trips and 1,785 peak hour trips on the roadway network.
- An analysis of existing conditions indicates that all roadway segments within the project's influence area currently operate at adequate Levels of Service except:
 - I-4 - from Beachline Expressway to John Young Parkway
 - Sand Lake Road – from International Drive to Kirkman Road
 - Turkey Lake Road - from Sand Lake Commons Boulevard to Sand Lake Road
- The roadway capacity analysis for the interim year 2020 base conditions indicates that the study facilities will continue to operate adequately in the interim year except for the same as existing three roadway segments. The proposed amendment will not adversely impact the transportation facilities.
- In the CPP horizon year of 2030, the roadway facilities are projected to continue operating at adequate levels of service with the following exceptions:
 - International Drive – from Sand lake Road to Kirkman Road
 - Interstate 4 – from Beachline Expressway to John Young Parkway
 - Sand Lake Road – from Turkey lake Road to International Drive
 - Universal Boulevard – from I-4 to Pointe Plaza Avenue
 - Wallace Road – from Dr. Phillips Boulevard to Turkey Lake Road

However, the proposed amendment will not adversely impact the transportation facilities and will reduce future roadway volumes on the roadway network.



APPENDICES

APPENDIX A

Existing CMS Data and 2013 Traffic Counts



Orange County, Florida Traffic Concurrency Management Program Concurrency Link Information

APPLICATION #:

Num	From	To	Maint Agency	A T	Function Class	Ln	AADT	PmPk	PkDir	Min Los	Total Cap	Comm Trips	Avail Cap*	Los
Dr. Phillips Blvd														
107	Sand Lake Rd	Wallace Rd	Cnty	U	Collector	4	19,315	859	NB	E	2,000	119	1,022	C
International Dr														
196.5	Pointe Plaza Avenue	Sand Lake Rd	Cnty	U	Min Art	4	23,254	830	NB	E	2,000	247	923	C
197	Sand Lake Rd	Kirkman Rd	Cnty	U	Min Art	4	17,650	692	WB	E	1,700	129	879	D
Interstate 4														
501	Beachline Expy	John Young Pkwy	ST	U	Prim Art - Expy	6	150,993	6,250	NB	D	5,500	0	0	F
Sand Lake Rd														
393	Apopka-Vineland Rd	Dr. Phillips Blvd	Cnty	U	Collector	4	27,221	1,338	EB	E	2,000	82	586	C
394	Dr. Phillips Blvd	Turkey Lake Rd	Cnty	U	Collector	4	43,204	1,602	WB	E	2,000	138	260	C
394.5	Turkey Lake Rd	International Dr	ST	U	Min Art	6	62,707	2,148	EB	E	3,020	143	729	C
395	International Dr	Kirkman Rd	ST	U	Min Art	4	47,645	1,892	WB	E	2,000	199	0	F
Turkey Lake Rd														
437.1	Sand Lake Commons Blvd	Sand Lake Rd	Cnty	U	Min Art	4	33,675	1,664	NB	E	2,000	413	0	F
438	Sand Lake Rd	Wallace Rd	Cnty	U	Min Art	4	30,304	1,269	NB	E	2,000	147	584	C
439	Wallace Rd	Vineland Rd	Cnty	U	Min Art	4	31,640	1,469	SB	E	2,000	96	435	C
Universal Blvd														
490	Interstate 4	Sand Lake Rd	Cnty	U	Collector	4	11,959	627	SB	E	1,700	63	1,010	C
491	Sand Lake Rd	Pointe Plaza Ave	Cnty	U	Collector	4	10,590	780	NB	E	1,700	115	305	D
Wallace Rd														
448.1	Dr. Phillips Blvd	Turkey Lake Rd	Cnty	U	Collector	2	13,713	965	WB	E	200	142	0	F

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

ORANGE COUNTY TRAFFIC ENGINEERING DEPARTMENT
2013 Annual Count Report

Station ID	Count Order	Roadway	Counter Location	2012 AADT	2013 AADT	K100 Factor	D Factor	P.M. Peak Hour Volume			Through Lanes	Posted Speed	
								Total	Pk Dir	Dir			
8089	10	Cypress Springs Pkwy (S)	0.2 Miles W. of Curry Ford Rd.	#N/A	3,152	0.088	0.525	278	146	WB	132	2	30
8088	10	Cypress Springs Pkwy. (South, of of Dean Rd)	(0.1 Miles E. of Dean Rd.)	#N/A	3,436	0.158	0.676	544	368	WB	176	2	30
352	10	Dactwyler Dr	0.55 Miles N. Beachline Ex (SR 528)	10,166	12,042	0.095	0.649	1,145	743	NB	402	2	35
8086	10	Dahlia Dr	0.30 miles E. of Semoran Bv.	#N/A	3,444	0.093	0.602	322	194	EB	128	2	25
8056	10	Dallas Bv	0.4 mi. N. of Reynolds Pkwy.	#N/A	2,179	0.124	0.847	271	229	SB	42	2	40
8000	10	Daniels Rd	0.74 Miles N. Roper Rd	15,702	16,544	0.081	0.519	1,338	694	NB	644	4	35
8010	20	Daniels Rd	0.33 Miles S. Roper Rd	16,717	17,802	0.083	0.558	1,474	822	NB	652	4	35
8020	30	Daniels Rd	450 Ft S. Fowler Grove Bv	16,636	17,586	0.084	0.566	1,474	834	NB	640	6	35
8019	10	Darlene Dr	0.55 mi. E. of Apopka-Vineland Rd.	#N/A	4,754	0.098	0.621	464	288	EB	176	2	30
250	10	Dean Rd	0.47 Miles S of Seminole County Line	16,857	16,802	0.094	0.537	1,583	850	NB	733	2	35
252	20	Dean Rd	0.19 Miles S of Buck Rd	22,974	24,254	0.090	0.551	2,190	1,206	SB	984	4	45
258	30	Dean Rd	0.53 Miles N of Colonial Dr	23,058	24,412	0.088	0.538	2,146	1,154	NB	992	4	45
580	40	Dean Rd	0.20 Miles S of Colonial Dr	23,104	26,547	0.091	0.585	2,416	1,414	SB	1,002	4	45
272	50	Dean Rd	0.19 Miles N of Lake Underhill Rd	24,574	25,477	0.090	0.526	2,288	1,202	WB	1,086	4	45
276	60	Dean Rd	0.29 Miles S. Lake Underhill Rd	#N/A	19,376	0.090	0.540	1,736	937	SB	799	2	45
417	70	Dean Rd	0.16 Miles S. Berry Dease Rd	#N/A	17,482	0.092	0.514	1,603	824	SB	779	2	45
8025	10	Deerfield Bv	0.6 Miles E. of John Young Pkwy.	#N/A	11,037	0.095	0.557	1,045	582	EB	463	2	30
6093	10	Delaney Av	0.11 Miles N. kaley Av	5,414	5,824	0.107	0.561	623	349	SB	274	2	25
6092	20	Delaney Av	400 Ft S. Kaley Av	5,964	6,216	0.103	0.554	638	354	SB	284	2	25
8111	10	Destination Parkway	0.2 mi. E. of International Dr.	#N/A	3,678	0.083	0.511	305	156	EB	149	4	35
8110	20	Destination Parkway	0.4 mi. W. of John Young Py.	#N/A	1,445	0.116	0.856	167	143	EB	24	4	40
7087	10	Dillard St	0.41 Miles N. Colonial Dr	#N/A	19,654	0.084	0.507	1,647	834	NB	813	4	35
385	10	Dixie Belle Dr	0.30 Miles S. Curry Ford Rd	#N/A	6,015	0.097	0.540	584	315	SB	269	2	40
384	20	Dixie Belle Dr	0.28 Miles S. Lake Margaret Dr	#N/A	10,404	0.097	0.597	1,011	603	SB	408	2	40
7111	10	Dowden Rd (4th St)	0.67 Miles W. Boggy Creek Rd	4,852	5,378	0.085	0.593	456	270	EB	186	2	35
150	10	Dr. Phillips Bv	0.42 Miles S of Conroy-Windermere Rd	15,068	14,311	0.096	0.525	1,372	721	NB	651	4	40
1039	20	Dr. Phillips Bv	300 Ft N of Pine Springs Dr	14,628	14,539	0.096	0.527	1,399	737	NB	662	4	45
154	30	Dr. Phillips Bv	0.21 Miles S of Wallace Rd	20,807	19,315	0.088	0.506	1,698	859	NB	839	4	45
5098	60	E. Main St	500 Ft E. S. Park Av	#N/A	41,840	0.079	0.532	3,293	1,752	EB	1,541	4	35
107	30	E. Plant St	1500 Ft W. 9th St	12,677	14,442	0.092	0.528	1,330	703	WB	627	2	35
418.1	10	Econlockhatchee Tl	0.07 Miles S. University Bv	10,851	10,939	0.084	0.545	913	497	SB	416	2	45
205	20	Econlockhatchee Tl	0.28 Miles N. Colonial Dr	13,706	13,022	0.081	0.571	1,052	601	SB	451	2	45
268	30	Econlockhatchee Tl	0.58 Miles S. Colonial Dr	23,498	20,334	0.083	0.561	1,686	945	NB	741	2	45
271	40	Econlockhatchee Tl	0.23 Miles S. Valencia College Ln	15,925	16,148	0.081	0.577	1,308	755	NB	553	2	45
274	50	Econlockhatchee Tl	1.32 Miles S. Lake Underhill Rd	12,452	12,221	0.087	0.571	1,061	606	SB	455	2	45
7112	60	Econlockhatchee Tl	0.75 Miles N. of Lee Vista Bv	11,911	12,566	0.091	0.602	1,138	685	NB	453	2	35
402	10	Eden Park Rd	0.64 Miles N. Beggs Rd	2,227	1,739	0.106	0.586	184	108	NB	76	2	45
6059	20	Edgewater Dr	0.23 Miles N. Forest City Rd	#N/A	25,270	0.085	0.677	2,153	1,458	NB	695	4	40
7056	30	Edgewater Dr	0.24 Miles S. Forest City Rd	#N/A	29,853	0.083	0.613	2,466	1,512	NB	954	4	45
423	40	Edgewater Dr	0.16 Miles S. of Lee Rd	#N/A	22,252	0.089	0.690	1,969	1,358	SB	611	4	45
521.1	50	Edgewater Dr	0.41 Miles S. Fairbanks Av	#N/A	19,545	0.105	0.677	2,044	1,384	SB	660	4	40
5177	60	Edgewater Dr	305 Ft S of Maury Rd	21,043	19,440	0.096	0.589	1,866	1,098	NB	768	4	40
46	10	Edgewater Dr.	0.23 Miles W. of Clarcona - Ocoee Rd	#N/A	9,842	0.096	0.720	941	677	NB	264	2	40
8018	10	Edgewood Ranch Rd	0.1 miles S. of Barbary Dr.	#N/A	4,878	0.105	0.543	510	277	NB	233	2	40
5214	10	Fairbanks Av	0.1 mi. W. of S. Wymore Rd	#N/A	21,921	0.089	0.550	1,960	1,078	SB	882	4	45
435	20	Fairbanks Av	0.27 Miles W. Orlando Av	#N/A	32,346	0.074	0.514	2,384	1,226	EB	1,158	4	35
5072	30	Fairbanks Av	0.12 Miles W. Orange Av	#N/A	26,099	0.072	0.524	1,890	990	WB	900	4	35
396	40	Fairbanks Av	0.22 Miles E. Orange Av	#N/A	33,808	0.073	0.600	2,475	1,484	WB	991	4	30
5077	50	Fairbanks Av	0.49 Miles W. Aloma Av	#N/A	42,502	0.078	0.585	3,302	1,933	WB	1,369	4	30
7113	10	Fairway Woods Bv	400 Ft W. Landstar Bv	10,605	10,854	0.083	0.642	901	578	WB	323	4	30

ORANGE COUNTY TRAFFIC ENGINEERING DEPARTMENT
2013 Annual Count Report

Station ID	Count Order	Roadway	Counter Location	2012 AADT	2013 AADT	K100 Factor	D Factor	P.M. Peak Hour Volume			Through Lanes	Posted Speed	
								Total	Pk Dir	Dir			
7115	5	Hiawasse Rd	0.2 mi. S. of Apopka Bv. (0.36 Miles S. Piedmont Wekiwa Rd)	#N/A	16,273	0.091	0.550	1,473	810	SB	663	4	45
65	10	Hiawasse Rd	0.23 Miles S. Beggs Rd	#N/A	19,507	0.090	0.548	1,748	958	NB	790	2	45
1002	20	Hiawasse Rd	378 Ft S of Crooked Lake TI	22,967	23,751	0.085	0.543	2,009	1,091	NB	918	4	45
79	30	Hiawasse Rd	0.51 Miles N. of Silver Star Rd	#N/A	29,187	0.081	0.576	2,361	1,359	NB	1,002	4	45
94	40	Hiawasse Rd	0.24 Miles N. Balboa Dr	#N/A	31,662	0.077	0.554	2,444	1,353	NB	1,091	4	45
95	50	Hiawasse Rd	498 Feet S of Balboa Dr	30,168	31,128	0.078	0.560	2,419	1,354	NB	1,065	4	45
101	60	Hiawasse Rd	0.48 Miles S. Colonial Dr	#N/A	31,368	0.085	0.554	2,660	1,472	NB	1,188	4	45
1029	70	Hiawasse Rd	0.25 Miles S of Old Winter Garden Rd	35,317	36,780	0.085	0.540	3,123	1,688	NB	1,435	4	45
149	80	Hiawasse Rd	0.45 Miles S. Metro West Bv	#N/A	17,416	0.083	0.942	1,449	1,366	SB	83	4	45
149.5	90	Hiawasse Rd	0.46 Miles N. Conroy-Windermere Rd	#N/A	31,164	0.086	0.580	2,677	1,552	NB	1,125	4	45
196	10	Hoffner Rd	0.42 Miles W. of Oak Island Rd	#N/A	17,575	0.091	0.672	1,598	1,074	EB	524	2	35
208	20	Hoffner Rd	0.37 Miles E. Oak Island Rd	#N/A	17,012	0.096	0.639	1,628	1,041	EB	587	2	35
209	30	Hoffner Rd	0.45 Miles E. Conway Rd	#N/A	23,597	0.080	0.622	1,883	1,170	EB	713	2	45
288	40	Hoffner Rd	1.00 Mile E. Semoran Bv	#N/A	21,145	0.079	0.572	1,670	955	EB	715	2	45
185	10	Holden Av	0.34 Miles E. Texas Av	#N/A	5,255	0.092	0.517	482	249	WB	233	2	35
187	20	Holden Av	0.44 Miles W. Orange Av	#N/A	13,489	0.085	0.521	1,144	596	EB	548	2	35
1027	10	Honour Rd	0.35 Miles E. Texas Av	#N/A	4,168	0.077	0.562	321	180	EB	141	2	30
50	10	Horatio Av	0.24 Miles E. Orlando Av	#N/A	34,080	0.090	0.621	3,050	1,893	EB	1,157	4	35
6065	20	Horatio Av	0.1 mi. W. of Temple TI	#N/A	30,602	0.090	0.601	2,760	1,659	EB	1,101	4	40
7161	10	Howell Branch Rd	0.11 Miles S. Aloma Av	#N/A	17,076	0.091	0.539	1,557	839	SB	718	2	40
8095	10	Humphries Ave/Ik Baldwin Ln.	btwn. Rixey St. and Daubert St.	#N/A	4,308	0.097	0.536	417	224	WB	193	2	25
2004	10	Hunter's Creek Bv	400 Ft E. Velleux Dr	4,874	6,265	0.111	0.682	697	475	EB	222	4	40
6015	20	Hunter's Creek Bv	0.29 Miles E. John Young Py	#N/A	8,903	0.095	0.518	842	436	EB	406	2	40
7087	30	Hunter's Creek Bv	0.35 Miles W. Orange Blossom TI	#N/A	8,419	0.096	0.538	812	437	WB	375	4	40
8029	10	Hunter's Vista Bv	300 Ft. N. of Town Center Blvd.	#N/A	9,520	0.099	0.675	945	638	SB	307	2	25
403	10	Indian Hills Rd	750 Ft. E. Powers Dr	4,690	8,088	0.092	0.732	742	543	WB	199	2	30
2002	10	Innovation Wy / Dowden Rd	0.4 mi. E. Candice Ct	951	3,429	0.151	0.526	516	271	EB	245	4	40
1045	20	International Dr	0.20 Miles W of Universal Bv	#N/A	17,650	0.071	0.554	1,250	692	WB	558	4	30
425	30	International Dr	150 Ft N of Jamaican Ct	#N/A	23,254	0.068	0.522	1,591	830	NB	761	6	40
158	40	International Dr	482 Ft W of Convention Way	#N/A	23,001	0.078	0.613	1,792	1,098	NB	694	5	40
8022	50	International Dr	0.23 Miles SW of Avenida Vista	#N/A	20,684	0.079	0.514	1,636	840	NB	796	4	45
8113	60	International Dr	0.48 Miles Ne of Vineland Av	#N/A	23,132	0.084	0.533	1,950	1,039	SB	911	6	45
700	50	International Dr South	640 Ft S of Westwood Bv	#N/A	23,965	0.077	0.522	1,853	967	NB	886	4	45
701	60	International Dr South	0.28 miles S of Central Florida Pkwy	#N/A	25,911	0.082	0.551	2,119	1,168	NB	951	4	45
1069	70	International Dr South	411 Ft S of W Osceola Pkwy	11,036	19,356	0.086	0.596	1,655	986	SB	669	6	45
347	80	International Dr South	0.25 Miles E of S Apopka Vineland Rd	#N/A	35,216	0.084	0.545	2,955	1,610	EB	1,345	6	45
711	90	International Dr South	1.30 W of SR 535	#N/A	12,166	0.081	0.533	979	521	SB	458	6	45
357	10	Ivey Ln	0.20 Miles S of Old Winter Garden Rd	13,556	14,649	0.090	0.509	1,313	668	SB	645	5	35
8035	10	J Lawson Bv	600 Ft. E. of Wyndham Lake Bv.	#N/A	4,252	0.105	0.748	446	333	WB	113	4	40
8096	10	Jetport Dr	0.4 Miles W. of Boggy Creek Rd.	#N/A	5,343	0.093	0.714	497	355	EB	142	2	40
8097	30	Jetport Dr	0.2 Miles W. of Tradeport Dr.	#N/A	12,901	0.073	1.000	940	940	EB	0	2	35
8053	10	John Wycliffe Bv	600 Ft. S. of Wewahootee Rd.	#N/A	4,906	0.110	0.738	541	399	SB	142	2	25
8059	20	John Wycliffe Bv	400 Ft. E. of Moss Park Rd.	#N/A	4,982	0.113	0.500	562	281	WB	281	2	25
259.1	10	John Young Py	0.50 Miles S. Orange Blossom TI	#N/A	39,737	0.087	0.556	3,465	1,926	NB	1,539	4	45
521	20	John Young Py	0.75 Miles N. Colonial Dr	#N/A	46,956	0.093	0.526	4,386	2,307	NB	2,079	4	55
6046	30	John Young Py	0.17 Miles S. Colonial Dr	#N/A	45,857	0.087	0.508	3,967	2,014	NB	1,953	6	45
6045	40	John Young Py	0.60 Miles S. East-West Ex (SR 408)	#N/A	34,844	0.095	0.586	3,303	1,935	NB	1,368	6	35
6041	50	John Young Py	0.41 Miles N. Interstate 4	#N/A	32,459	0.094	0.581	3,051	1,771	NB	1,280	6	40
1037	60	John Young Py	0.67 Miles N. Americana Bv	#N/A	44,062	0.085	0.578	3,759	2,173	NB	1,586	6	45
1036	70	John Young Py	0.55 Miles S. Americana Bv	#N/A	47,499	0.082	0.574	3,876	2,225	NB	1,651	6	45

