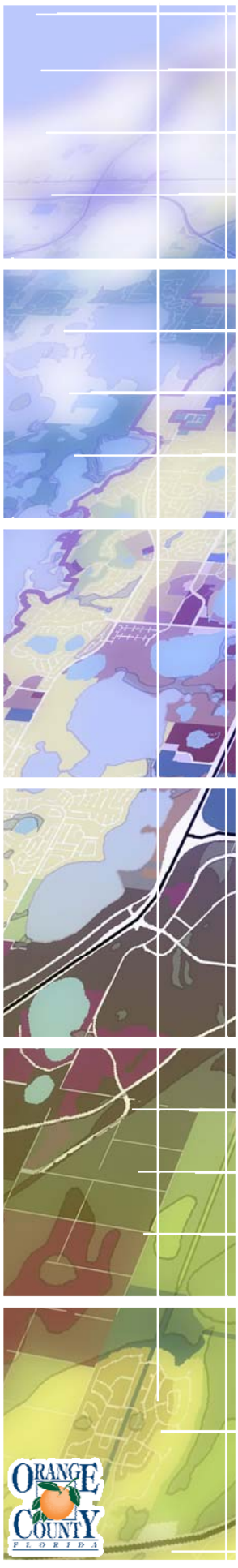

ORANGE COUNTY

PLANNING DIVISION

2017-2 REGULAR CYCLE AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS

JULY 11, 2017
TRANSMITTAL PUBLIC HEARING

PREPARED BY:
ORANGE COUNTY COMMUNITY, ENVIRONMENTAL AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION

ORANGE COUNTY GOVERNMENT
FLORIDA

DATE: July 11, 2017

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: 2017-2 Regular Cycle Comprehensive Plan Amendments
Board of County Commissioners (BCC) Transmittal Public Hearing

Please find attached a binder containing the staff reports and associated back-up materials for the 2017-2 Regular Cycle Comprehensive Plan Amendments. These amendments were heard by the Local Planning Agency (LPA) at a transmittal public hearing held on June 15, 2017. The amendments are scheduled for a BCC transmittal public hearing on July 11, 2017.

The Regular Cycle includes four privately-initiated amendments (located in Districts 1, 2, and 3) and seven staff-initiated map and text amendments. Each of the privately-initiated map amendments involve a change to the Future Land Use Map (FLUM) for property over 10 acres. The staff-initiated amendments include map changes and/or changes to the Goals, Objectives, or Policies of the Comprehensive Plan.

Following the BCC transmittal public hearing, the proposed amendments will be transmitted to the Florida Department of Economic Opportunity (DEO) and other State agencies for review and comment. Staff expects to receive comments from DEO and/or the other State agencies in August 2017. Pursuant to 163.3184, Florida Statutes, the proposed amendments must be adopted within 180 days of receipt of the comment letter. The adoption hearings are tentatively scheduled for the LPA on October 19, 2017 and the BCC on November 14, 2017.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch., Manager, Planning Division at (407) 836-5354 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: 2017-2 Regular Cycle BCC Transmittal 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

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2017 SECOND REGULAR CYCLE

AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN TRANSMITTAL PUBLIC HEARING

INTRODUCTION

This is the Board of County Commissioners (BCC) transmittal public hearing book for the Second Regular Cycle Amendments (2017-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). These amendments were heard by the Local Planning Agency (LPA) during a transmittal public hearing held on June 15, 2017 and will go to the Board of County Commissioners (BCC) for a transmittal public hearing on July 11, 2017.

Please note the following modifications to this report:

KEY TO HIGHLIGHTED CHANGES	
Highlight	**When changes made**
Yellow	Following the LPA transmittal public hearings (by staff)

The 2017-2 Regular Cycle includes four privately-initiated map amendments (located in Districts 1, 2, and 3) and seven staff-initiated map and text amendments. Since this is the transmittal stage for these amendments, there will be a second round of public hearings for adoption after the Florida Department of Economic Opportunity (DEO) and other State agencies complete their review of the proposed amendments and provide comments, which are expected in August 2017. Adoption public hearings are tentatively scheduled for the LPA on October 19, 2017 and the BCC on November 14, 2017.

Once the Regular Cycle amendments have been adopted by the BCC, the amendments will become effective 31 days after DEO notifies the County that the plan amendment package is complete. These amendments are expected to become effective in January 2018, so long as no challenges are brought forth for any of the amendments.

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.