ORANGE COUNTY TRAFFIC ENGINEERING DEPARTMENT
2013 Annual Count Report

Station ID	Count Order	Roadway	Counter Location	2012 AADT	2013 AADT	K100 Factor	D Factor	P.M. Peak Hour Volume			Through Lanes	Posted Speed	
								Total	Pk Dir	Dir			
7046	10	Robinson St	850 Ft E. Rosalind Av	#N/A	16,182	0.110	0.731	1,782	1,302	EB	480	4	35
7047	20	Robinson St	450 Ft E. Fern Creek Av	#N/A	16,563	0.111	0.794	1,840	1,462	EB	378	4	35
6082	30	Robinson St	200 Ft E. Graham Av	#N/A	12,908	0.115	0.803	1,481	1,189	EB	292	4	35
18.1	10	Rock Springs Rd	500 Ft N Westford Dr	15,317	15,594	0.090	0.663	1,403	929	NB	474	2	45
19	20	Rock Springs Rd	1 Mile N. Welch Rd	19,277	18,965	0.115	0.518	2,171	1,125	SB	1,046	4	45
21	30	Rock Springs Rd	0.4 Miles S. Welch Rd	21,811	21,290	0.093	0.639	1,980	1,265	NB	715	5	45
426	40	Rock Springs Rd	200 Ft N. Oak St	22,266	21,326	0.085	0.614	1,802	1,107	SB	695	4	45
7037	10	Rosalind Av	300 Ft N. Washington	17,284	16,695	0.091	1.000	1,514	1,514	NB	0	3	25
7038	20	Rosalind Av	400 Ft N. Robinson St	14,224	14,117	0.093	1.000	1,311	1,311	NB	0	3	30
36	10	Rose Av	0.1 Miles N. Wister Ln	11,746	12,417	0.089	0.599	1,110	665	NB	445	2	35
37	20	Rose Av	600 Ft S. Beggs Rd	4,423	4,332	0.093	0.636	404	257	NB	147	2	30
38	30	Rose Av	600 Ft N. Clarcona - Ocoee Rd	3,323	3,784	0.087	0.531	329	175	SB	154	2	35
8067	1	Round Lake Rd	0.4 Miles N. King Ave	#N/A	2,480	0.112	0.638	278	177	SB	101	2	50
6	10	Round Lake Rd	300 Ft N. Kelly Park Rd	3,166	3,443	0.103	0.610	353	215	SB	138	2	55
8	20	Round Lake Rd	300 Ft S. Kelly Park Rd	3,308	3,805	0.105	0.637	400	255	SB	145	2	55
253	10	Rouse Rd	0.45 Miles N. University Bv	9,477	9,670	0.091	0.598	881	527	NB	354	2	45
254	20	Rouse Rd	0.1 Miles N. Locknatosia Tl	18,907	18,679	0.101	0.523	1,890	988	NB	902	4	45
260	30	Rouse Rd	0.4 Miles N. Colonial Dr	19,694	19,626	0.091	0.596	1,784	1,064	SB	720	4	45
427	40	Rouse Rd	0.5 Miles S. Colonial Dr	15,825	14,931	0.097	0.542	1,453	787	SB	666	2	45
8107	1	Russell Dr	50 Ft SE. Janela Dr	#N/A	1,637	0.112	0.586	184	108	NB	76	2	25
8027	1	S. Orange Ave	600 Ft N. Mary Louis Ln	#N/A	20,788	0.091	0.564	1,885	1,062	SB	823	2	45
8043	1	S. Tanner Rd	0.25 Miles NW. Colonial Dr	#N/A	2,814	0.114	0.864	321	277	NB	44	2	45
324	10	Sadler Av	0.5 Miles W. Orange Blossom Tl	4,358	4,600	0.096	0.534	443	236	EB	207	2	45
3	20	Sadler Av	1 Mile W. Round Lake Rd	2,040	2,306	0.111	0.543	257	139	WB	118	2	45
155	10	Sand Lake Rd	0.5 Miles W. Della Dr	28,407	27,221	0.079	0.622	2,153	1,338	EB	815	4	45
153	20	Sand Lake Rd	0.5 Miles W. Turkey Lake Rd	50,083	43,204	0.070	0.533	3,007	1,602	WB	1,405	4	45
1049	20	Sand Lake Rd	300 Ft E. Universal Bv	41,178	47,645	0.075	0.527	3,592	1,892	WB	1,700	6	55
453	30	Sand Lake Rd	0.25 Miles W. I-4	59,987	62,707	0.066	0.518	4,145	2,148	EB	1,997	6	40
172	50	Sand Lake Rd	1.5 Miles W. John Young Py	46,077	48,376	0.079	0.533	3,827	2,040	WB	1,787	6	55
173	60	Sand Lake Rd	0.25 Miles W. Presidents Dr	45,412	46,891	0.084	0.554	3,915	2,170	WB	1,745	6	45
462	80	Sand Lake Rd	0.5 Mile E. Chancellor Dr	40,782	41,131	0.074	0.608	3,044	1,852	EB	1,192	6	45
174	90	Sand Lake Rd	500 Ft E. Voltaire Dr	39,952	41,471	0.076	0.572	3,148	1,799	EB	1,349	6	45
508	100	Sand Lake Rd	0.25 Miles E. Winegard Rd	38,976	39,445	0.078	0.568	3,081	1,750	EB	1,331	6	45
541	170	Sand Lake Rd	0.25 Miles E. John Young Parkway	35,622	39,485	0.090	0.565	3,554	2,008	EB	1,546	6	45
403.1	110	Sand Lake Rd/Mc Coy Rd	0.25 Miles E. Orange Av	41,235	42,897	0.073	0.550	3,149	1,733	EB	1,416	6	45
8108	1	Sandberry Bv	550 Ft E. Huckleberry Av	#N/A	8,385	0.082	0.581	688	400	EB	288	2	25
8006	1	Schofield Rd	150 Ft E Meadow Bend Cir	#N/A	146	0.122	0.527	18	9	WB	9	2	30
144	10	Seidel Rd	1.5 Miles S. Avalon Rd	2,362	2,759	0.098	0.533	271	144	SB	127	2	45
7122	10	Seminole Dr	0.5 Mile N. Warren Park	1,922	2,161	0.117	0.707	252	178	NB	74	2	25
295	10	Semorán Bv	0.38 Miles W. Wekiwa Springs Rd	#N/A	36,464	0.082	0.523	2,990	1,565	WB	1,425	8	45
5	20	Semorán Bv	0.28 Miles E. Wekiwa Springs Rd	#N/A	50,319	0.084	0.523	4,247	2,221	WB	2,026	8	45
232	30	Semorán Bv	0.3 Miles N. Aloma Av	#N/A	52,211	0.078	0.533	4,083	2,177	NB	1,906	6	50
230	40	Semorán Bv	0.3 Miles S. Aloma Av	#N/A	57,032	0.079	0.552	4,488	2,479	NB	2,009	6	50
229	50	Semorán Bv	0.19 Miles N. Hanging Moss Rd	#N/A	50,410	0.081	0.543	4,068	2,210	NB	1,858	6	50
227	60	Semorán Bv	0.46 Miles S. Hanging Moss Rd	#N/A	51,216	0.081	0.529	4,169	2,205	NB	1,964	6	50
225	70	Semorán Bv	0.25 Miles N. Colonial Dr	#N/A	45,244	0.078	0.525	3,511	1,845	SB	1,666	6	45
224	80	Semorán Bv	0.32 Miles S. Colonial Dr	#N/A	58,321	0.078	0.546	4,572	2,495	SB	2,077	6	45
223	90	Semorán Bv	0.18 Miles N. SR 408	#N/A	57,864	0.079	0.522	4,542	2,369	SB	2,173	6	45
222	100	Semorán Bv	0.39 Miles N. Curry Ford Rd	#N/A	58,192	0.074	0.519	4,329	2,245	SB	2,084	6	45
219	110	Semorán Bv	0.5 Miles N. Michigan Av	#N/A	54,194	0.075	0.542	4,054	2,197	NB	1,857	6	45

ORANGE COUNTY TRAFFIC ENGINEERING DEPARTMENT
2013 Annual Count Report

Station ID	Count Order	Roadway	Counter Location	2012 AADT	2013 AADT	K100 Factor	D Factor	P.M. Peak Hour Volume			Through Lanes	Posted Speed	
								Total	Pk Dir	Opp Dir			
7126	20	Tradeport Dr	0.2 Miles W. Boggy Creek Rd	11,604	13,545	0.090	0.565	1,212	685	EB	527	4	40
7129	40	Tradeport Dr	600 Ft N. Landstreet Rd	19,389	20,750	0.083	0.561	1,726	969	NB	757	4	45
7127	20	Tradeport Dr (One Way)	0.1 Miles S. Express St	8,066	8,330	0.084	1.000	700	700	NB	0	2	40
7128	30	Tradeport Dr (One Way)	950 Ft N. Express St	8,035	9,346	0.096	1.000	899	899	NB	0	2	40
151	10	Turkey Lake Rd	0.3 Miles N. Vineland Rd	20,281	23,715	0.087	0.693	2,066	1,431	NB	635	2	35
1038	20	Turkey Lake Rd	400 Ft N. Paw St	29,813	31,640	0.088	0.530	2,772	1,469	SB	1,303	4	45
152	30	Turkey Lake Rd	900 Ft N. Sand Lake Rd	28,427	30,504	0.078	0.533	2,382	1,269	NB	1,113	4	45
157	40	Turkey Lake Rd	0.2 Miles S. Sand Lake Rd	32,594	33,675	0.080	0.618	2,694	1,664	NB	1,030	4	40
6023	50	Turkey Lake Rd	0.5 Miles N. Central Florida Py	23,364	25,838	0.085	0.525	2,204	1,156	NB	1,048	4	45
7168	60	Turkey Lake Rd	0.25 Miles S. Central Florida Py	14,930	16,087	0.089	0.537	1,425	765	SB	660	4	45
8063	1	Tyson Rd	400 Ft E. Narcoossee Rd	#N/A	774	0.124	0.675	96	65	WB	31	2	30
8023	1	Universal Bv	600 Ft S Rosen Center	#N/A	23,885	0.100	0.692	2,391	1,655	SB	736	6	45
704	10	Universal Bv	0.5 Miles N. Sand Lake Rd	10,600	11,959	0.100	0.527	1,190	627	SB	563	4	35
705	20	Universal Bv	600 Ft S. International Dr	10,584	10,590	0.106	0.694	1,124	780	NB	344	4	35
8090	30	Universal Bv	0.5 Miles S. Pointe Plaza	14,778	15,069	0.104	0.575	1,573	904	SB	669	6	45
238	10	University Bv	0.21 Miles E. Forsyth Rd	44,121	49,354	0.091	0.588	4,501	2,647	EB	1,854	6	45
236	20	University Bv	0.11 Miles W. Forsyth Rd	42,327	39,631	0.094	0.576	3,721	2,142	EB	1,579	6	45
314.1	30	University Bv	0.16 Miles W. Econlockatchee Tl	45,203	44,725	0.088	0.550	3,918	2,153	EB	1,765	6	45
241	40	University Bv	0.31 Miles E. Goldenrod Rd	36,850	37,586	0.090	0.617	3,394	2,095	EB	1,299	6	45
6079	50	University Bv	0.12 Miles E. Econlockatchee Tl	43,493	42,330	0.089	0.551	3,746	2,063	EB	1,683	6	45
389	60	University Bv	0.11 Miles W. Dean Rd	56,305	55,880	0.087	0.566	4,878	2,760	EB	2,118	6	45
251	70	University Bv	0.25 Miles E. Dean Rd	57,586	57,990	0.083	0.511	4,813	2,459	WB	2,354	6	45
255	80	University Bv	0.16 Miles E. Rouse Rd	51,344	52,185	0.082	0.511	4,253	2,171	WB	2,082	6	45
243	10	Valencia College Ln	0.4 Miles E. Goldenrod Rd	16,752	12,749	0.087	0.546	1,108	605	WB	503	2	45
270	20	Valencia College Ln	0.25 Miles W. Econlockatchee Tl	11,240	12,278	0.087	0.609	1,067	650	EB	417	2	45
7153	10	Vineland Av	0.75 Mile NE. SR 535	21,866	17,462	0.077	0.518	1,346	697	EB	649	2	35
7154	20	Vineland Av	0.5 Miles NW. International Dr	10,805	10,912	0.080	0.514	870	447	NB	423	4	40
7133	10	Vineland Rd	400 Ft E. Backlot Rd	19,943	20,648	0.095	0.516	1,951	1,007	EB	944	4	35
7134	20	Vineland Rd	300 Ft E. Cypress Creek Bv	21,541	22,378	0.100	0.544	2,238	1,218	EB	1,020	4	45
7136	40	Vineland Rd	0.16 Miles N. Conroy-Windermere Rd	16,368	17,538	0.093	0.515	1,626	838	NB	788	4	45
7135	30	Vineland Rd	0.29 Miles S. Conroy-Windermere Rd	20,611	22,459	0.092	0.555	2,055	1,140	NB	915	4	45
6076	10	Virginia Dr	60 Ft W. Ferris Av	11,456	12,375	0.087	0.573	1,072	614	EB	458	2	30
408	20	Virginia Dr	450 Ft E. Ferncreek Av	15,877	17,073	0.098	0.623	1,668	1,039	EB	629	4	30
114	10	W. Plant St	0.25 Miles W. Park Av	5,058	5,310	0.109	0.548	577	316	NB	261	2	35
108	20	W. Plant St	0.15 Miles E. Park Av	5,653	7,522	0.096	0.526	723	380	WB	343	2	25
339.5	5	Wallace Rd	400 Ft E. Apopka Vineland Rd	10,384	10,185	0.103	0.579	1,053	610	WB	443	2	40
339	10	Wallace Rd	500 Ft E. Spring Rain Dr	13,439	13,713	0.104	0.675	1,429	965	WB	464	2	35
6048	20	Washington St	500 Ft E. Westmoreland	5,408	5,697	0.115	0.647	657	425	WB	232	2	25
2011	10	Waterford Chase Py	0.16 Mi. W. Seneca Falls Dr	18,383	18,423	0.098	0.594	1,798	1,068	EB	730	2	25
8045	1	Waterford Lake Pkwy	0.37 Miles E. Alafaya Tl	#N/A	12,212	0.089	0.538	1,091	587	EB	504	4	30
799	10	Wekiwa Springs Rd	400 Ft S. Welch Rd	11,251	11,779	0.093	0.595	1,092	650	NB	442	2	45
798	20	Wekiwa Springs Rd	200 Ft N. Votaw Rd	16,180	15,601	0.096	0.625	1,493	934	NB	559	2	45
25	30	Wekiwa Springs Rd	200 Ft S. Walnut Heights Rd	22,466	24,057	0.091	0.628	2,194	1,378	SB	816	4	45
2017	10	Welch Rd	0.36 mi. W. Rock Springs Rd (C.R.435)	11,301	11,791	0.103	0.526	1,213	638	WB	575	2	35
7049	10	Welch Rd	600 Ft E. Ustler Rd	15,242	16,187	0.091	0.644	1,468	946	EB	522	2	45
22	20	Welch Rd	600 Ft E. Thompson Rd	14,064	14,229	0.091	0.658	1,296	853	EB	443	2	45
454.9	10	West Rd / Clarcona-Ocoee Rd	0.15 Mi. E. SR 429	#N/A	8,110	0.104	0.612	843	516	WB	327	4	35
2024	10	West Rd / Ocoee Crown Pointe Py	0.2 mi. E. Ocoee-Apopka Rd	6,380	6,826	0.115	0.555	784	435	WB	349	4	35
8015	1	Westover Roberts Rd	400 Ft E. Westover Club Cir	#N/A	7,122	0.089	0.665	636	423	WB	213	2	35
7149	10	Westwood Bv	700 Ft E. West Entrance Dr	10,741	11,251	0.103	0.621	1,163	722	NB	441	4	40

APPENDIX B

Programmed and Planned Improvements

improvement needs by five-year increments (2020, 2025, 2030, and 2040). The major assumption is that each project is completed within the five-year increments. A project cost was developed for each improvement using year 2013 as the base and coordinated with each of the local agencies. For SIS facilities, the costs were provided by FDOT. A cost was estimated for the year 2013 using the FDOT-provided inflation factors to have a common base for all categories.

All project needs - after removing those deemed constrained and/or in exception areas or transportation districts (see Figure 4) - were prioritized. Different methodologies were used by each county to complete the ranking. Projects were then separated into three categories, based on the funding source eligibility: SIS, priority, and county.

SIS projects were based on the Cost Feasible Plan from FDOT. The MetroPlan Orlando priority projects include those deemed affordable, based on the available revenues by plan year. The county project list was pared down until anticipated revenues were exhausted. The cost feasible toll facilities list was developed using the master plans from Florida's Turnpike Enterprise, Central Florida Expressway Authority (formerly OCEA), and the Osceola County Expressway Authority(OCX) and information gathered from each of the agencies to allocate projects into the anticipated years.

Based on projections, Orange County was able to fund 37 of 155 county projects. Osceola County was able to fund all 116 county project needs, plus 13 federal/state projects. Seminole County was able to fund 22 of the 23 highway projects. Figure 7 provides the highway system component of the 2040 Cost Feasible Plan.

Lists of the adopted plan SIS, federal/state, county/city, and expressway/toll road projects are presented in the following pages. The plan was unanimously adopted by MetroPlan Orlando Board on June 11, 2014. Detailed project financial and priority information can be found in Appendix A: Budget Allocation.

TABLE 5: STRATEGIC INTERMODAL SYSTEM (SIS) PROJECTS				
Roadway	From	To	Improvement	Funded by
I-4	Polk/Osceola County Line	SR 435/Kirkman Rd	Ultimate Configuration for General Use & Managed Lanes	2025
I-4	SR 434	Seminole/Volusia Co. Line	Ultimate Configuration for General Use & Managed Lanes	2025
Wekiva Parkway **	US 441	I-4	New Expressway	2025
SR 528/Beachline Expressway	I-4	Florida's Turnpike	Widen to 8 Lanes	2030
** Refer to Prioritized Project List (PPL)				

TABLE 6: FEDERAL & STATE FUNDED COST FEASIBLE PROJECTS

Roadway	From	To	Improvement	Funded by
SR 15/Hoffner Ave *	N of Lee Vista Blvd	W of SR 436	Widen to 4 Lanes	2020
SR 15/Hoffner Ave *	W of SR 436	Conway Rd.	Widen to 4 Lanes	2020
SR 530/US 192 *	Lake/Orange Co. Line	E of Secret Lake Dr.	Widen to 6 Lanes	2020
SR 482/Sand Lake Rd. *	W of Turkey Lake Rd.	Universal Blvd.	Widen to 6 Lanes	2020
SR 482/Sand Lake Rd *	Universal Blvd.	W of John Young Pkwy.	Widen to 6 Lanes	2020
John Young Pkwy. *	at SR 482/Sand Lake Rd.		Flyover	2020
SR 426/CR 419 *	Pine Ave.	Avenue B	Widen to 4 Lanes	2020
SR 600/US 17/92 *	W of Poinciana Blvd.	CR 535/Ham Brown Rd.	Widen to 4 Lanes	2020
SR 15/600/US 17/92 *	Shepard Rd.	Lake Mary Blvd.	Widen to 6 Lanes	2020
John Young Pkwy. *	Portage St.	SR 530/US 192	Widen to 6 Lanes	2020
US 17-92 *	Poinciana Blvd	Ham Brown Rd	Widen to 4 Lanes	2020
US 17/92 John Young Pkwy	Portage St	US 192/Vine St	Widen to 6 Lanes	2020
SR 46	Mellonville Ave.	SR 415	Widen to 4 Lanes	2020
SR 434/Forest City Rd.	Edgewater Dr.	Orange/Seminole Co. Line	Widen to 6 Lanes	2020
SR 423/John Young Pkwy.	SR 50	Shader Rd.	Widen to 6 Lanes	2020
SR 434	at CR 427		Improve Intersection	2020
SR 434	Range Line Rd.	US 17/92	Multimodal/CSS Improvements	2020
Hoagland Blvd. Phase 2	US 17/92	5th St.	Widen to 4 Lanes/Realign	2020
SR 414/Maitland Blvd.	I-4	Maitland Ave.	Widen to 6 Lanes	2020
SR 434	Smith St.	Franklin St.	Widen to 4 Lanes - Phase 1	2020
SR 426/CR 419	Pine Ave.	Avenue B	Widen to 4 Lanes - Phase 2	2025
CR 419	Avenue B	W of Lockwood Blvd.	Widen to 4 Lanes - Phase 3	2025
SR 50	E. Old Cheney Hwy.	SR 520	Widen to 6 Lanes	2025
SR 527/Orange Ave.	SR 482/Sand Lake Rd.	SR 15/Hoffner Ave.	Multimodal/CSS Improvements - PD&E Only	2025
SR 434/Alafaya Tr.	SR 50	McCulloch Rd.	Multimodal/CSS Improvements - PD&E Only	2025
SR 15/600/US 17/92 & Lee Rd Ext	Norfolk Ave SR15/600/US 17/92	Monroe St./Denning Dr	Construct medians/improve Intersection/ Extend Road	2025
SR 46	SR 415	CR 426	Safety Improvements - Phase 1	2025
SR 46	SR 415	CR 426	Widen to 4 Lanes - Phase 2	2025
John Young Pkwy.	Pleasant Hill Rd.	Portage St.	Widen to 6 Lanes	2025
SR 535	Orange/Osceola Co. Line	I-4	Widen to 6 Lanes (2 miles) and 8 Lanes (1.5 miles) - PD&E Only	2025

* Refer to FY14/15 - FY18/19 Transportation Improvement Program (TIP)

SR 438/Silver Star Rd	SR 429	Bluford Ave	Widen to 4 Lanes - PD&E Only	2025
SR 527/Orange Ave	Pineloch Ave	Anderson St	Multimodal /CSS Improvements - PD&E Only	2025
SR 436	US 17/92	Wilshire Dr.	Widen to 8 Lanes/CSS Improvements - PD&E Only	2025
SR 436	Newburyport Ave	CR 427/Ronald Reagan Blvd.	Intersection Improvements - PD&E Only	2025
SR 434	SR 417	Mitchell Hammock Rd	Widen to 4 Lanes - PD&E Only	2025
US 17/92	at Pleasant Hill Rd		Inters Improv/Potent. Flyover/Crossover Diverted Left turn lanes - PD&E Only	2025
US 17/92	SR 417	SR 46/1st St	Multimodal/CSS Improvements - PD&E Only	2025
SR 436	Orlando International Airport	Orange/Seminole Co. Line	Multimodal/Context Sensitive Improvements to incl BRT - PD&E Only	2025
SR 527/Orange Ave	SR 50	Princeton St	Multimodal/CSS Improvements - PD&E Only	2025
Virginia Dr./Forrest Ave./Corrine Dr.	SR 527/Orange Ave	Bennett Rd	Multimodal/CSS Improvements - PD&E Only	2025
US 17/92	SR 50	Princeton St	Multimodal/CSS Improvements - PD&E Only	2025
SR 15/Conway Rd	at Gatlin Ave		Add Turn Lanes - PD&E Only	2025
SR 436	I-4	US 17/92	Multimodal/CSS Improvements - PD&E Only	2025
SR 424/Edgewater Dr.	at SR 426/Fairbanks Ave		Add Turn Lanes - PD&E Only	2025
SR 500/US 441	at Piedmont Wekiva Rd		Add Turn Lanes - PD&E Only	2025
SR 551/Goldenrod Rd	SR 408	SR 50	Multimodal/CSS Improvements - PD&E Only	2025
SR 526/ Robinson St	Rosalind Ave.	Maguire Blvd	Multimodal/CSS Improvements - PD&E Only	2025
SR 50	Orange Ave	Bumby Ave	Multimodal/CSS Improvements - PD&E Only	2025
SR 424/Edgewater Dr.	at SR 423/Lee Rd		Add Turn Lanes - PD&E Only	2025
US 17/92	Shepard Rd	Dog Track Rd	Multimodal/CSS Improvements - PD&E Only	2025
SR 436	Orlando International Airport	Orange/Seminole Co. Line	Multimodal/CSS Improvements - PD&E Only	2025
SR 436	Wilshire Dr.	Orange/Seminole Co. Line	Multimodal/CSS Improvements - PD&E Only	2025
SR 426/Aloma Ave	SR 436	Orange/Seminole Co. Line	Multimodal/CSS Improvements - PD&E Only	2025
SR 482/Sand Lake Rd	SR 500/US 441	SR 527/Orange Ave	Multimodal/CSS Improvements - PD&E Only	2025
SR 50	Bumby Ave	Old Cheney Hwy.	Multimodal/CSS Improvements - PD&E Only	2025
SR 552/Curryford Rd.	Crystal Lake Dr.	SR 436	Multimodal/CSS Improvements - PD&E Only	2025

SR 500/US 441	I-4	SR 50	Multimodal/CSS Improvements - PD&E Only	2025
SR 423/Lee Rd	at I-4		Add Turn Lanes - PD&E Only	2025
SR 435/Kirkman Rd	SR 482/Sand Lake Rd	SR 50	Multimodal/CSS Improvements - PD&E Only	2025
SR 434	Maitland Blvd.	SR 436	Multimodal/CSS Improvements - PD&E Only	2025
US 17/92	Lake Mary Blvd	SR 417	Widen to 6 Lanes - PD&E Only	2025
SR 500/US 441	at Plymouth Sorrento Rd		Add Turn Lanes - PD&E Only	2025
SR 50	N. Tampa Ave	Hughey Ave	Multimodal/CSS Improvements - PD&E Only	2025
SR 500/US 441	SR 50	Clarcona-Ocoee Rd	Convert roadway segment from rural to urban - PD&E Only	2025
SR 50	SR 435/Kirkman Rd	N. Tampa Ave	Multimodal/CSS Improvements - PD&E Only	2025
SR 434	SR 436	Montgomery Rd	Widen to 6 Lanes - PD&E Only	2025
SR 500/US 441	US 192	Osceola Pkwy	Multimodal/CSS Improvements - PD&E Only	2025

TABLE 7: ORANGE COUNTY PROJECTS








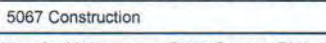

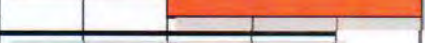

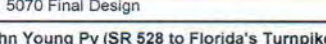

















Roadway	From	To	Improvement	Funded by
Apopka-Vineland Road (SR 535)	SR 536	I-4 WB Ramp	Widen to 8 Lanes	2020
SR 15 (Narcoossee Road)	SR 528 (BeachLine Expressway)	Lee Vista Boulevard	Widen to 6 Lanes	2020
Apopka-Vineland Road (SR 535)	Osceola County Line	SR 536	Widen to 6 Lanes	2020
Central Florida Parkway	International Drive	SR 423 (John Young Parkway)	Widen to 6 Lanes	2020
SR 423 (John Young Parkway) **	SR 50 (Colonial Drive)	Shader Road	Widen to 6 Lanes	2020
International Drive	Hawaian Court	SR 482	Widen to 6 Lanes	2025
Apopka-Vineland Road	CR 535	Fenton Avenue	Widen to 6 Lanes	2025
Landstar Boulevard	Osceola County Line	SR 417	Widen to 6 Lanes	2025
Destination Parkway	Universal Boulevard	John Young Parkway	Widen to 6 Lanes	2025
Conway Road	Hoffner Road	Michigan Street	Widen to 6 Lanes	2025
Apopka-Vineland Road	Darlene Road	Kilgore Road	Widen to 6 Lanes	2025
US 441 (Orange Blossom Trail)	SR 50 (Colonial Drive)	John Young Parkway	Widen to 6 Lanes	2025
Jeff Fuqua Boulevard	.13 miles South of Boggy Creek Road	Heintzelman Boulevard	Widen to 4 Lanes	2025
Conway Road	Judge Road	Hoffner Road	Widen to 6 Lanes	2030

** Refer to Prioritized Project List (PPL)

New Independence Pkwy/Wellness Way	Lake County Line	SR 429	New/Widen 4 Lanes	2030
Alafaya Trail	Huckleberry Finn Drive	Lake Underhill Road	Widen to 6 Lanes	2030
Apopka-Vineland Road	Kilgore Road	SR 482	Widen to 6 Lanes	2030
Hiawassee Road	SR 50	Silver Star Road	Widen to 6 Lanes	2030
Apopka-Vineland Road	Fenton Avenue	Darlene Road	Widen to 6 Lanes	2030
Lake Nona Boulevard	Tavistock Lakes Boulevard	SR 417 (Greenway)	Widen to 6 Lanes	2030
Universal Boulevard	SR 482	Pointe Plaza Avenue	Widen to 6 Lanes	2030
Central Florida Parkway	SR 423 (John Young Parkway)	Orange Blossom Trail	Widen to 6 Lanes	2030
International Drive	SR 482	Kirkman Road	Widen to 6 Lanes	2030
International Drive South	Westwood Boulevard	Hawaiian Court	Widen to 6 Lanes	2040
Turkey Lake Road	Sand Lake Commons Boulevard	SR 482	Widen to 6 Lanes	2040
Conway Road	McCoy Road	Judge Road	Widen to 6 Lanes	2040
Boggy Creek Road	Beacon Park Boulevard	SR 417	Widen to 6 Lanes	2040
Clarke Road	White Road	SR 50	Widen to 6 Lanes	2040
Universal Boulevard	SR 482	Carrier Drive	Widen to 6 Lanes	2040
Conroy Road	Millenia Boulevard	Eastgate Drive	Widen to 6 Lanes	2040
Turkey Lake Road	Central Florida Parkway	Sand Lake Commons Boulevard	Widen to 6 Lanes	2040
Apopka-Vineland Road	Conroy-Windermere Road	Westover Roberts Road	Widen to 6 Lanes	2040
Town Center Boulevard	US 441	Landstar Boulevard	Widen to 6 Lanes	2040
Avalon Road (CR 545)	Seidel Road	McKinney Road	Widen to 4 Lanes	2040
Oakland Avenue	Tubb Street	Avalon Road	Widen to 4 Lanes	2040
Avalon Road (CR 545)	Tilden Road	Marsh Road	Widen to 4 Lanes	2040
Deer Isle Drive	SR 50	West Oakland Avenue	Widen to 4 Lanes	2040
Orange County - Unfunded Needs				
Avalon Road (CR 545)	McKinney Road	Tilden Road	Widen to 4 Lanes	-
Hiawassee Road	Clarcona-Ocoee Road	John Land Apopka Expressway	Widen to 6 Lanes	-
Apopka-Vineland Road	SR 482	Conroy-Windermere Road	Widen to 6 Lanes	-
Avalon Road (CR 545)	Flamingo Crossings Boulevard	Seidel Road	Widen to 4 Lanes	-
Plant Street (SR 438)	9th Street	West Crown Point Road	Widen to 4 Lanes	-
Avalon Road (CR 545)	US 192	Hartzog Road	Widen to 4 Lanes	-
Clarcona-Ocoee Road	Apopka-Vineland Road	Hiawassee Road	Widen to 6 Lanes	-
Clarcona-Ocoee Road	Clarke Road	Apopka-Vineland Road	Widen to 6 Lanes	-
Young Pine Road	Curry Ford Road	Cypress Springs Parkway	Widen to 4 Lanes	-

Orange County, Florida
Public Works Department's 10-Year Roadway Program
 (by Fiscal Year)

RCA  Design  ROW  Const. 

Project Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Econlockhatchee Tr (Curry Ford Rd to Lake Underhill Rd)										
2942 RCA Study										
2942 Final Design										
2942 Right-of-Way Acquisition										
2942 Construction (Future Phase)										
Edgewater Dr (Clarcona-Ocoee Rd to Pine Hills Rd)										
5023 Right-of-Way Acquisition										
5023 Construction										
Fenton Av (Palm Py to Apopka-Vineland Rd)										
New CIP Construction										
Ficquette Rd (South of Overstreet Rd to South of Fossick Rd)										
5067 Construction										
Holden Av (John young Py to Orange Blossom Tr)										
3045 Final Design										
3045 Right-of-Way Acquisition										
3045 Construction										
International Dr (South Westwood Bv to North Westwood Bv)										
5107 Construction										
International Dr Transit (Intermodal Center to Sand Lake Rd)										
5070 Final Design										
John Young Py (SR 528 to Florida's Turnpike)										
5001 Construction										
John Young Py / Sand Lake Rd Interchange										
5001 Design										
5001 Construction										
Kennedy Bv (Forest City Rd to Wymore Rd)										
3096 Final Design										
3096 Right-of-Way Acquisition										
3096 Construction (Future Phase)										
Lake Destiny Dr Ext (Lee Rd to Kennedy Bv)										
5104 Final Design										
5104 Right-of-Way Acquisition										
5104 Construction										
Lake Underhill Rd (Goldenrod Rd to Chickasaw Tr)										
5057 Construction										
Lake Underhill Rd (Chickasaw Tr to Rouse Rd)										
5090 Final Design										
5090 Right-of-Way Acquisition										
5090 Construction										
Narcoossee Rd (Boggy Creek Rd to SR 417)										
5101 Construction										
Pine Hills Rd Ext (Beggs Rd to Orange Blossom Tr)										
5072 Final Design										
5072 Right-of-Way Acquisition										
5072 Construction										

Projects schedules are subject to change
 Call 407-836-7885 for additional project information

**ORANGE COUNTY 2030
LONG RANGE PLAN**

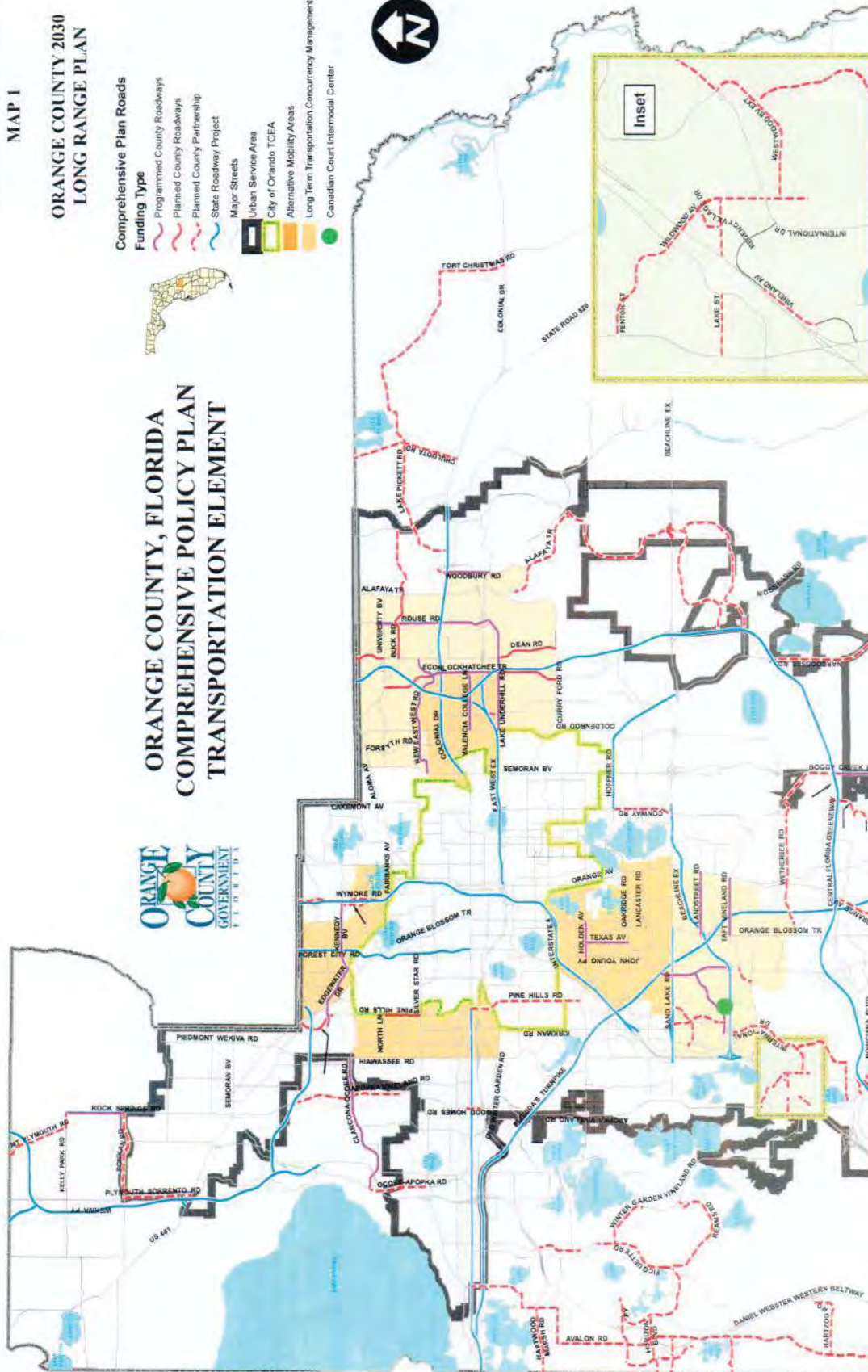
**ORANGE COUNTY, FLORIDA
COMPREHENSIVE POLICY PLAN
TRANSPORTATION ELEMENT**



Comprehensive Plan Roads

Funding Type

- Programmed County Roadways
- Planned County Roadways
- Planned County Partnership
- State Roadway Project
- Major Streets
- Urban Service Area
- City of Orlando TCEA
- Alternative Mobility Areas
- Long Term Transportation Concepts
- Canadian Court Intermodal Center



Plato is provided "an in" without any written or oral representation of accuracy, reliability, or fitness for use for the appropriate purposes for the use of the data. There are no implied warranties of merchantability or fitness for a particular purpose. The response acknowledges and accepts the limits of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update. When any products are derived from the map, they are not to be used without prior written consent of the Orange County Board of County Commissioners.

Produced by Orange County Public Works Department, Transportation Planning Division
Source - Orange County Transportation Planning Division
Revised 7/18/08

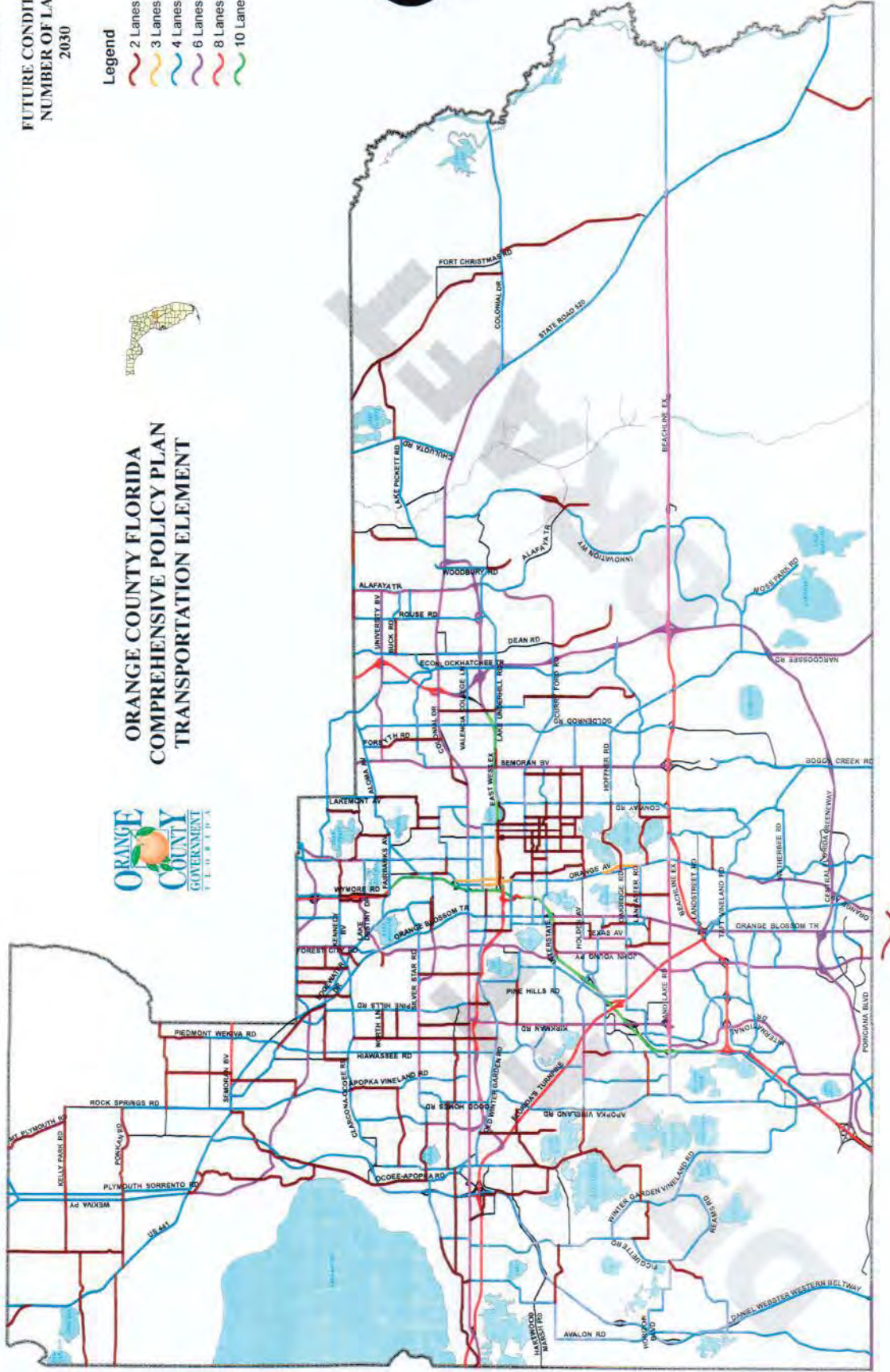
4 Miles

MAP 1C

**FUTURE CONDITIONS
NUMBER OF LANES
2030**



**ORANGE COUNTY FLORIDA
COMPREHENSIVE POLICY PLAN
TRANSPORTATION ELEMENT**



Data is provided "as is" without any warranty or any representation of accuracy, inclusion, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user. 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 limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update. Partnership roadways are depicted on the map conceptually and do not represent actual agreements.

Not to be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners.

APPENDIX C

Orange County –Transportation Impact Fee Schedule

Table D-1 (continued)
Calculated Transportation Impact Fee Schedule

ITE LUC	Land Use	Unit	Trip Rate	Trip Rate Source	Assessable Trip Length	Total Trip Length	Trip Length Source	% New Trips	% New Trips Source	Net VMT ⁽¹⁾	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Impact Fee	Current Adopted IF Rate	% Change
RETAIL:																
820	Retail 500,001-1,000,000 sqft ⁽²⁾	1,000 sqft/a	30.33	ITE 8th edition	3.51	4.01	FL Curve ⁽⁶⁾	81%	FL Curve ⁽⁶⁾	30.70	\$12,091	\$164	\$2,593	\$9,498	\$6,702	42%
820	Retail 1,000,001-1,200,000 sqft ⁽²⁾	1,000 sqft/a	28.46	ITE 8th edition	3.75	4.25	FL Curve ⁽⁶⁾	82%	FL Curve ⁽⁶⁾	31.16	\$12,271	\$185	\$2,607	\$9,664	\$6,118	58%
820	Retail greater than 1,200,000 sqft ⁽²⁾	1,000 sqft/a	26.96	ITE 8th edition	3.99	4.49	FL Curve ⁽⁶⁾	83%	FL Curve ⁽⁶⁾	31.78	\$12,519	\$187	\$2,636	\$9,883	\$5,853	69%
841	New/Used Auto Sales	1,000 sf	26.40	Blend ITE 8th & FL Studies	4.83	5.33	FL Studies	79%	FL Studies	35.86	\$14,124	\$207	\$2,917	\$11,207	\$4,799	134%
850	Supermarket	1,000 sf	103.38	Blend ITE 8th & FL Studies	2.18	2.68	FL Studies	56%	FL Studies	44.03	\$17,696	\$290	\$4,087	\$13,609	\$10,208	33%
853	Convenience Market w/Gas Pumps	1,000 sf	775.14	Blend ITE 8th & FL Studies	1.59	2.09	FL Studies	28%	FL Studies	122.85	\$48,386	\$847	\$11,938	\$36,448	n/a	n/a
862	Home Improvement Superstore	1,000 sf	29.80	ITE 8th Edition	2.52	3.02	Same as LUC 820 (100-200K)	67%	Same as LUC 820 (100-200K)	17.91	\$7,055	\$113	\$1,593	\$5,462	n/a	n/a
863	Electronics Superstore	1,000 sf	45.04	ITE 8th Edition	1.33	1.83	Same as LUC 820 (200-500K)	43%	Same as LUC 820 (200-500K)	9.17	\$3,612	\$66	\$930	\$2,682	n/a	n/a
912	Bank/Savings Drive-In	1,000 sf	159.34	Blend ITE 8th & FL Studies	2.58	3.08	FL Studies	46%	FL Studies	67.32	\$26,515	\$421	\$5,934	\$20,581	\$19,544	5%
925	Drinking Place	1,000 sf	113.40	ITE 8th Edition (Adjusted) ⁽³⁾	1.33	1.83	Same as LUC 820 (500K)	43%	Same as LUC 820 (500K)	23.09	\$9,093	\$167	\$2,354	\$6,739	n/a	n/a
931	Quality Restaurant	1,000 sf	91.10	Blend ITE 8th & FL Studies	3.30	3.80	FL Studies	77%	FL Studies	82.41	\$32,457	\$497	\$7,005	\$25,452	\$10,018	154%
932	High-Turnover Restaurant	1,000 sf	116.60	Blend ITE 8th & FL Studies	3.33	3.83	FL Studies	71%	FL Studies	98.14	\$38,654	\$592	\$8,344	\$30,310	\$13,785	120%
934	Fuel/Food Rest. w/Drive-Thru	1,000 sf	511.00	Blend ITE 8th & FL Studies	2.15	2.65	FL Studies	58%	FL Studies	226.85	\$89,346	\$1,466	\$20,662	\$68,684	\$21,869	214%
944	Service Station	fuel pos.	158.56	ITE 8th Edition	2.00	2.50	FL Studies	23%	FL Studies	27.60	\$10,872	\$181	\$2,551	\$8,321	n/a	n/a
947	Self-Service Car Wash	wash station	108.00	ITE 8th Edition	2.29	2.79	FL Studies	68%	FL Studies	59.67	\$23,581	\$382	\$5,384	\$18,197	n/a	n/a
n/a	Tourist Retail	1,000 sf	74.89	Study ⁽³⁾	3.50	4.00	Previous TIF	40%	Study ⁽³⁾	37.38	\$14,720	\$224	\$3,157	\$11,563	\$3,638	218%
n/a	Auto Service	1,000 sf	25.67	Previous TIF	8.37	8.87	Previous TIF	51%	Study ⁽³⁾	39.01	\$15,364	\$217	\$3,068	\$12,306	\$3,792	225%
n/a	Drug Store	1,000 sf	88.46	Previous TIF	4.07	4.57	Previous TIF	50%	Study ⁽³⁾	64.09	\$25,241	\$377	\$5,313	\$19,928	\$6,242	219%

Apartment (220)

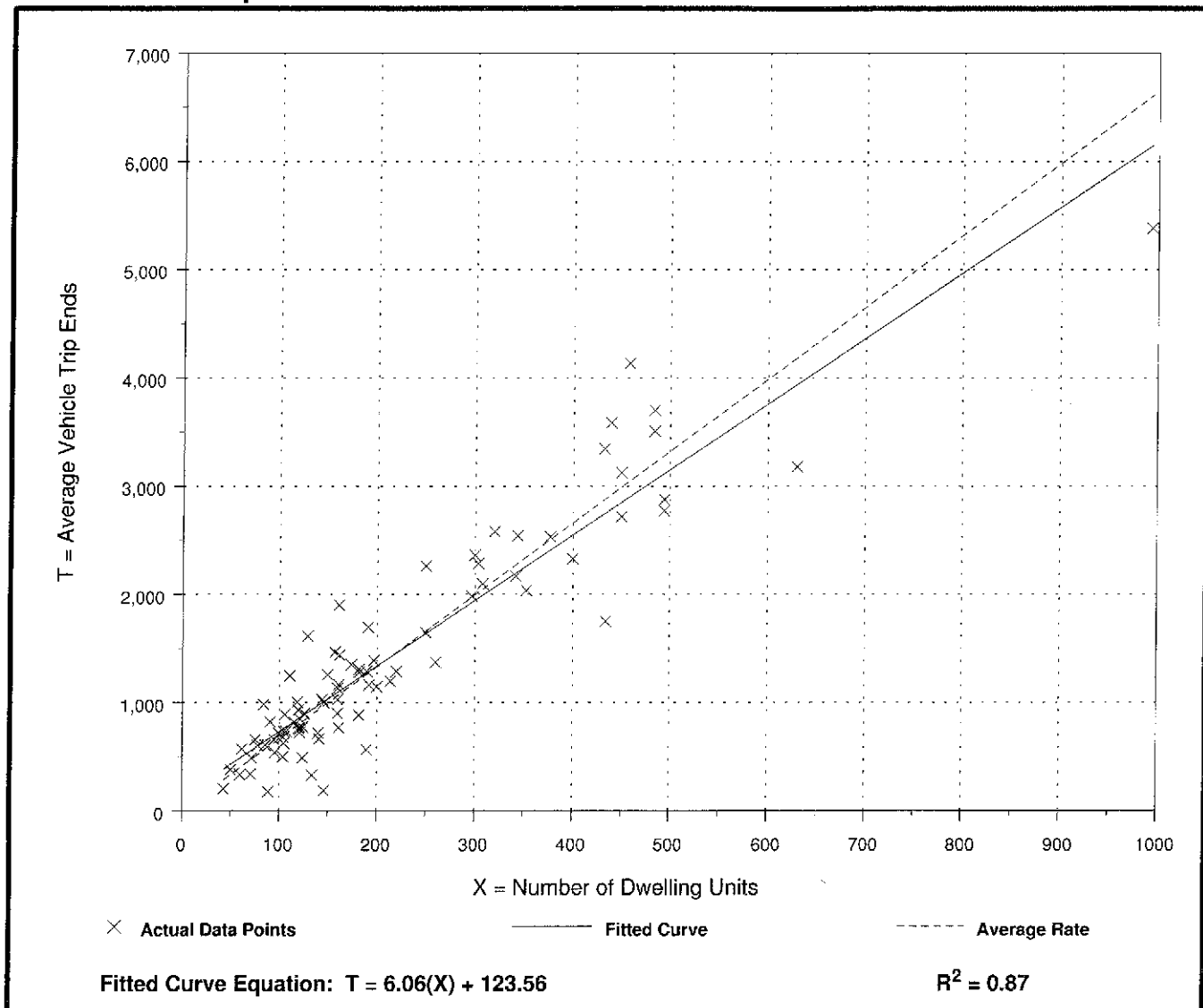
Average Vehicle Trip Ends vs: Dwelling Units On a: Weekday

Number of Studies: 88
Avg. Number of Dwelling Units: 210
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.65	1.27 - 12.50	3.07

Data Plot and Equation



Apartment (220)

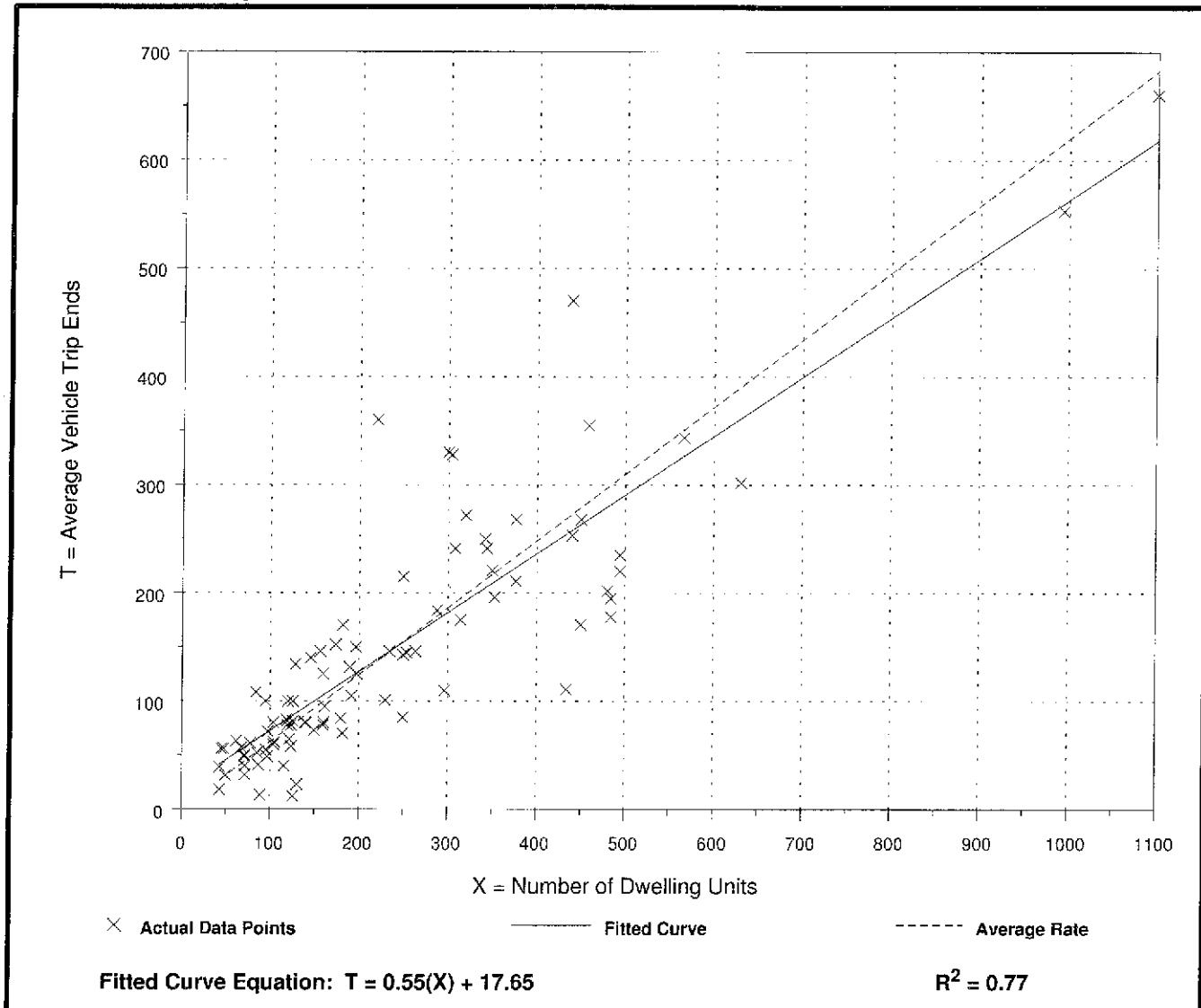
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 90
 Avg. Number of Dwelling Units: 233
 Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.62	0.10 - 1.64	0.82

Data Plot and Equation



Shopping Center (820)

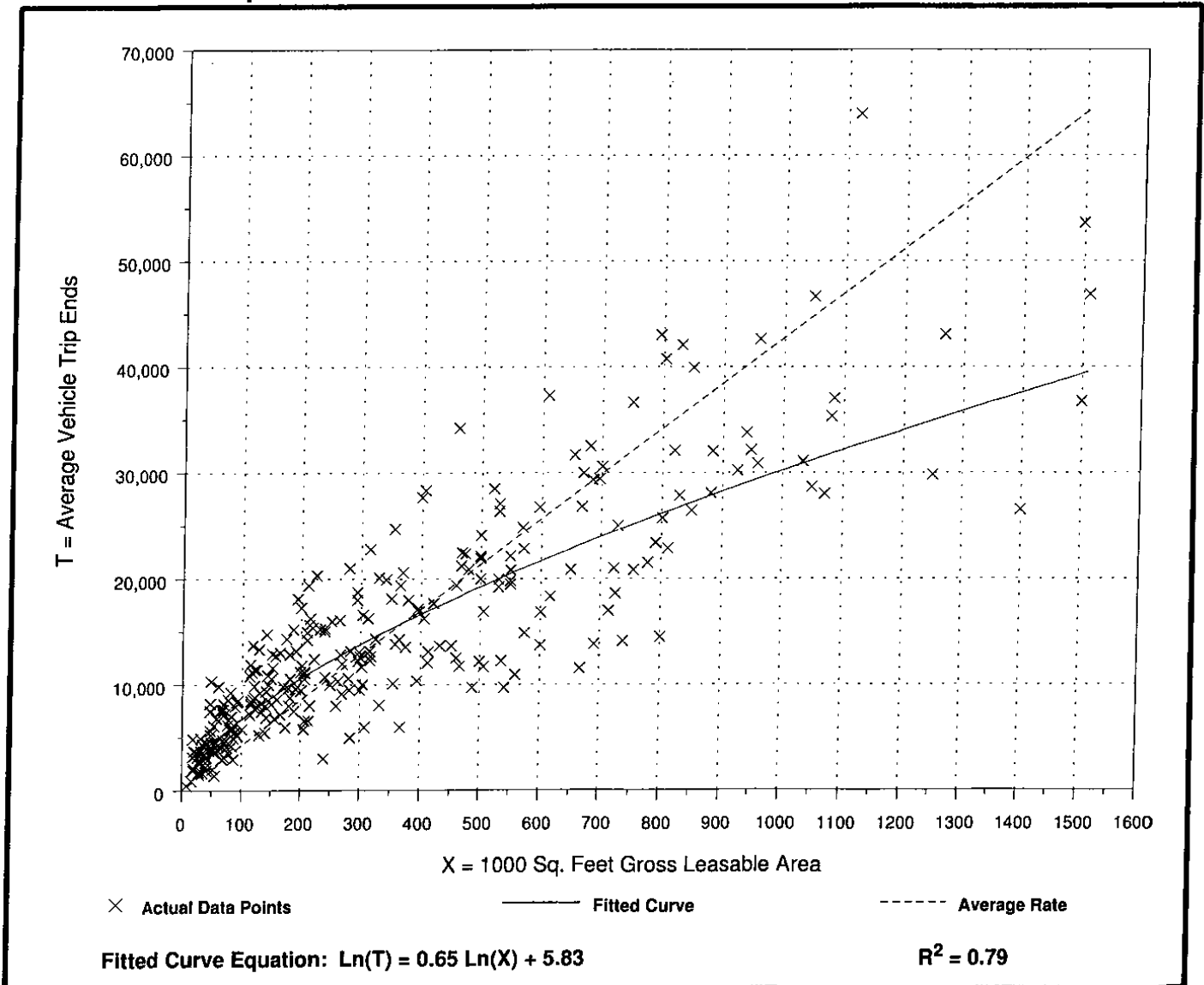
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday**

Number of Studies: 302
Average 1000 Sq. Feet GLA: 331
Directional Distribution: 50% entering, 50% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
42.70	12.50 - 270.89	21.25

Data Plot and Equation



Shopping Center (820)

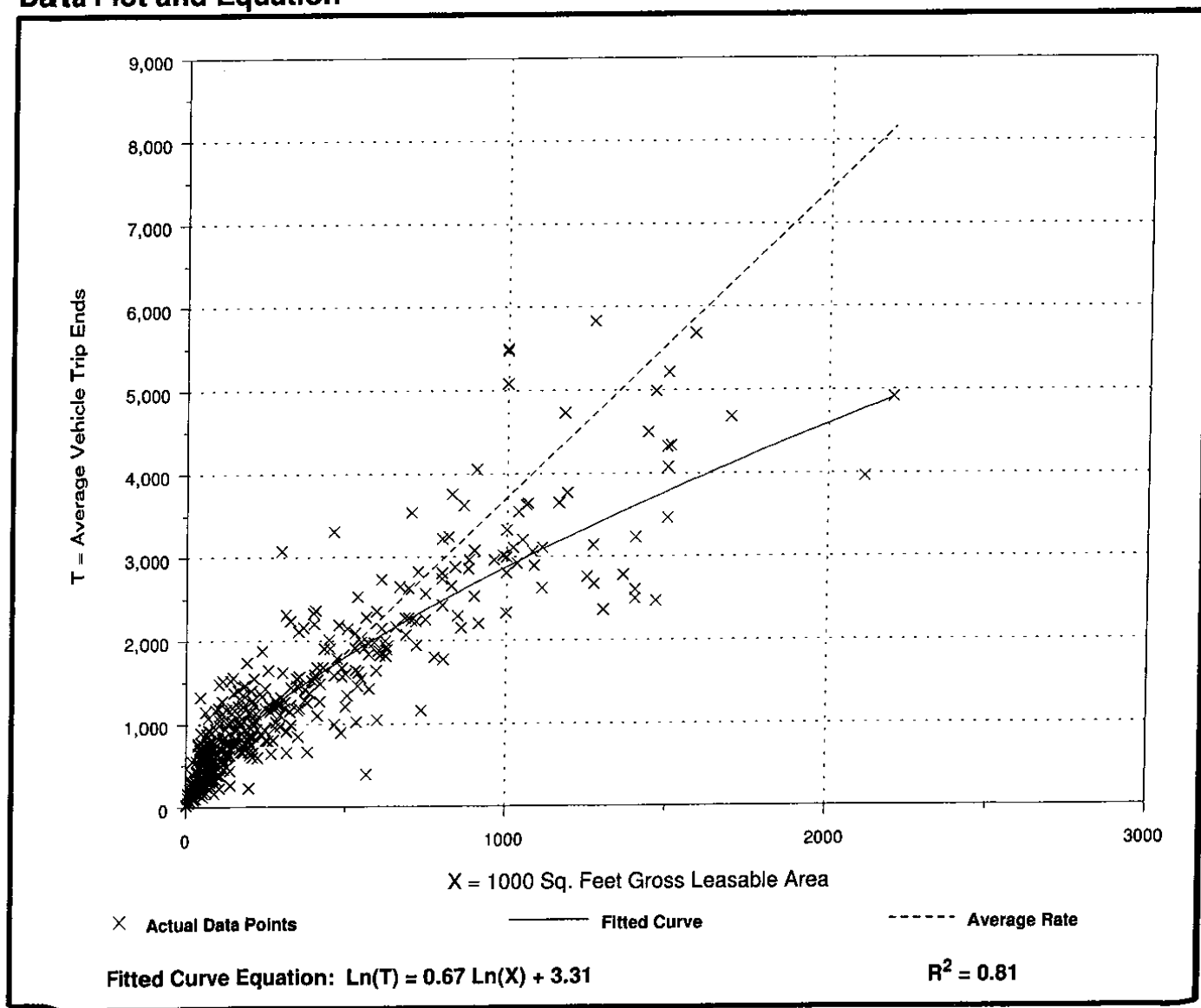
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 426
 Average 1000 Sq. Feet GLA: 376
 Directional Distribution: 48% entering, 52% exiting

Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.71	0.68 - 29.27	2.74

Data Plot and Equation

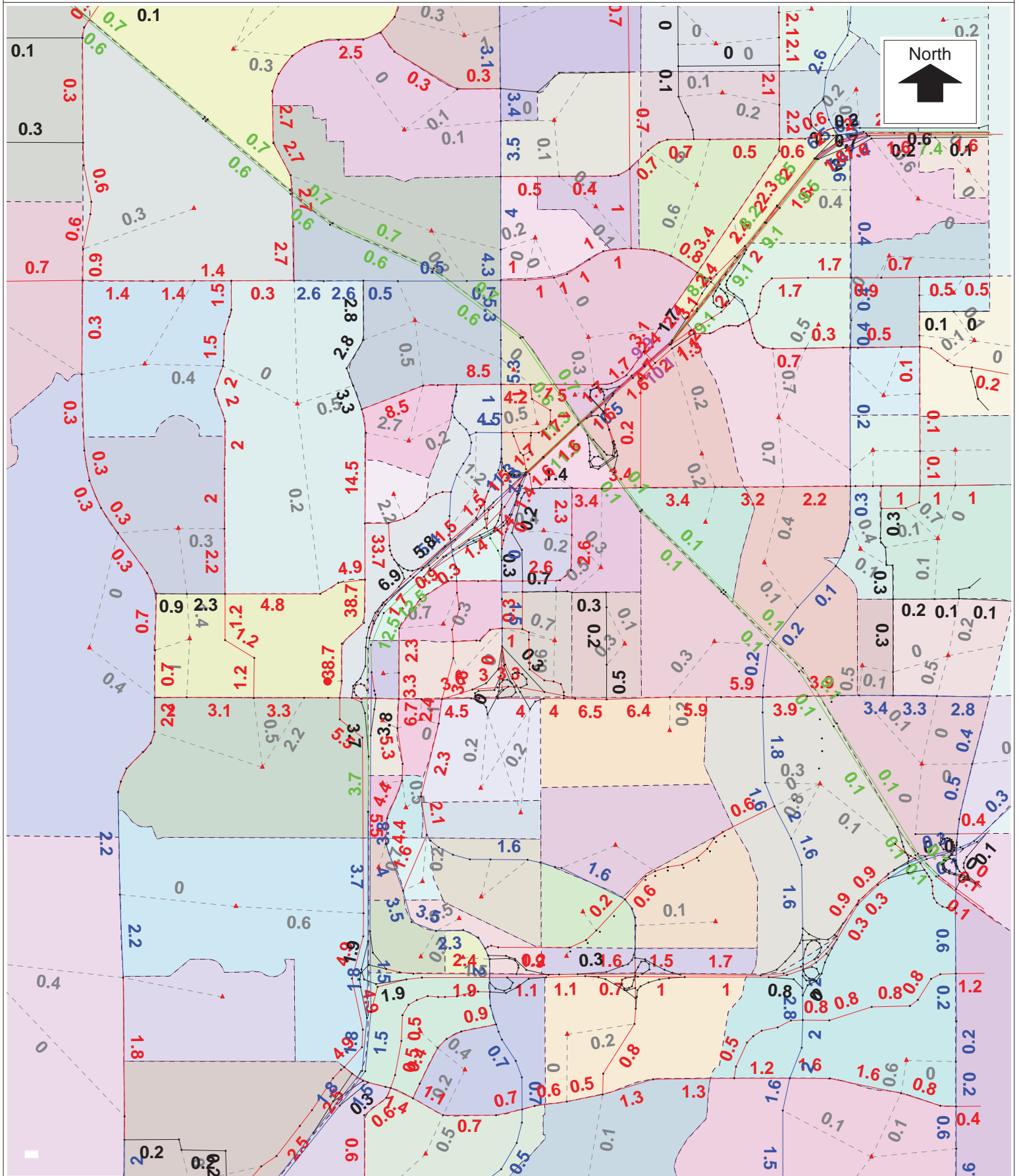


APPENDIX D

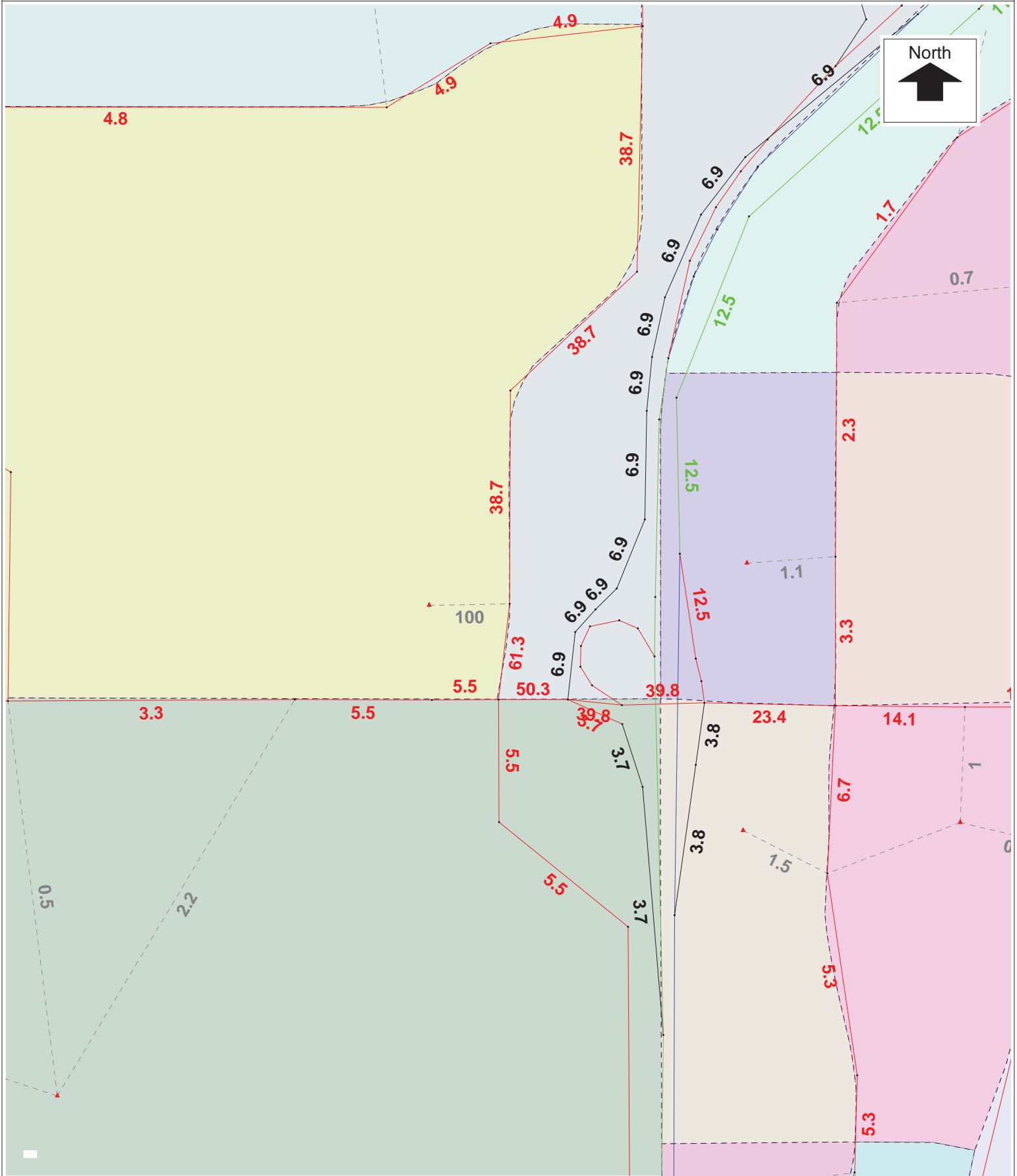
Model Output Plot



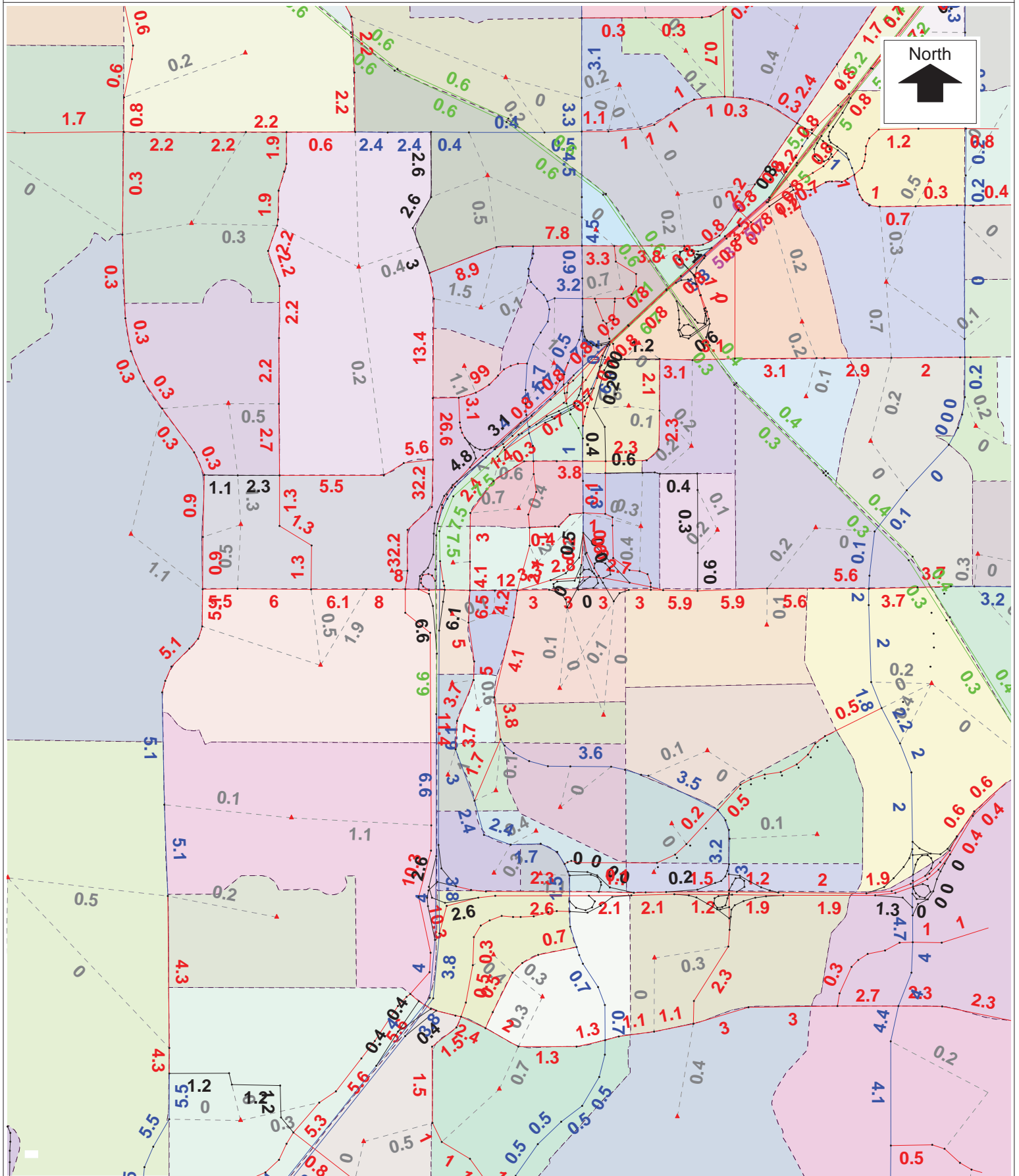
Project Distribution(Residential)



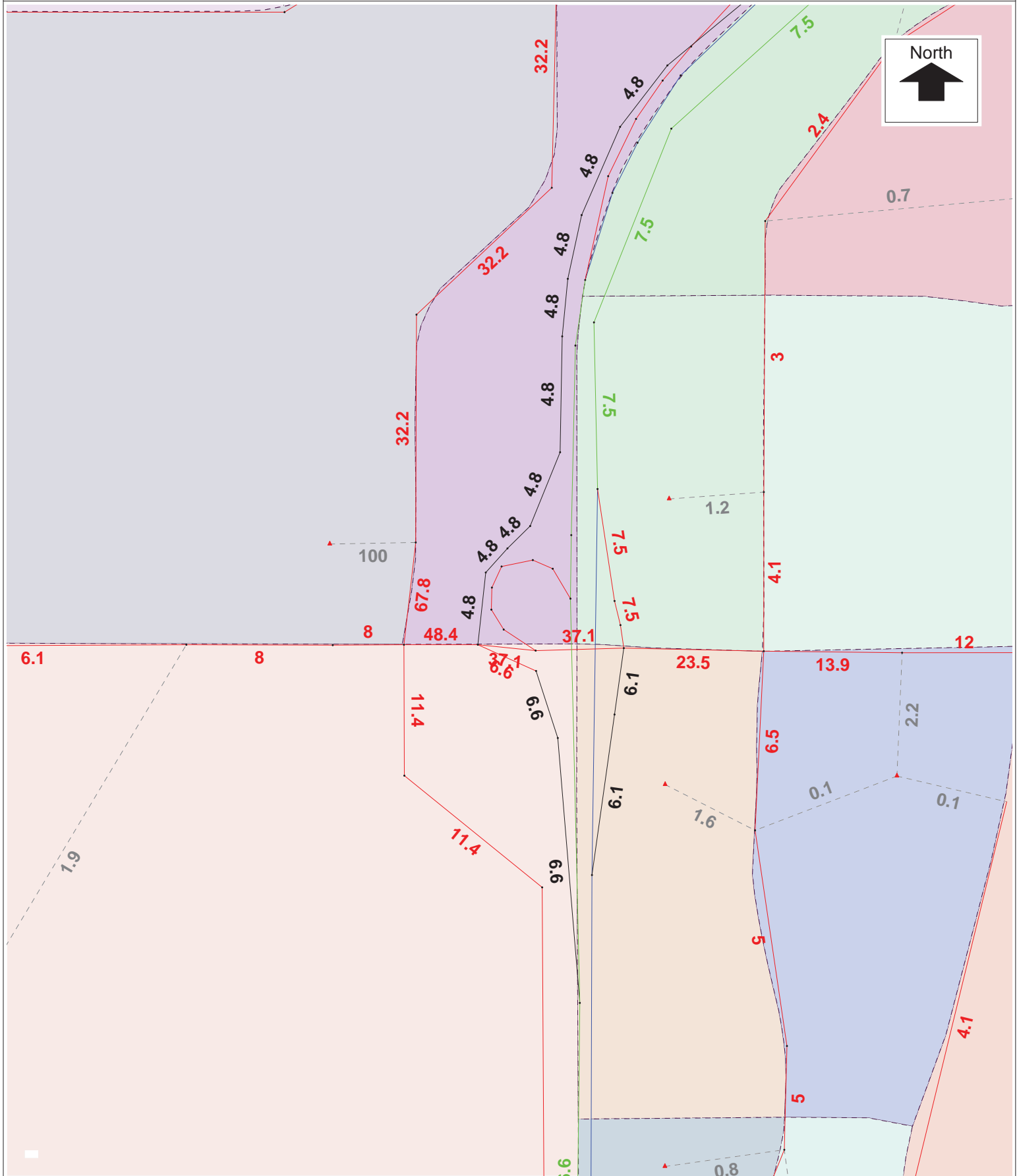
Project Distribution(Residential)



Project Distribution(Commercial)



Project Distribution (Commercial)



Orlando 2030 LRTP Model, CF 2015
TPD 4622

cube

(Licensed to Traffic Planning & Design, Inc.)

APPENDIX E

Orange County 2030 Tables

Table 15: 2030 Future Roadway Conditions Analysis

Road Name	From	To	LOS	OUATS Lanes	Capacity	2030 AADT	2030 PKRrPKDr	2030 LOS	2030 Fail?	2030 Needs	Constrained/ Backlogged
Conway Road (SR 15)	Curry Ford Road	Lake Underhill Road	E	4	1,860	36,727	1,457	B	No		
Corrine Drive/Forest Avenue	Virginia Drive	Forest Avenue	E	4	1,800	38,688	2,375	F	Yes	6	Backlogged
Corrine Drive	Forest Avenue	Winter Park Road	E	4	1,800	43,483	2,604	F	Yes	6	Backlogged
Corrine Drive	Winter Park Road	Bennett Road	E	4	1,800	40,304	2,409	F	Yes	6	Backlogged
Crystal Lake Drive	Robinson Street	South Street	E	4	1,720	33,068	2,055	F	Yes	6	Backlogged
Crystal Lake Drive	South Street	Curry Ford Road	E	2	810	24,272	1,325	F	Yes	4	Constrained
Crystal Lake Drive	Curry Ford Road	Michigan Street	E	2	810	18,619	1,003	F	Yes	4	Backlogged
Crystal Lake Drive	Pershing Avenue	Lake Margaret Drive	E	2	810	9,323	737	D	No		
Curry Ford Road	Fern Creek Avenue	Bunby Avenue	E	2	850	22,659	1,501	F	Yes	4	Backlogged
Curry Ford Road	Bunby Avenue	Conway Road	E	4	1,800	49,934	2,906	F	Yes	6	Backlogged
Curry Ford Road (SR 552)	Senoran Boulevard	Goldenrod Road	E	4	1,800	54,858	2,451	F	Yes	6	Constrained
Curry Ford Road (SR 552)	Goldenrod Road	Chickasaw Trail	E	4	1,800	50,600	2,433	F	Yes	6	Backlogged
Curry Ford Road	Chickasaw Trail	Econlockhatchee Trail	E	4	1,860	46,749	2,178	F	Yes	6	Backlogged
Curry Ford Road	Econlockhatchee Trail	Dean Road	E	4	1,800	52,568	2,449	F	Yes	6	Backlogged
Curry Ford Road	Dean Road	Cypress Springs Parkway	E	6	2,790	18,832	1,181	B	No		
Curry Ford Road	Cypress Springs Parkway	Alafaya Trail	E	6	2,790	25,742	1,382	B	No		
Dacetyler Road	Beachline Expressway	Judge Road	E	2	810	33,847	1,677	F	Yes	4	Backlogged
Dean Road	Curry Ford Road	Lake Underhill Road	E	4	1,720	46,005	2,311	F	Yes	6	Backlogged
Dean Road	Lake Underhill Road	East-West Expressway	E	4	1,800	33,336	1,746	E	No		
Dean Road	East-West Expressway	Colonial Drive	E	4	1,800	34,370	1,525	D	No		
Dean Road	Colonial Drive	Winder Trail	E	4	2,240	32,928	1,573	B	No		
Dean Road	Winder Trail	University Boulevard	E	4	2,240	33,626	1,703	C	No		
Dean Road	University Boulevard	Seminole County Line	E	4	1,720	31,717	1,534	E	No		
Delaney Avenue	Michigan Street	Kaley Avenue	E	2	810	30,021	1,724	F	Yes	4	Backlogged
Delaney Avenue	Kaley Avenue	Gore Street	E	2	810	21,014	1,559	F	Yes	4	Backlogged
Dillard Street	Colonial Drive	Plant Street	E	4	1,800	30,187	1,264	C	No		Constrained
Dixie Belle Drive	Gatlin Avenue	Lake Margaret Drive	E	2	810	10,526	529	D	No		
Dixie Belle Drive	Lake Margaret Drive	Curry Ford Road	E	2	810	13,549	635	D	No		
Dowden Road (4th Street)	Boggy Creek Road	Palm Avenue	E	2	810	18,651	1,172	F	Yes	4	Backlogged
Doctor Phillips Boulevard	Sand Lake Road	Wallace Road	E	4	1,800	32,752	1,629	D	No		
Doctor Phillips Boulevard	Wallace Road	Pin Oak Drive	E	4	1,860	35,105	1,846	D	No		
Doctor Phillips Boulevard	Pin Oak Drive	Conroy-Windermere Road	E	4	1,860	29,707	1,409	B	No		
East-West Expressway (SR 408)	Florida's Turnpike	Hiawasee Road	D	6	6,150	107,938	4,915	D	No		
East-West Expressway (SR 408)	Hiawasee Road	Kirkman Road	D	8	8,320	125,420	5,711	C	No		
East-West Expressway (SR 408)	Kirkman Road	Orange Blossom Trail	D	8	8,320	152,210	6,931	D	No		
East-West Expressway (SR 408)	Orange Blossom Trail	Interstate 4	D	8	8,320	148,601	6,766	D	No		
East-West Expressway (SR 408)	Interstate 4	Mills Avenue	D	10	10,480	199,438	9,081	D	No		
East-West Expressway (SR 408)	Mills Avenue	Senoran Boulevard	D	10	10,480	187,107	8,520	D	No		
East-West Expressway (SR 408)	Senoran Boulevard	Goldenrod Road	D	10	10,480	178,206	8,115	D	No		
East-West Expressway (SR 408)	Goldenrod Road	Northern Extension	D	10	10,480	163,135	7,428	C	No		
East-West Expressway (SR 408)	Northern Extension	Central Florida Greenway	D	6	6,150	93,958	4,278	D	No		
East-West Expressway (SR 408)	Central Florida Greenway	Dean Road	D	6	6,150	77,144	3,513	C	No		
East-West Expressway (SR 408)	Dean Road	Rouse Road	D	6	6,150	76,214	3,470	C	No		
East-West Expressway (SR 408)	Rouse Road	Alafaya Trail	D	6	6,150	65,085	2,964	C	No		
East-West Expressway (SR 408)	Alafaya Trail	Colonial Drive	D	6	6,150	39,641	1,805	B	No		
East-West Road	SR 436	Dean Road	E	4	1,720	17,394	813	C	No		
East-West Road	Dean Road	Alafaya Trail	E	4	1,720	10,387	486	C	No		
East-West Road	Alafaya Trail	Tanner Road	E	4	1,860	12,500	563	B	No		
Econlockhatchee Trail	Lee Vista Boulevard	Curry Ford Road	E	4	1,720	40,427	2,471	F	Yes	6	Backlogged
Econlockhatchee Trail	Curry Ford Road	Lake Underhill Road	E	4	1,720	30,505	1,547	E	No		
Econlockhatchee Trail	Lake Underhill Road	Valencia College Lane	E	4	1,860	24,464	1,136	B	No		
Econlockhatchee Trail	Valencia College Lane	Colonial Drive	E	4	1,860	29,517	1,244	B	No		
Econlockhatchee Trail	Colonial Drive	Trevathorn Road	E	4	1,860	41,252	1,871	F	Yes	6	Backlogged
Econlockhatchee Trail	Trevathorn Road	Central Florida Greenway	E	4	1,720	32,369	1,667	E	No		
Econlockhatchee Trail	Central Florida Greenway	University Boulevard	E	4	1,720	27,802	1,469	D	No		
Eden Park Road	Beggs Road	Seminole County Line	E	2	810	12,267	802	E	No		
Edgewater Drive	Princeton Street	Maury Road	E	3	850	41,612	2,284	F	Yes	5	Constrained
Edgewater Drive	Maury Road	Fairbanks Avenue	E	4	1,860	44,377	2,459	F	Yes	6	Backlogged
Edgewater Drive (SR 424)	Fairbanks Avenue	Lee Road	E	4	1,860	52,530	3,054	F	Yes	6	Backlogged
Edgewater Drive (SR 424)	Lee Road	Forest City Road	E	4	1,800	53,784	2,793	F	Yes	6	Constrained

Table 15: 2030 Future Roadway Conditions Analysis

Road Name	From	To	LOS Std	OUATS Lanes	Capacity	2030 AADT	2030 PkHrPkDr	2030 LOS	2030 Fail?	2030 Needs	Constrained/Backlogged
Hiwassee Road	Clarcona-Ocoee Road	Beggs Road	E	4	1,860	33,461	1,571	C	No		
Hiwassee Road	Beggs Road	Apopka Boulevard	E	4	1,860	30,063	1,378	B	No		
Hoffner Avenue	Orange Avenue	Oak Island Road	E	2	810	31,395	1,763	F	Yes	4	Constrained
Hoffner Avenue	Conway Road	Conway Road	E	2	810	33,655	1,927	F	Yes	4	Constrained
Hoffner Avenue (SR 15)	Conway Road	Semorran Boulevard	E	4	1,860	31,483	1,415	B	No		
Hoffner Avenue (SR 15)	Semorran Boulevard	Goldenrod Road	E	4	1,860	29,091	1,506	B	No		
Holden Avenue	John Young Parkway	Texas Avenue	E	4	1,800	40,740	1,771	E	No		
Holden Avenue	Texas Avenue	Orange Blossom Trail	E	4	1,800	33,658	1,463	D	No		
Holden Avenue	Orange Blossom Trail	Orange Avenue	E	2	810	21,648	1,141	F	Yes	4	Backlogged
Honor Road	Texas Avenue	Rio Grande Avenue	E	2	810	12,982	619	D	No		
Horatio Avenue / Howell Branch Road	Orlando Avenue	Thistle Lane	E	4	1,860	59,129	3,363	F	Yes	6	Constrained
Horatio Avenue / Howell Branch Road	Thistle Lane	Seminole County Line	E	4	1,800	57,089	3,477	F	Yes	6	Constrained
Horizon Boulevard	Lake County Line	Avalon Road	E	4	1,860	11,500	518	B	No		
Howell Branch Road	Seminole County Line	Hall Road	E	4	1,800	39,426	1,838	F	Yes	6	Backlogged
Hunter's Creek Boulevard	John Young Parkway	Eagles Crossing Drive	E	2	810	12,518	652	D	No		
Hunter's Creek Boulevard	Eagles Crossing Drive	Orange Blossom Trail	E	4	1,720	13,293	621	C	No		
Independence Parkway	Avalon Road	Tiny Road Extension	E	4	1,860	10,500	473	B	No		
Independence Parkway	Valencia Parkway	Avalon Road	E	4	1,860	10,000	450	B	No		
Indian Hills Road	Powers Drive	Pine Hills Road	E	2	810	9,922	411	C	No		
Innovation Way	Avalon Park Boulevard	Beechline Expressway	E	4	1,860	28,558	1,806	C	No		
Innovation Way	Beechline Expressway	SR 417/ Greenway	E	4	1,860	19,538	913	B	No		
Innovation Drive	North Westwood Boulevard	South Universal Boulevard	E	6	2,580	88,442	3,694	F	Yes	8	Constrained
International Drive	South Universal Boulevard	Sand Lake Road	E	6	2,710	53,124	2,299	D	No		
International Drive	Sand Lake Road	Kirkman Road	E	4	1,720	52,767	1,962	F	Yes	6	Backlogged
International Drive	Kirkman Road	Oak Ridge Road	E	4	1,800	44,301	2,102	F	Yes	6	Backlogged
International Drive Extension	SR 535	World Center Drive	E	4	1,860	32,500	1,511	B	No		
International Drive South	Osceola County Line	SR 535	E	6	2,790	47,251	2,098	B	No		
International Drive South	SR 535	Central Florida Greenway	E	6	2,710	62,816	3,165	F	Yes	8	Constrained
International Drive South	Central Florida Greenway	South Westwood Boulevard	E	6	3,130	62,809	3,151	F	Yes	8	Constrained
International Drive South	South Westwood Boulevard	Central Florida Parkway	E	6	3,130	85,957	3,592	F	Yes	8	Constrained
International Drive South	Central Florida Parkway	North Westwood Boulevard	E	6	3,130	75,797	3,210	F	Yes	8	Constrained
Interstate 4	Osceola County Line	Beechline Expressway	D	8	8,380	216,613	11,204	F	Yes	10	Constrained
Interstate 4	Beechline Expressway	33rd Street	D	10	10,620	233,332	8,631	D	No		
Interstate 4	33rd Street	Colonial Drive	D	10	10,620	235,416	9,511	E	Yes	12	Constrained
Interstate 4	Colonial Drive	Lee Road	D	10	10,620	243,994	10,652	F	Yes	12	Constrained
Interstate 4	Lee Road	Seminole County Line	D	8	8,380	225,809	9,858	F	Yes	10	Constrained
Ivey Lane	Columbia Street	Old Winter Garden Road	E	4	1,800	18,129	868	C	No		
J Lawson Boulevard	Wyndham Lakes Boulevard	Boggy Creek Road	E	4	1,860	8,500	383	B	No		
John Young Parkway	Osceola County Line	Town Center Boulevard	E	6	3,270	68,388	2,909	C	No		
John Young Parkway	Town Center Boulevard	Deerfield Boulevard	E	6	3,270	103,128	4,980	F	Yes	8	Constrained
John Young Parkway	Deerfield Boulevard	Whisper Lakes Boulevard	E	6	3,800	117,036	6,103	F	Yes	8	Constrained
John Young Parkway	Whisper Lakes Boulevard	Central Florida Parkway	E	6	3,800	119,153	5,680	F	Yes	8	Constrained
John Young Parkway	Central Florida Parkway	Beechline Expressway	E	6	3,960	146,269	6,695	F	Yes	8	Constrained
John Young Parkway	Beechline Expressway	South Park Circle (South)	E	6	2,790	143,568	7,098	F	Yes	8	Constrained
John Young Parkway	South Park Circle (South)	Sand Lake Road	E	6	2,710	132,940	5,447	F	Yes	8	Constrained
John Young Parkway	Sand Lake Road	President's Drive	E	6	2,790	84,640	3,426	F	Yes	8	Constrained
John Young Parkway	President's Drive	Oak Ridge Road	E	6	2,790	75,583	3,046	F	Yes	8	Constrained
John Young Parkway	Oak Ridge Road	Americana Boulevard	E	6	2,790	75,494	2,857	F	Yes	8	Constrained
John Young Parkway	Americana Boulevard	Interstate 4	E	6	2,710	82,146	2,965	F	Yes	8	Constrained
John Young Parkway	Interstate 4	Columbia Street	E	6	2,710	75,243	3,167	F	Yes	8	Constrained
John Young Parkway	Columbia Street	East-West Expressway	E	6	2,580	71,501	3,352	F	Yes	8	Constrained
John Young Parkway (SR 423)	East-West Expressway	Colonial Drive	E	6	2,710	73,698	3,016	F	Yes	8	Constrained
John Young Parkway (SR 423)	Colonial Drive	Princeton Street	E	6	2,790	86,648	3,803	F	Yes	8	Constrained
John Young Parkway (SR 423)	Princeton Street	Orange Blossom Trail	E	6	2,790	77,685	3,277	F	Yes	8	Constrained
Jones Avenue	Orange Blossom Trail	Lake County Line	E	2	1,120	16,416	786	D	No		
Judge Road	Daetwyler Road	Conway Road	E	2	810	35,425	1,792	F	Yes	4	Backlogged
Kaley Avenue	Rio Grande Avenue	Interstate 4	E	4	1,720	25,602	1,127	D	No		
Kaley Avenue	Interstate 4	Orange Avenue	E	4	1,800	36,120	1,912	F	Yes	6	Backlogged
Kaley Avenue	Orange Avenue	Fern Creek Road	E	2	850	17,611	1,027	F	Yes	4	Backlogged
Kaley Avenue	Fern Creek Avenue	Peel Avenue	E	2	850	8,837	751	D	No		
Keene Road	Clarcona Road	Sheeler Road	E	2	810	12,251	656	D	No		

Table 15: 2030 Future Roadway Conditions Analysis

Road Name	From	To	LOS Std	OUATS Lanes	Capacity	AADT	2030 PkHrPkDr	2030 LOS	2030 Fail?	2030 Needs	Constrained/Backlogged
Rio Grande Avenue	33rd Street	Michigan Street	E	4	1,720	56,056	2,668	F	Yes	6	Backlogged
Rio Grande Avenue	Michigan Street	Gore Street	E	4	1,800	36,030	1,755	E	No		
Riverside Park Road	Magnolia Homes Road	Forest City Road	E	2	810	7,969	574	D	No		
Robinson Street (SR 526)	Crystal Lake Drive	Bunby Avenue	E	4	1,720	30,510	1,756	F	Yes	6	Backlogged
Robinson Street (SR 526)	Bunby Avenue	Summerlin Avenue	E	4	1,800	30,965	2,306	F	Yes	6	Backlogged
Robinson Street (SR 526)	Summerlin Avenue	Garland Avenue	E	4	1,720	30,145	2,278	F	Yes	6	Backlogged
Rock Springs Road	Orange Blossom Trail	Martin Road	E	4	1,800	33,942	1,625	D	No		
Rock Springs Road	Martin Road	Welch Road	E	4	1,860	28,190	1,573	C	No		
Rock Springs Road	Welch Road	Ponkan Road	E	4	1,860	39,560	2,285	F	Yes	6	Backlogged
Rock Springs Road	Ponkan Road	Kelly Park Road	E	4	1,660	16,180	907	C	No		
Rosalind Avenue	Orange Avenue (South)	Robinson Street	E	3	2,988	28,050	2,210	D	No		
Rosalind Avenue	Robinson Street	Orange Avenue (North)	E	3	2,988	30,046	2,813	D	No		
Rose Avenue	Clarcana-Ocoee Road	Orange Blossom Trail	E	2	810	12,046	726	D	No		
Rose Avenue	Orange Blossom Trail	Edgewater Drive	E	2	810	7,374	455	C	No		
Rose Avenue	Edgewater Drive	Seminole County Line	E	2	810	12,379	688	D	No		
Round Lake Road	Ponkan Road	Kelly Park Road	E	2	1,120	9,316	519	C	No		
Round Lake Road	Kelly Park Road	Lake County Line	E	2	1,120	15,091	926	E	No		
Rouse Road	Lake Underhill Road	Colonial Drive	E	4	1,800	24,186	1,257	C	No		
Rouse Road	Colonial Drive	Lokanotosa Trail	E	4	1,800	24,310	1,394	D	No		
Rouse Road	Lokanotosa Trail	University Boulevard	E	4	1,800	26,686	1,360	C	No		
Rouse Road	University Boulevard	Seminole County Line	E	4	1,720	19,481	1,085	C	No		
Sadler Avenue	Lake County Line	Orange Blossom Trail	E	2	810	14,676	815	F	Yes	4	Backlogged
Sadler Avenue	Orange Blossom Trail	Round Lake Road	E	2	810	8,427	478	C	No		
Sand Lake Road	Apopka-Vineland Road	Doctor Phillips Boulevard	E	4	1,930	26,264	1,315	C	No		
Sand Lake Road	Doctor Phillips Boulevard	Interstate 4	E	4	1,930	35,916	1,713	D	No		
Sand Lake Road (SR 482)	Interstate 4	Kirkman Road	E	6	2,710	68,648	2,556	D	No		
Sand Lake Road (SR 482)	Kirkman Road	John Young Parkway	E	6	2,710	87,640	3,605	F	Yes	8	Constrained
Sand Lake Road (SR 482)	John Young Parkway	Chancellor Drive	E	6	2,710	93,238	3,900	F	Yes	8	Constrained
Sand Lake Road (SR 482)	Chancellor Drive	Orange Blossom Trail	E	6	1,800	82,769	3,116	F	Yes	8	Constrained
Sand Lake Road (SR 482)	Orange Blossom Trail	Winegard Road	E	6	2,710	78,755	2,986	F	Yes	8	Constrained
Sand Lake Road (SR 482)	Winegard Road	Orange Avenue	E	6	2,790	72,419	3,224	F	Yes	8	Constrained
Sand Lake Road/McCoy Road	Orange Avenue	Beachline Expressway	E	4	1,800	58,811	2,545	F	Yes	6	Backlogged
Schofield Road	Lake County Line	Avalon Road	E	4	1,860	13,250	596	B	No		
Seidel Road	Avalon Road	Lake Hancock Road	E	4	1,720	26,283	1,532	D	No		
Seminole Drive	Indian Drive	Daetwyler Road	E	2	810	14,211	1,064	F	Yes	4	Backlogged
Semorán Boulevard (SR 436)	Beachline Expressway	Hoffner Road	E	6	2,710	81,249	3,560	F	Yes	8	Constrained
Semorán Boulevard (SR 436)	Hoffner Avenue	Pershing Avenue	E	6	2,710	81,723	3,337	F	Yes	8	Constrained
Semorán Boulevard (SR 436)	Pershing Avenue	Curry Ford Road	E	6	2,710	73,663	2,842	F	Yes	8	Constrained
Semorán Boulevard (SR 436)	Curry Ford Road	Lake Underhill Road	E	6	2,710	72,904	2,811	F	Yes	8	Constrained
Semorán Boulevard (SR 436)	Lake Underhill Road	Colonial Drive	E	6	2,710	78,476	3,412	F	Yes	8	Constrained
Semorán Boulevard (SR 436)	Colonial Drive	Hanging Moss Road	E	6	2,790	73,636	3,197	F	Yes	8	Constrained
Semorán Boulevard (SR 436)	Hanging Moss Road	University Boulevard	E	6	2,790	69,857	3,212	F	Yes	8	Constrained
Semorán Boulevard (SR 436)	University Boulevard	Seminole County Line	E	6	2,790	85,734	3,321	F	Yes	8	Constrained
Semorán Boulevard (SR 436)	Orange Blossom Trail	Seminole County Line	E	8	3,540	63,952	2,922	B	No		
Sheeler Road	Keene Street	Apopka Boulevard	E	2	810	13,907	756	D	No		
Sheeler Road	Apopka Boulevard	Semorán Boulevard	E	2	810	14,641	740	D	No		
Silver Star Road (SR 438)	Ocoee-Apopka Road	Clarke Road	E	2	810	22,479	1,024	F	Yes	4	Backlogged
Silver Star Road (SR 438)	Apopka-Vineland Road	Apopka-Vineland Road	E	4	1,860	34,039	1,691	C	No		
Silver Star Road (SR 438)	Hiwassee Road	Hiwassee Road	E	6	2,790	45,849	2,165	B	No		
Silver Star Road (SR 438)	Hiwassee Road	Pine Hills Road	E	6	2,710	68,455	3,029	F	Yes	8	Constrained
Silver Star Road (SR 438)	Pine Hills Road	Princeton Street	E	6	2,710	81,496	4,511	F	Yes	8	Constrained
Silver Star Road (SR 438)	Princeton Street	John Young Parkway	E	4	1,720	50,141	1,927	F	Yes	6	Backlogged
Silver Star Road (SR 416)	John Young Parkway	Orange Blossom Trail	E	4	1,720	42,012	1,915	F	Yes	6	Backlogged
Silver Star Road/Rio Grande (SR 438)	Orange Blossom Trail	Maury Road	E	4	1,800	35,257	1,986	F	Yes	6	Backlogged
Smith Street (One Way WB)	Princeton Street	Princeton Street	E	2	2,160	22,228	2,313	F	Yes	3	Backlogged
South Access Road	Boggy Creek Road	Airport Boulevard	E	4	1,860	64,239	3,191	F	Yes	6	Backlogged
South Street	Crystal Lake Drive	Mills Avenue	E	3	3,252	23,990	1,355	C	No		
South Street	Mills Avenue	Orange Avenue	E	3	3,252	29,926	2,762	D	No		
SR 414 / Mayor Land Expressway	US 441 / Orange Blossom Trail	CR 435	D	6	2,790	78,940	3,690	F	Yes	8	Constrained
SR 414 / Mayor Land Expressway	CR 435	SR 429 / Western Beltway	D	6	2,790	61,447	2,873	F	Yes	8	Constrained
SR 414 / Mayor Land Expressway	SR 429 / Western Beltway	Orange Blossom Trail	D	6	2,790	75,255	3,518	F	Yes	8	Constrained

Table 15: 2030 Future Roadway Conditions Analysis

Road Name	From	To	LOS	OUATS Lanes	Capacity	2030 AADT	2030 PbHrPkDr	2030 LOS	2030 Fail?	2030 Needs	Constrained/ Backlogged
SR 520	Brevard County Line	Nova Road	D	4	3,280	22,314	963	B	No		
SR 520	Nova Road	Beachline Expressway	D	4	3,280	26,680	1,148	B	No		
SR 520	Beachline Expressway	Colonial Drive	D	4	3,280	53,372	2,320	D	No		
SR 536 (Epcot Entrance)	Interstate 4	SR 535	E	6	2,790	76,849	3,862	F	Yes	8	Constrained
Story Road	Bluford Street	9th Street	E	2	810	17,314	805	E	No		
Story Road	9th Street	Plant Street	E	2	810	16,304	776	E	No		
Summerlake Boulevard	Horizon Boulevard	Reams Road	E	4	1,860	11,250	506	B	No		
Summerlin Avenue	Gatlin Avenue	Baxter Drive	E	2	810	9,323	479	C	No		
Taft-Vineland Road	John Young Parkway	Orange Blossom Trail	E	4	1,860	28,532	965	B	No		
Taft-Vineland Road	Orange Blossom Trail	General Boulevard	E	4	2,150	33,016	1,254	A	No		
Taft-Vineland Road	General Drive	Orange Avenue	E	4	2,150	33,841	1,645	A	No		
Taft-Vineland Road Extension	Central Florida Parkway	John Young Parkway	E	4	1,860	28,532	1,334	B	No		
Tampa Avenue	Gore Street	Washington Street	E	2	810	31,043	1,731	F	Yes	4	Backlogged
Tampa Avenue	Washington Street	Colonial Drive	E	4	850	31,215	1,677	F	Yes	6	Backlogged
Taylor Creek Road	SR 520	Colonial Drive	E	2	800	4,164	316	C	No		
Temple Drive	Palmer Avenue	Howell Branch Road	E	2	810	15,391	1,050	F	Yes	4	Backlogged
Texas Avenue	Chancellor Drive	Oak Ridge Road	E	4	1,800	11,390	787	C	No		
Texas Avenue	Oak Ridge Road	Americana Boulevard	E	6	1,720	75,494	4,610	F	Yes	8	Constrained
Texas Avenue	Americana Boulevard	Holden Avenue	E	6	1,720	72,690	3,547	F	Yes	8	Constrained
Thompson Road	Semorran Boulevard	Votaw Road	E	2	1,300	12,861	766	D	No		
Thompson Road	Votaw Road	Welch Road	E	2	1,300	9,590	516	C	No		
Tilden Road	Avalon Road	Winter Garden-Vineland Road	E	2	810	16,122	1,146	F	Yes	4	Backlogged
Town Center Boulevard	John Young Parkway	Orange Blossom Trail	E	4	1,720	20,676	904	C	No		
Town Center Boulevard	Orange Blossom Trail	Orange Avenue	E	4	1,860	20,587	995	B	No		
Town Center Boulevard	Orange Avenue	Landstar Boulevard	E	4	1,860	32,306	1,815	D	No		
Tradeport Drive	Orange Avenue	Ringblaver Drive	E	4	1,860	39,562	1,775	C	No		
Tradeport Drive	Ringblaver Drive	Boggy Creek Road	E	4	1,860	40,467	2,043	F	Yes	6	Backlogged
Tradeport Drive	Boggy Creek Road	Express Street	E	4	1,860	33,017	2,892	F	Yes	6	Backlogged
Tradeport Drive	Express Street	Landstreet Road	E	4	1,860	39,059	3,157	F	Yes	6	Backlogged
Tradeport Drive	Landstreet Road	Jetport Drive	E	4	1,860	45,121	2,103	F	Yes	6	Backlogged
Turkey Lake Road	Central Florida Parkway	Sand Lake Commons Boulevard	E	4	2,540	43,847	1,940	B	No		
Turkey Lake Road	Sand Lake Commons Boulevard	Sand Lake Road	E	4	2,540	56,082	2,448	C	No		
Turkey Lake Road	Sand Lake Road	Wallace Road	E	4	2,540	37,491	1,798	B	No		
Turkey Lake Road	Wallace Road	Vineland Avenue	E	4	1,800	27,441	1,268	C	No		
Turkey Lake Road	Vineland Avenue	Conroy-Windermere Road	E	2	810	17,550	983	F	Yes	4	Backlogged
Universal Boulevard	Interstate 4	Sand Lake Road	E	4	1,800	48,881	2,246	F	Yes	6	Backlogged
Universal Boulevard	Sand Lake Road	International Drive	E	4	1,800	44,454	2,146	F	Yes	6	Backlogged
Universal Boulevard	Semorran Boulevard	Goldenrod Road	E	6	2,710	64,728	3,646	F	Yes	8	Constrained
University Boulevard	Goldenrod Road	Ecomlockhatchee Trail	E	6	2,790	69,559	3,726	F	Yes	8	Constrained
University Boulevard	Ecomlockhatchee Trail	Dean Road	E	6	2,710	53,437	2,796	F	Yes	8	Constrained
University Boulevard	Dean Road	Rouse Road	E	6	2,790	52,021	2,279	B	No		
University Boulevard	Rouse Road	Alafaya Trail	E	6	2,790	55,583	2,247	B	No		
US 192 / SR 530	Lake County Line	Osceola County Line	E	6	2,790	75,476	3,485	F	Yes	8	Constrained
Valencia College Lane	Ecomlockhatchee Trail	Central Florida Greenway	E	4	1,720	12,460	623	C	No		
Valencia College Lane	Central Florida Greenway	Goldenrod Road	E	4	1,720	9,442	469	C	No		
Valencia Parkway	Old YMCA Road	Independence Parkway	E	4	1,860	10,750	484	B	No		
Vineland Avenue	SR 535	Little Lake Bryan Parkway	E	4	1,720	44,581	1,799	F	Yes	6	Backlogged
Vineland Avenue	Little Lake Bryan Parkway	International Drive	E	4	1,720	44,340	1,949	F	Yes	6	Backlogged
Vineland Avenue	Turkey Lake Road	Kirkman Road	E	4	1,720	31,206	1,720	E	No		
Vineland Avenue	Kirkman Road	Tropical Trail	E	4	1,860	39,427	1,896	F	Yes	6	Backlogged
Vineland Avenue	Tropical Trail	Conroy-Windermere Road	E	4	1,860	46,332	2,326	F	Yes	6	Backlogged
Vineland Avenue	Conroy-Windermere Road	L.B. McLeod Road	E	4	1,860	35,189	1,865	F	Yes	6	Backlogged
Virginia Drive	Orange Avenue	Mills Avenue	E	2	810	18,598	981	F	Yes	4	Backlogged
Virginia Drive	Mills Avenue	Forest Avenue	E	4	1,860	33,892	2,145	F	Yes	6	Backlogged
Wallace Road	Apopka-Vineland Road	Doctor Phillips Boulevard	E	2	960	14,348	982	F	Yes	4	Backlogged
Wallace Road	Doctor Phillips Boulevard	Turkey Lake Road	E	2	960	15,894	1,051	F	Yes	4	Backlogged
Washington Street	John Young Parkway	Orange Blossom Trail	E	4	1,860	40,421	1,835	D	No		
Washington Street (SR 526)	Orange Blossom Trail	Interstate 4	E	2	850	15,604	860	F	Yes	4	Backlogged
Wekiwa Springs Road	Semorran Boulevard	Canter Club Trail	E	4	1,720	22,435	1,348	D	No		
Wekiwa Springs Road	Canter Club Trail	Orchard Drive	E	2	1,330	13,272	799	B	No		
Wekiwa Springs Road	Orchard Drive	Seminole County Line	E	2	1,330	7,180	401	A	No		

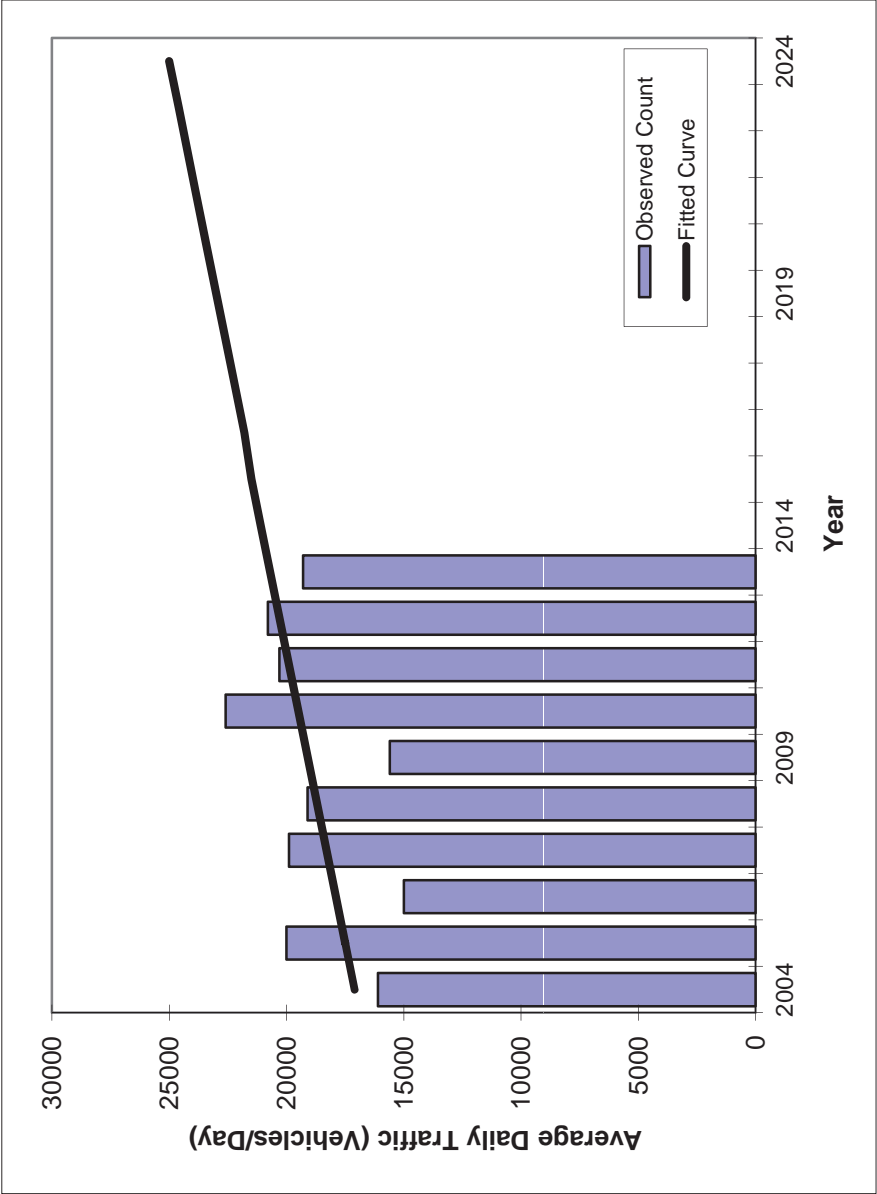
APPENDIX F

Traffic Trends Analysis Worksheets

TRAFFIC TRENDS

Dr. Phillips -- Sand Lake Road to Wallace Road

County:	Orange
Station #:	154
Highway:	Dr. Phillips



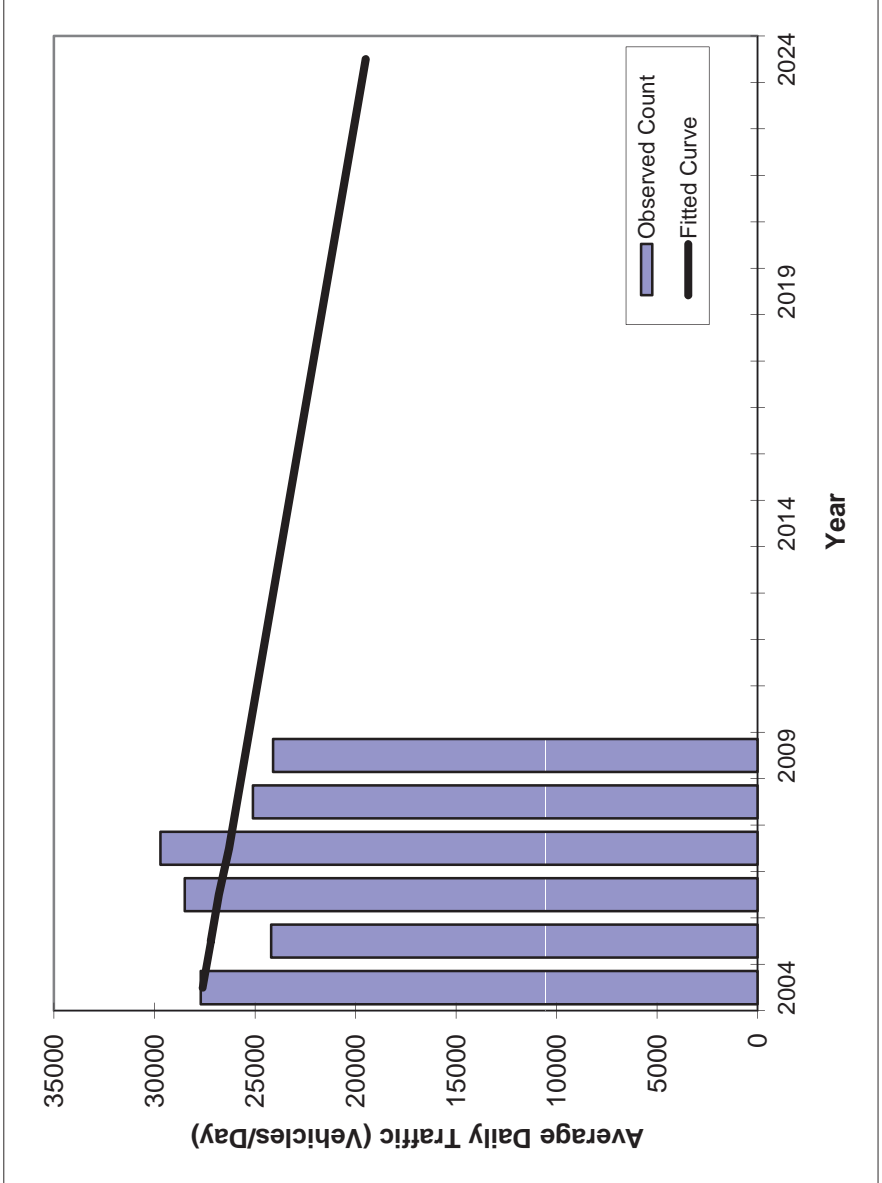
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	16100	17100
2005	20000	17500
2006	15000	17900
2007	19900	18300
2008	19100	18700
2009	15600	19100
2010	22600	19500
2011	20300	19900
2012	20800	20300
2013	19300	20700
2015 Opening Year Trend		
2015	N/A	21500
2020 Mid-Year Trend		
2020	N/A	23400
2030 Design Year Trend		
2030	N/A	27400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	397
Trend R-squared:	23.4%
Trend Annual Historic Growth Rate:	2.34%
Trend Growth Rate (2013 to Design Year):	1.90%
Printed:	24-Feb-15
Straight Line Growth Option	

TRAFFIC TRENDS **I-Drive -- Pointe Plaza to Sand Lake**

County:	Orange
Station #:	425
Highway:	I-Drive



**** Annual Trend Increase:** -403
Trend R-squared: 9.9%
Trend Annual Historic Growth Rate: -1.52%
Trend Growth Rate (2009 to Design Year): -1.57%
Printed: 24-Feb-15

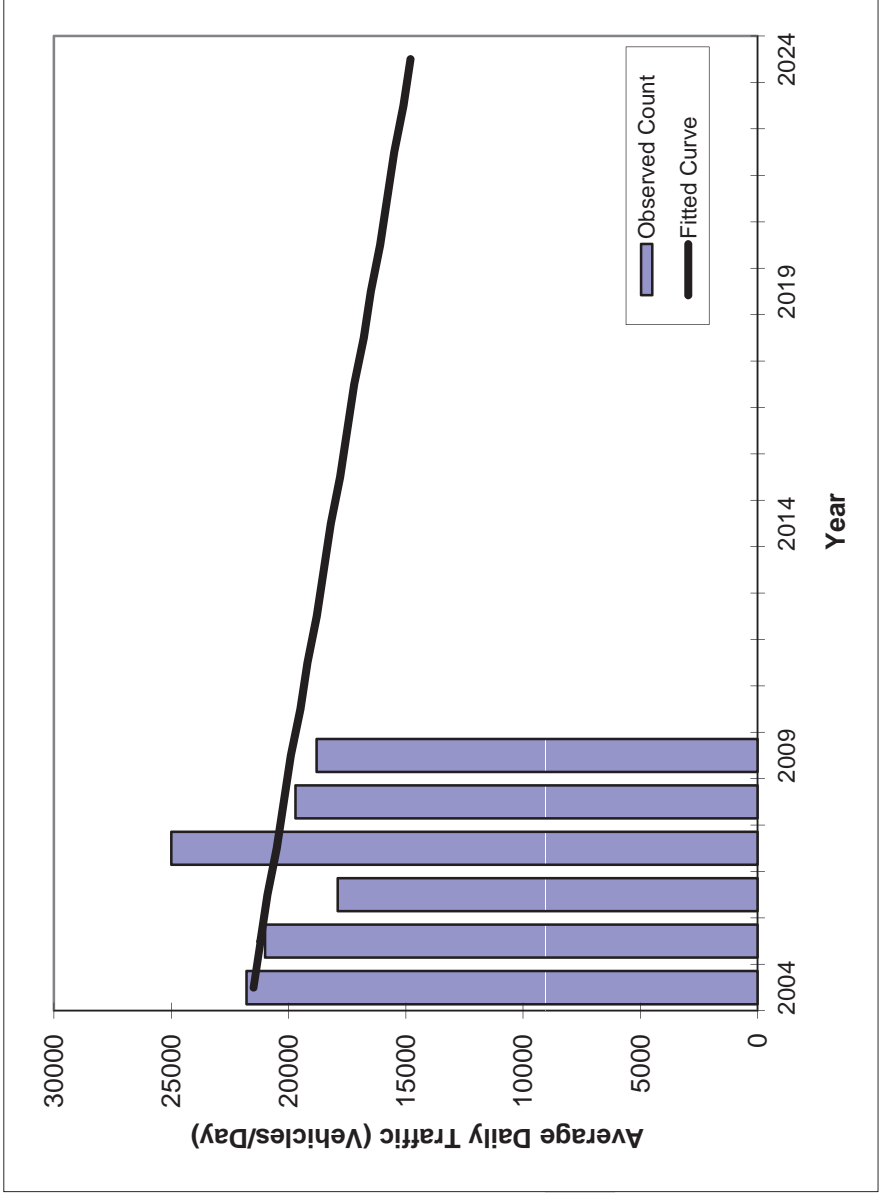
Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	27700	27600
2005	24200	27200
2006	28500	26800
2007	29700	26300
2008	25100	25900
2009	24100	25500
2015 Opening Year Trend		
2015	N/A	23100
2020 Mid-Year Trend		
2020	N/A	21100
2030 Design Year Trend		
2030	N/A	17100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS I-Drive -- Sand Lake Road to Kirkman

County:	Orange
Station #:	1045
Highway:	I-Drive



**** Annual Trend Increase:** -337
Trend R-squared: 6.2%
Trend Annual Historic Growth Rate: -1.49%
Trend Growth Rate (2009 to Design Year): -1.70%
Printed: 24-Feb-15

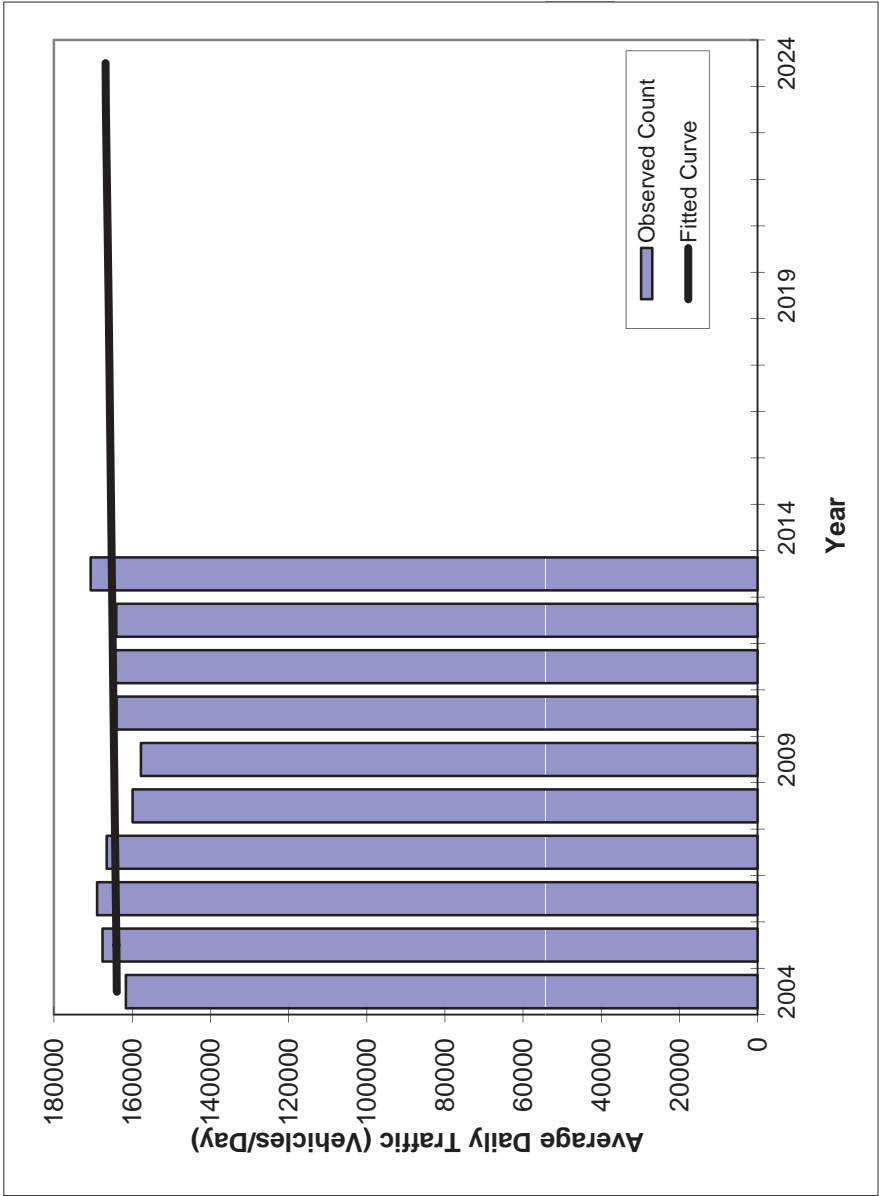
Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	21800	21500
2005	21000	21200
2006	17900	20900
2007	25000	20500
2008	19700	20200
2009	18800	19900
2015 Opening Year Trend		
2015	N/A	17800
2020 Mid-Year Trend		
2020	N/A	16100
2030 Design Year Trend		
2030	N/A	12800
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS Interstate 4 -- 0.8 miles south of SR 482

County:	Orange
Station #:	75-0130
Highway:	Interstate 4



** Annual Trend Increase:	145
Trend R-squared:	1.2%
Trend Annual Historic Growth Rate:	0.09%
Trend Growth Rate (2013 to Design Year):	0.09%
Printed:	25-Feb-15

Straight Line Growth Option

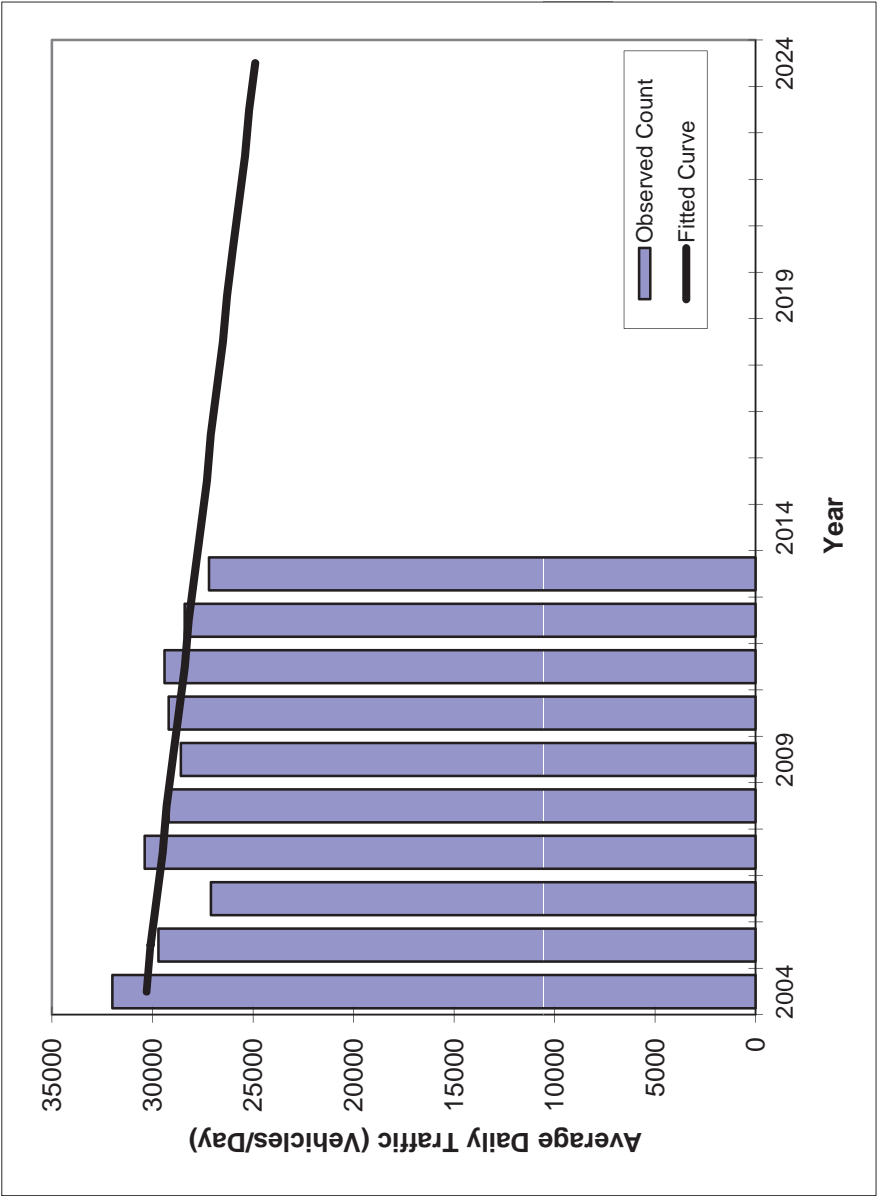
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	161600	163900
2005	167600	164000
2006	169000	164200
2007	166500	164300
2008	159900	164500
2009	157800	164600
2010	164000	164800
2011	164400	164900
2012	164100	165100
2013	170600	165200
2015 Opening Year Trend		
2015	N/A	165500
2020 Mid-Year Trend		
2020	N/A	166200
2030 Design Year Trend		
2030	N/A	167700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS

Sand Lake Road -- Apopka Vineland to Dr Phillips

County:	Orange
Station #:	155
Highway:	Sand Lake Road



** Annual Trend Increase:	-273
Trend R-squared:	32.4%
Trend Annual Historic Growth Rate:	-0.88%
Trend Growth Rate (2013 to Design Year):	-0.97%
Printed:	24-Feb-15

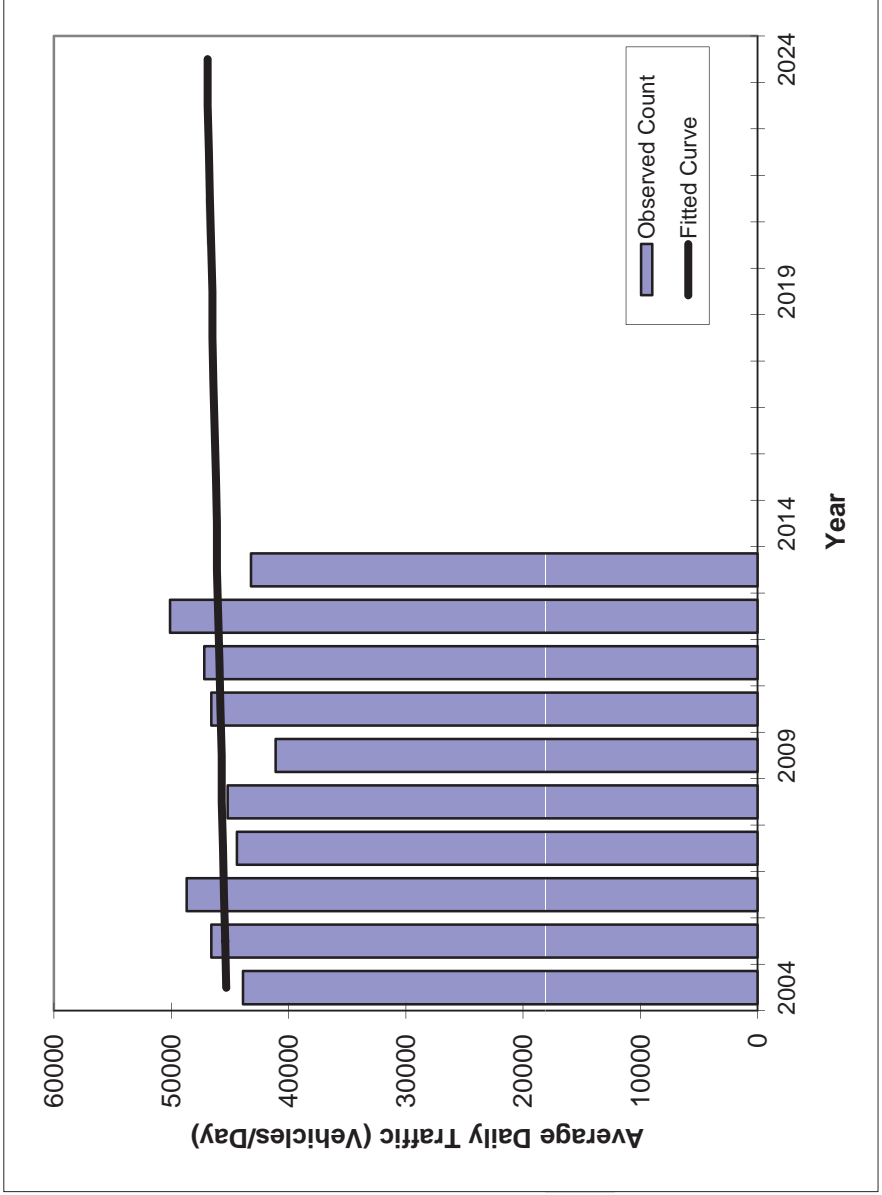
Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	32000	30300
2005	29700	30100
2006	27100	29800
2007	30400	29500
2008	29200	29300
2009	28600	29000
2010	29200	28700
2011	29400	28400
2012	28400	28200
2013	27200	27900
2015 Opening Year Trend		
2015	N/A	27300
2020 Mid-Year Trend		
2020	N/A	26000
2030 Design Year Trend		
2030	N/A	23300
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS Sand Lake Road -- Dr Phillips to Turkey Lake Road

County:	Orange
Station #:	153
Highway:	Sand Lake Road



**** Annual Trend Increase:** 80
Trend R-squared: 0.8%
Trend Annual Historic Growth Rate: 0.20%
Trend Growth Rate (2013 to Design Year): 0.17%
Printed: 24-Feb-15

Straight Line Growth Option

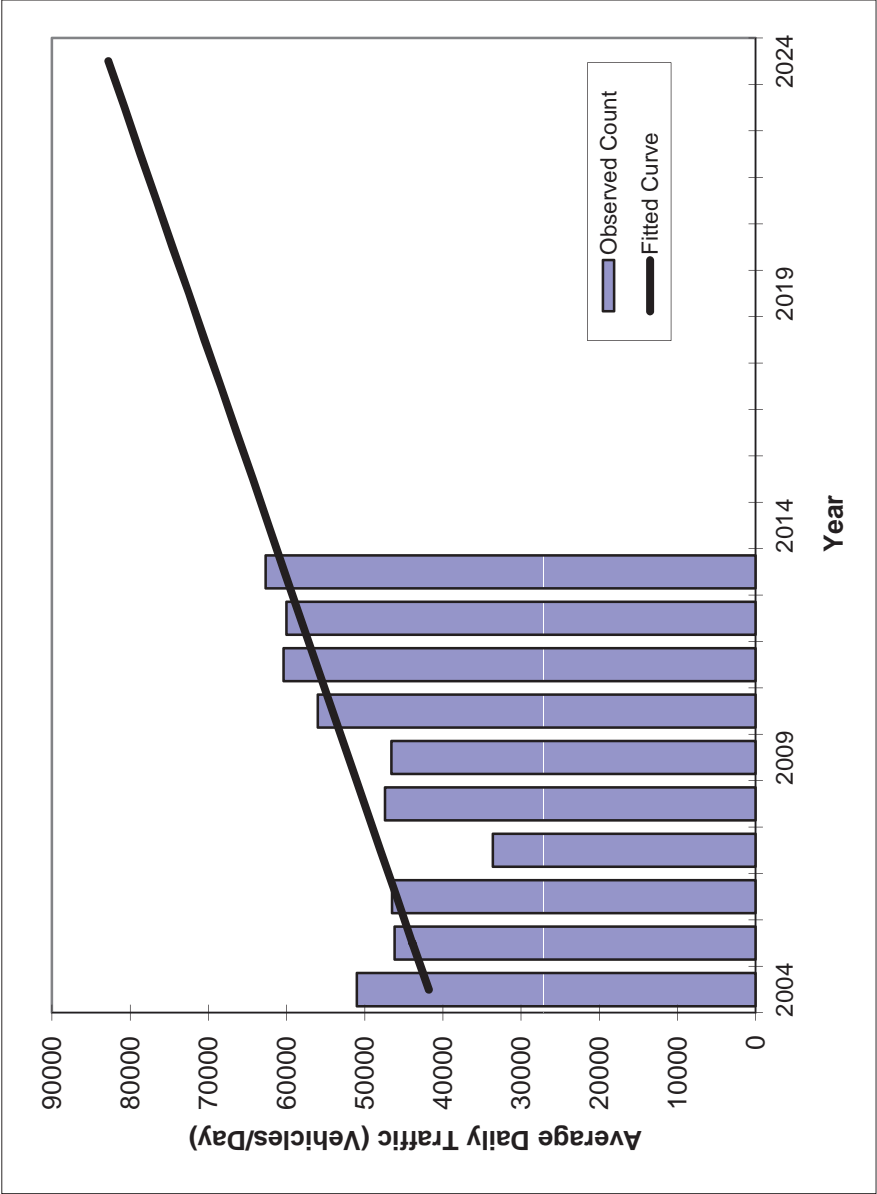
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	43900	45300
2005	46600	45400
2006	48700	45500
2007	44400	45600
2008	45200	45700
2009	41100	45700
2010	46600	45800
2011	47200	45900
2012	50100	46000
2013	43200	46100
2015 Opening Year Trend		
2015	N/A	46200
2020 Mid-Year Trend		
2020	N/A	46600
2030 Design Year Trend		
2030	N/A	47400
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS

Sand Lake Road -- Turkey Lake Road to I-Drive

County:	Orange
Station #:	453
Highway:	Sand Lake Road



** Annual Trend Increase:	2,047
Trend R-squared:	48.7%
Trend Annual Historic Growth Rate:	4.92%
Trend Growth Rate (2013 to Design Year):	3.39%
Printed:	24-Feb-15

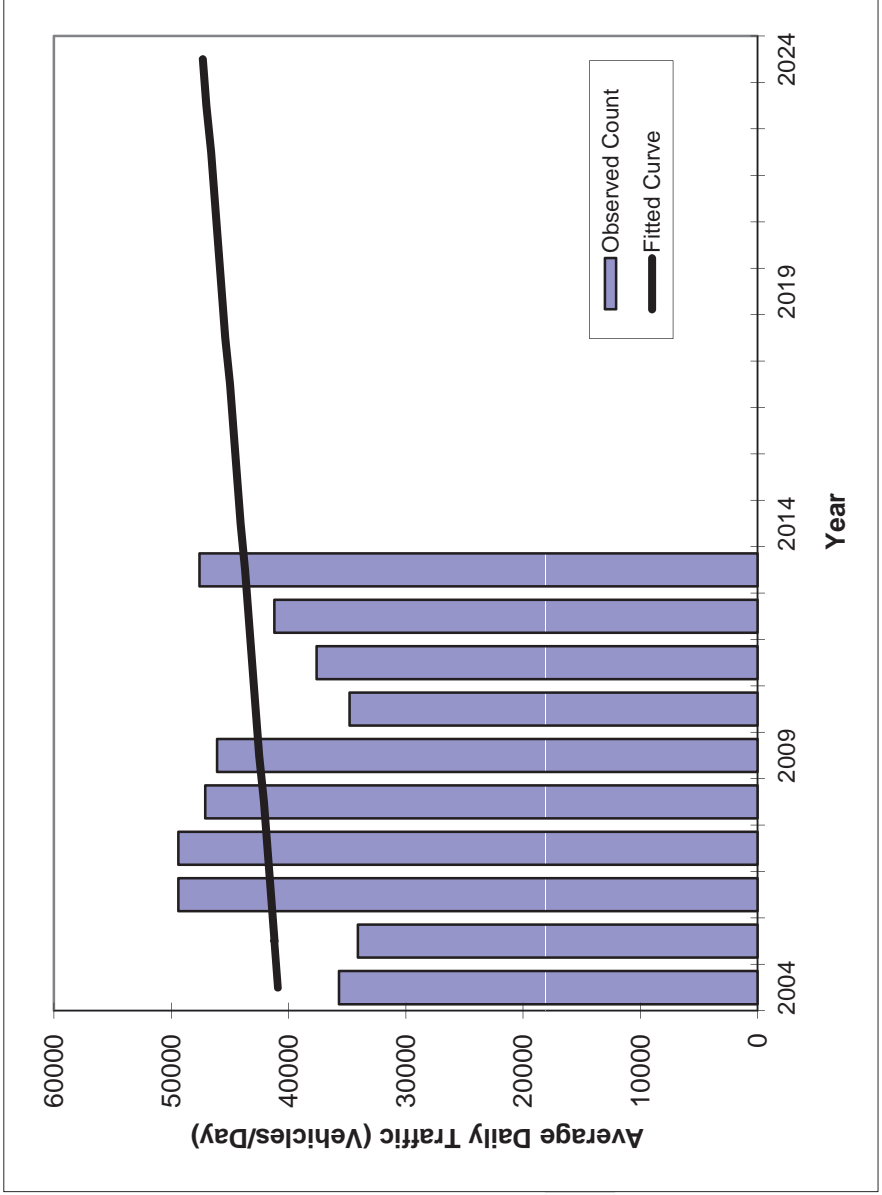
Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	51000	41800
2005	46200	43900
2006	46500	45900
2007	33600	48000
2008	47400	50000
2009	46600	52100
2010	56000	54100
2011	60400	56200
2012	60000	58200
2013	62700	60300
2015 Opening Year Trend		
2015	N/A	64300
2020 Mid-Year Trend		
2020	N/A	74600
2030 Design Year Trend		
2030	N/A	95100
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS Sand Lake Road -- I-Drive to Kirkman

County:	Orange
Station #:	1049
Highway:	Sand Lake Road



** Annual Trend Increase:	321
Trend R-squared:	2.4%
Trend Annual Historic Growth Rate:	0.76%
Trend Growth Rate (2013 to Design Year):	0.74%
Printed:	24-Feb-15

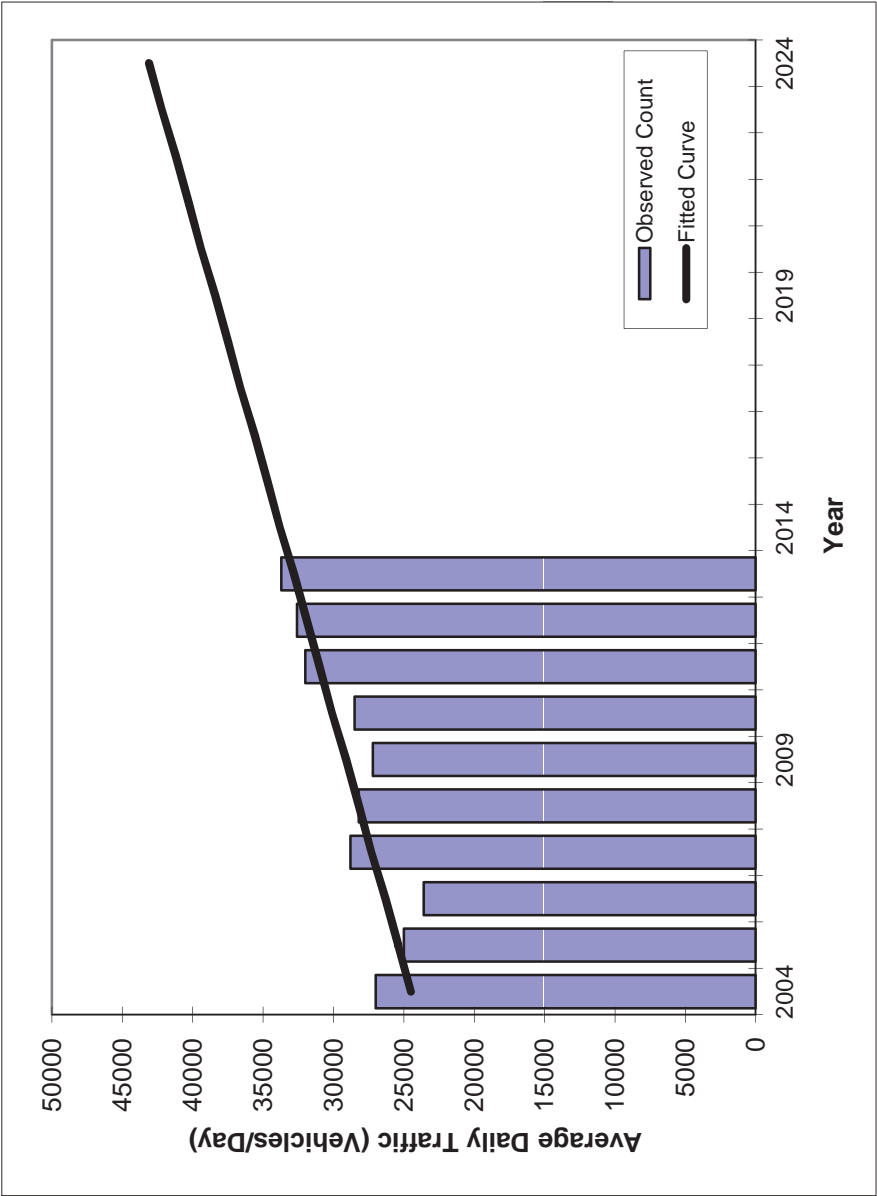
Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	35700	40900
2005	34100	41200
2006	49400	41500
2007	49400	41800
2008	47100	42100
2009	46100	42500
2010	34800	42800
2011	37600	43100
2012	41200	43400
2013	47600	43700
2015 Opening Year Trend		
2015	N/A	44400
2020 Mid-Year Trend		
2020	N/A	46000
2030 Design Year Trend		
2030	N/A	49200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS **Turkey Lake Road -- Sand Lake Road to Sand Lake Commons Blvd**

County:	Orange
Station #:	157
Highway:	Turkey Lake Road



** Annual Trend Increase:	931
Trend R-squared:	74.3%
Trend Annual Historic Growth Rate:	3.76%
Trend Growth Rate (2013 to Design Year):	2.85%
Printed:	24-Feb-15

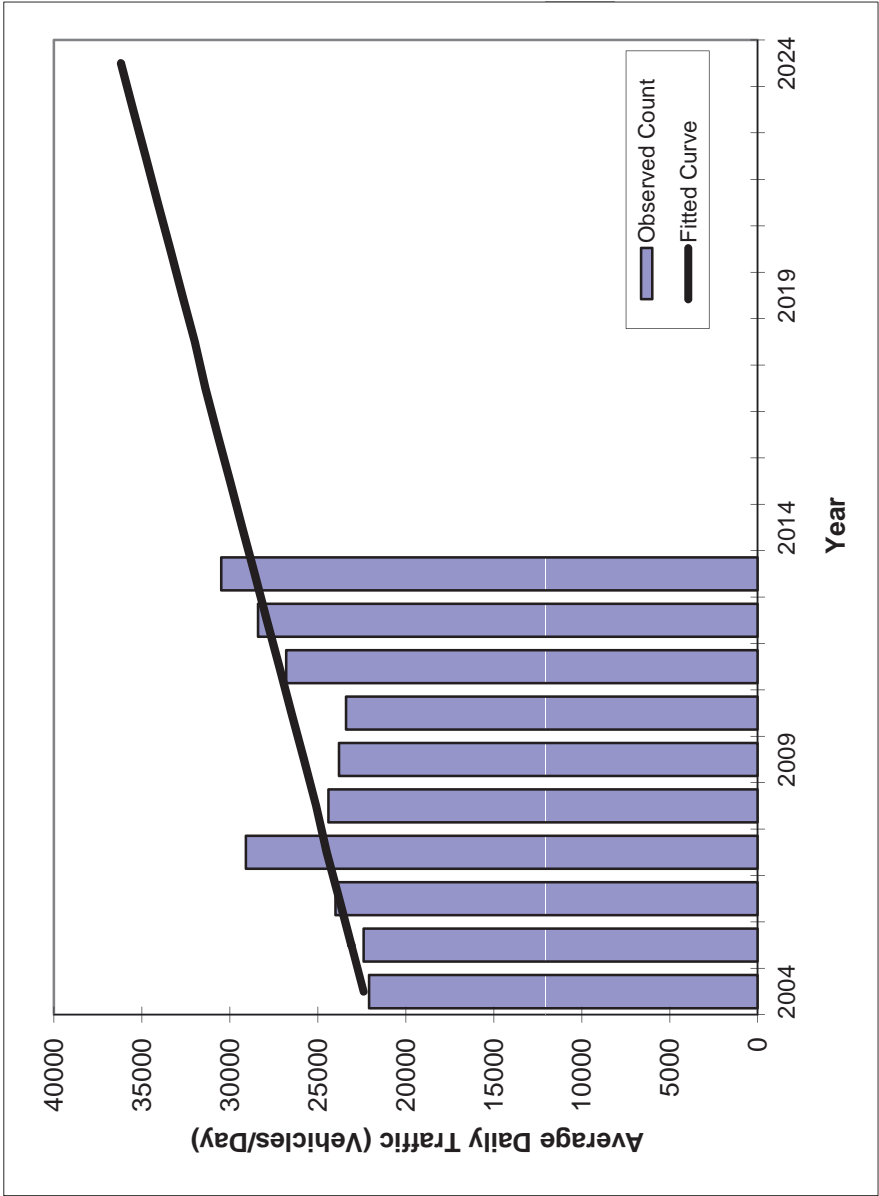
Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	27000	24500
2005	25000	25400
2006	23600	26300
2007	28800	27300
2008	28200	28200
2009	27200	29100
2010	28500	30100
2011	32000	31000
2012	32600	31900
2013	33700	32800
2015 Opening Year Trend		
2015	N/A	34700
2020 Mid-Year Trend		
2020	N/A	39400
2030 Design Year Trend		
2030	N/A	48700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS Turkey Lake Road -- Sand Lake Road to Wallace Road

County:	Orange
Station #:	152
Highway:	Turkey Lake Road



**** Annual Trend Increase:** 690
Trend R-squared: 49.1%
Trend Annual Historic Growth Rate: 3.08%
Trend Growth Rate (2013 to Design Year): 2.41%
Printed: 24-Feb-15

Straight Line Growth Option

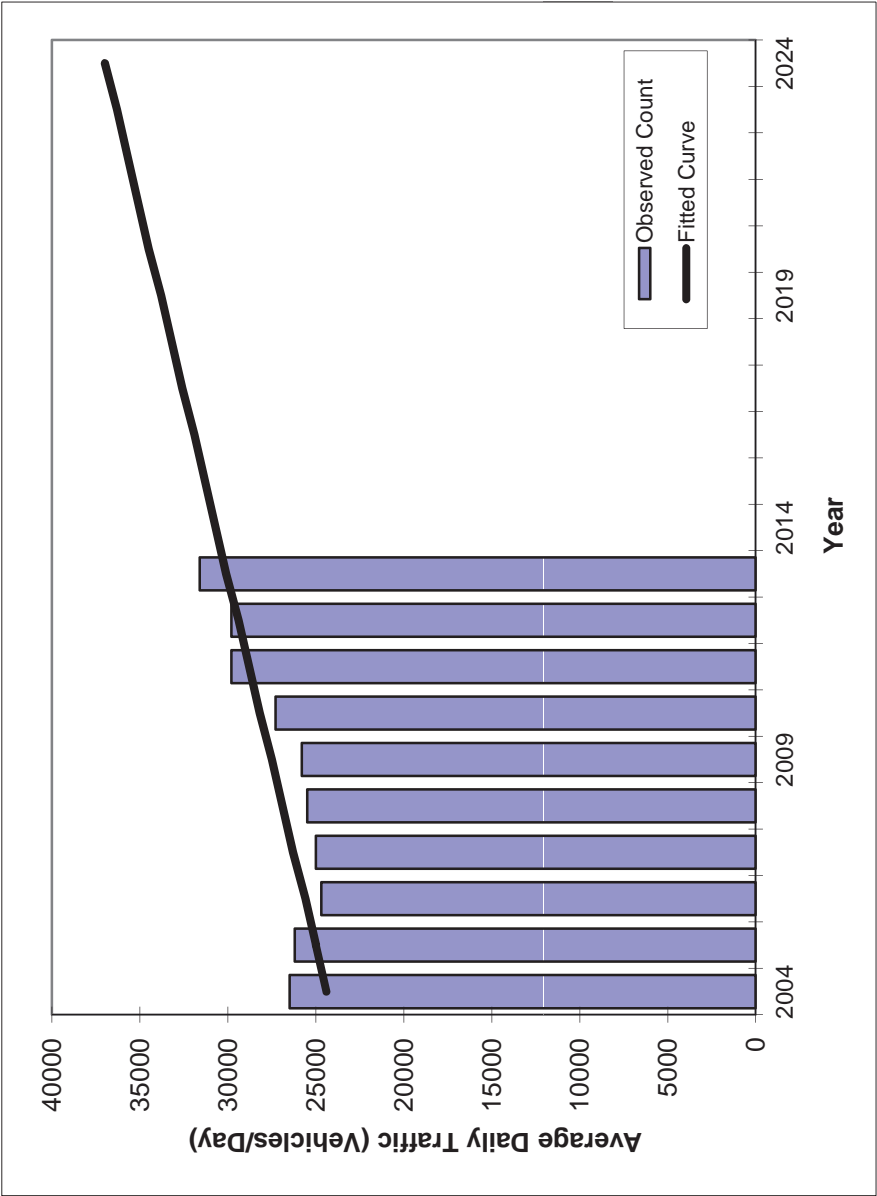
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	22100	22400
2005	22400	23100
2006	24000	23800
2007	29100	24500
2008	24400	25100
2009	23800	25800
2010	23400	26500
2011	26800	27200
2012	28400	27900
2013	30500	28600
2015 Opening Year Trend		
2015	N/A	30000
2020 Mid-Year Trend		
2020	N/A	33400
2030 Design Year Trend		
2030	N/A	40300
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS

Turkey Lake Road -- Wallace Road to Vineland Road

County:	Orange
Station #:	1038
Highway:	Turkey Lake Road



**** Annual Trend Increase:** 629
Trend R-squared: 64.9%
Trend Annual Historic Growth Rate: 2.60%
Trend Growth Rate (2013 to Design Year): 2.07%
Printed: 24-Feb-15

Straight Line Growth Option

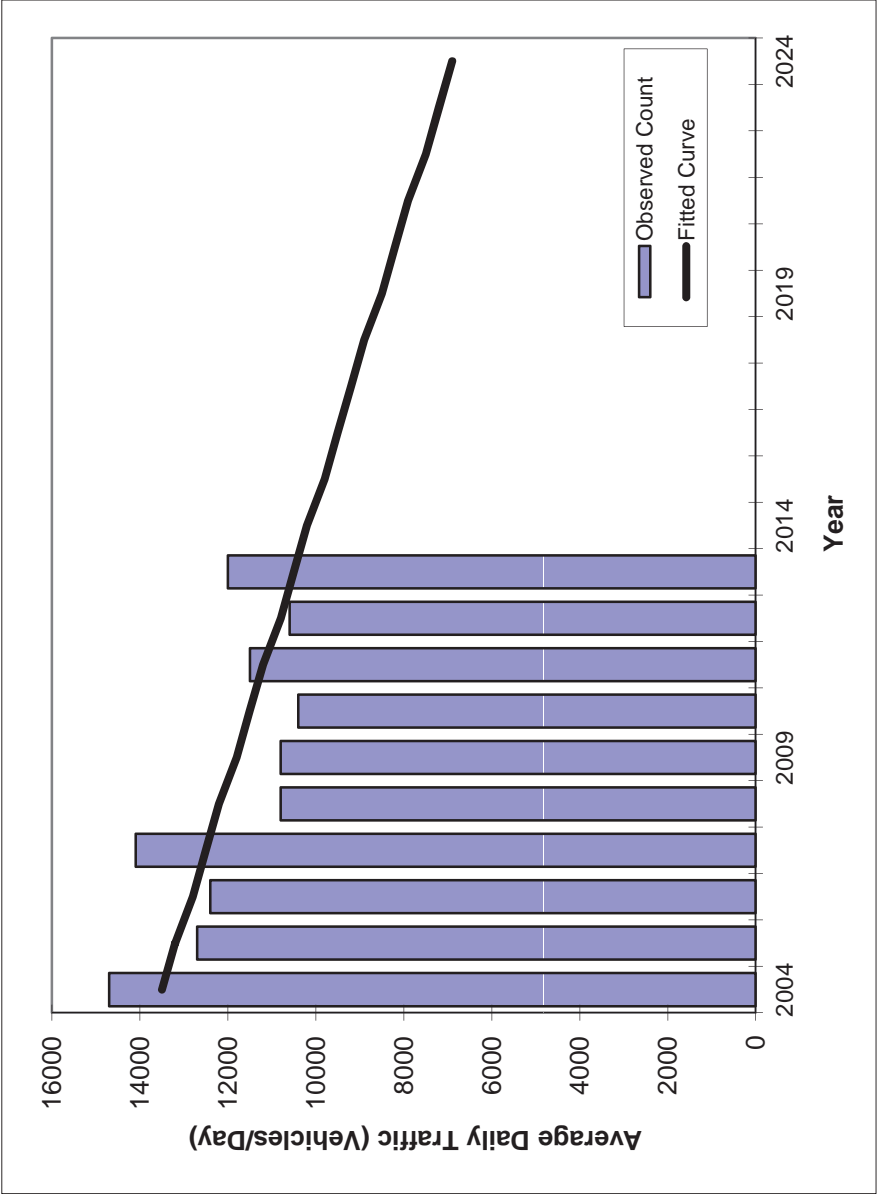
Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	26500	24400
2005	26200	25000
2006	24700	25600
2007	25000	26300
2008	25500	26900
2009	25800	27500
2010	27300	28200
2011	29800	28800
2012	29800	29400
2013	31600	30100
2015 Opening Year Trend		
2015	N/A	31300
2020 Mid-Year Trend		
2020	N/A	34500
2030 Design Year Trend		
2030	N/A	40700
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS

Universal Boulevard -- I-4 to Sand Lake Road

County:	Orange
Station #:	704
Highway:	Universal Boulevard



** Annual Trend Increase:	-331
Trend R-squared:	45.2%
Trend Annual Historic Growth Rate:	-2.47%
Trend Growth Rate (2013 to Design Year):	-3.14%
Printed:	24-Feb-15

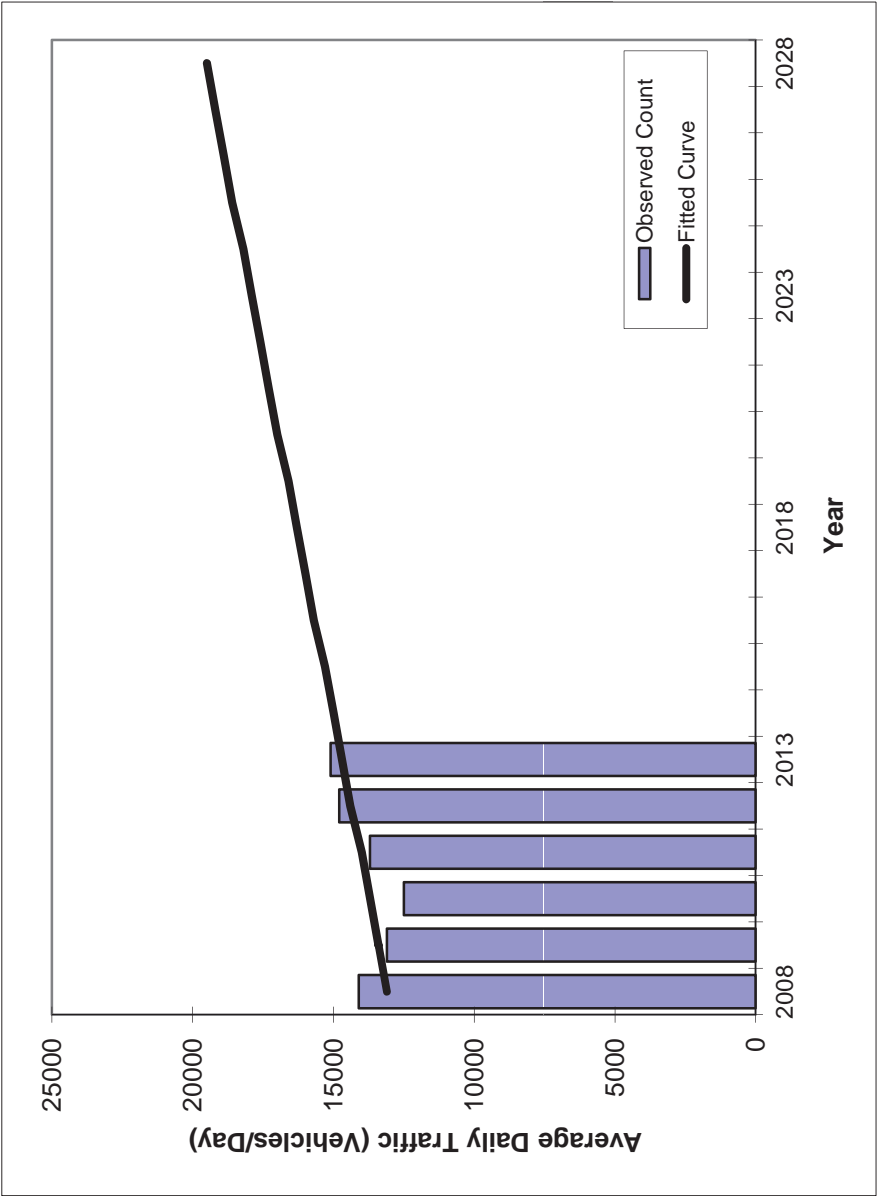
Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	14700	13500
2005	12700	13200
2006	12400	12800
2007	14100	12500
2008	10800	12200
2009	10800	11800
2010	10400	11500
2011	11500	11200
2012	10600	10800
2013	12000	10500
2015 Opening Year Trend		
2015	N/A	9800
2020 Mid-Year Trend		
2020	N/A	8200
2030 Design Year Trend		
2030	N/A	4900
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS Univeral Boulevard -- Sand Lake Road to south of Pointe Plaza

County:	Orange
Station #:	8090
Highway:	Univeral Boulevard



**** Annual Trend Increase:** 323
Trend R-squared: 37.0%
Trend Annual Historic Growth Rate: 2.44%
Trend Growth Rate (2013 to Design Year): 2.20%
Printed: 24-Feb-15

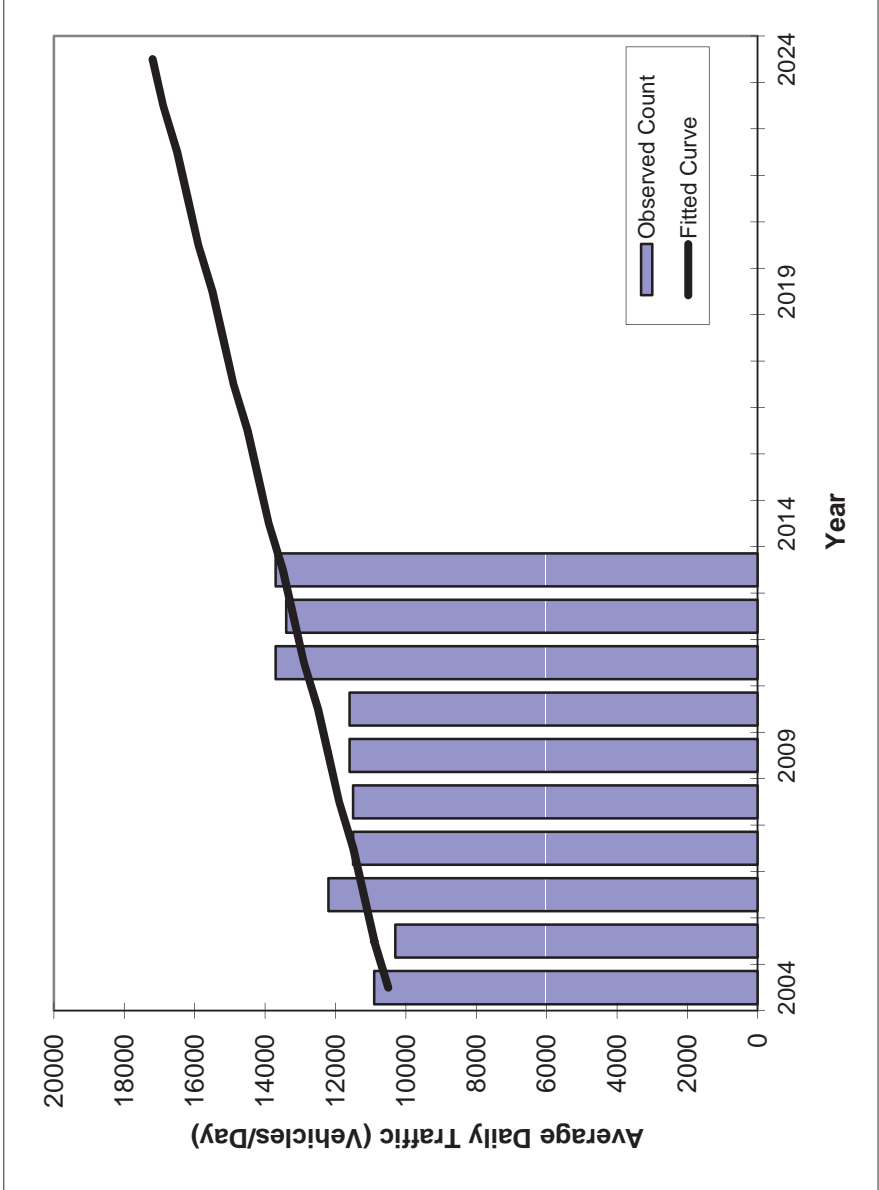
Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2008	14100	13100
2009	13100	13400
2010	12500	13700
2011	13700	14000
2012	14800	14400
2013	15100	14700
2015 Opening Year Trend		
2015	N/A	15300
2020 Mid-Year Trend		
2020	N/A	17000
2030 Design Year Trend		
2030	N/A	20200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

TRAFFIC TRENDS Wallace Road -- Dr Phillips to Turkey Lake

County:	Orange
Station #:	339
Highway:	Wallace Road



** Annual Trend Increase:	332
Trend R-squared:	71.7%
Trend Annual Historic Growth Rate:	3.17%
Trend Growth Rate (2013 to Design Year):	2.48%
Printed:	24-Feb-15

Straight Line Growth Option

Year	Traffic (ADT/AADT)	
	Count*	Trend**
2004	10900	10500
2005	10300	10900
2006	12200	11200
2007	11500	11500
2008	11500	11900
2009	11600	12200
2010	11600	12500
2011	13700	12900
2012	13400	13200
2013	13700	13500
2015 Opening Year Trend		
2015	N/A	14200
2020 Mid-Year Trend		
2020	N/A	15900
2030 Design Year Trend		
2030	N/A	19200
TRANPLAN Forecasts/Trends		

*Axle-Adjusted