2017-2 Regular Cycle State Expedited Review Comprehensive Plan Amendments

Privately Initiated Future Land Use Map and Text Amendments

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2017-2-A-1-1	PD rezoning submittal pending	Adams Property Holdings, LLC 1/2 Int and Adams-Orlando, LLC 1/2 Int	Tyrone K. Smith, AICP, Orange County Public Schools	23-24-28-0000-00-004 26-24-28-5844-00-100	Generally located on the east side of International Drive South, south of Lake Forest Dr., and north of Lake Bryan Beach Blvd.	Activity Center Mixed Use (ACMU)	Education (EDU)	R-CE (Country Estate District and A-2 (Farmland Rural District)	PD (Planned Development District)	19.97 gross ac.	Sue Watson	Transmit	Transmit (8-0)
2017-2-A-1-2	PD rezoning submittal pending	Flamingo Crossings, LLC and Reedy Creek Improvement District	Kathy Hattaway, Poulos & Bennett, LLC, and John Classe, Reedy Creek Improvement District	21-24-27-0000-00-003 (portion of), 21-24-27-0000-00-005 (portion of), and 28-24-27-0000-00-001/021	12831, 12840, and 13325 Flamingo Crossings Blvd.; Generally described as located east and west of Flamingo Crossings Blvd., west of SR 429, south of Western Wy.	East Portion: Reedy Creek Improvement District (RCID)-Mixed Use; West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation	East Portion: Growth Center-Commercial/High Density Residential (GC-C/HDR); West Portion: Growth Center-Commercial/High Density Residential/Conservation (GC-C/HDR/CONS)			154.35 gross ac. / 121.59 net developable ac.	Jennifer DuBois	Transmit	Transmit (8-0)
District2													
2017-2-A-2-1	Rezoning application pending	Danny Martinez	Major Stacy	04-20-27-0000-00-021	6409 N. Orange Blossom Tl.	Rural Settlement 1/1 (RS 1/1)	Planned Development – Growth Center- Commercial (PD-GC-C)	A-1 (Citrus Rural District)	PD (Planned Development District)	15.15 gross ac.	Nicolas Thalmueller		
2017-2-A-2-2	PD rezoning submittal pending	CLRM Investment Co.	Jim Cooper	33-21-28-0000-00-007/020 and 34-21-28-0000-00-022	100 E. McCormick Rd., 44 W. McCormick Rd., and 9201 Trout Lake Rd.; Generally located south of E. McCormick Rd., west of N. Apopka Vineland Rd., and north of Clarcona Ocoee Rd.	Rural Settlement 1/5 (RS 1/5)	Rural Settlement Low Density (RSLD 2/1)	A-1 (Citrus Rural District)	PD (Planned Development District)	212.30 gross/158.10 net developable ac.	Jennifer DuBois	Do Not Transmit	Do Not Transmit (8-0)
District 3													
2017-2-A-3-1	RZ-17-06-012	International Paper	John McCutcheon	24-23-29-8680-31-000	711 E. Lancaster Rd.; Generally located north of E. Lancaster Rd., east of Anno Ave., south of E. Oak Ridge Rd., west of S. Orange Ave.	Commercial (C)	Industrial (IND)	C-3 (Wholesale Commercial District)	I-1/I-5 (Industrial District)	25.52 gross ac.	Amy Bradbury Misty Mills	Transmit	Transmit (8-0)

withdrawn

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural / Agricultural; RS-Rural Settlement; RS 1/5-Rural Settlement 1/5; RSLD-Rural Settlement Low Density; ACMU-Activity Center Mixed Use; RCID-Reedy Creek Improvement District; MU-Mixed-Use; UN-Urban Neighborhood; SN-Suburban Neighborhood; GC-Growth Center; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; C-Conservation Element; CIE-Capital Improvements Element; CIP-Capital Improvements Program; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; PW-Potatble Water Element; WW-Wastewater and Reclaimed Water Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; SR-State Road; AC-Acres

2017-2 Regular Cycle Comprehensive Plan Amendments

Staff Initiated Comprehensive Plan Map and Text Amendments

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Staff Rec	LPA Rec
2017-2-B-FLUE-1	Planning Division	Text and map amendments to the Future Land Use Element to establish guiding policies for the Urban Center concept and create the Mixed-Use (MU), Urban Neighborhood (UN), and Suburban Neighborhood (SN) Future Land Use designations	Amy Bradbury	Transmit	Transmit (8-0)
2017-2-B-FLUM-1	Planning Division	To change the future land use designations for the Pine Castle Urban Center from Industrial (IND), Commercial (C), Office (O), Low-Medium Density Residential (LMDR), Planned Development-Commercial (PD-C) and Planned Development-Office/Commercial/Medium Density Residential (PD-O/C/MDR) to Mixed-Use (MU), Urban Neighborhood (UN) and Suburban Neighborhood (SN)	Amy Bradbury	Transmit	Transmit (8-0)
2017-2-B-FLUE-2	Planning Division	Text amendments to the Future Land Use Element establishing the maximum floor area ratio intensities for the Commercial (C) and Office (O) Future Land Use designations	Nicolas Thalmueller	Transmit	Transmit (8-0)
2017-2-B-FLUE-3	Planning Division	Text amendments to the Future Land Use Element incorporating the recommendations of the Rural Residential Enclaves Small Area Study	Amy Bradbury and Marcos Bastian	Transmit	Transmit (6-2)
2017-2-B-FLUE-4	Planning Division	Text amendment to Future Land Use Element Policies FLU1.1.2 B and F and FLU8.1.1 to add a new residential Future Land Use designation, Medium-High Density Residential (MHDR) and update the land use correlation table	Misty Mills and Nicolas Thalmueller	Transmit	Transmit (8-0)
2017-2-B-CP-1	Planning Division	Text amendments to the Future Land Use, Public School Facilities, Capital Improvements, Intergovernmental Coordination, Potable Water, Wastewater and Reclaimed Water Elements pertaining to school siting policies	Greg Golgowski	Transmit	Transmit (8-0)
2017-2-B-CIE-1	Planning Division	Text amendment to the Capital Improvements Element to allow the annual CIE update to be accomplished solely through the adoption of a local ordinance	Nicolas Thalmueller	Transmit	Transmit (8-0)

ABBREVIATIONS INDEX:

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2.	2017-2-A-1-2 Flamingo Crossings	East Portion: Reedy Creek Improvement District (RCID)-Mixed Use; West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation to East Portion: Growth Center-Commercial/High Density Residential (GC-C/HDR); West Portion: Growth Center-Commercial/High Density Residential/ Conservation (GC-C/HDR/CONS)	17
3.	2017-2-A-2-2 CLRM Investments Clarcona	Rural Settlement 1/5 (RS 1/5) to Rural Settlement Low Density (RSLD 2/1)	33
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10.	2017-2-B-CP-1 FLU, PS, CIE, ICE,PW,WW School Siting Policies	Text amendments to the Future Land Use, Public School Facilities, Capital Improvements, Intergovernmental Coordination, Potable Water, Wastewater and Reclaimed Water Elements pertaining to school siting policies	101
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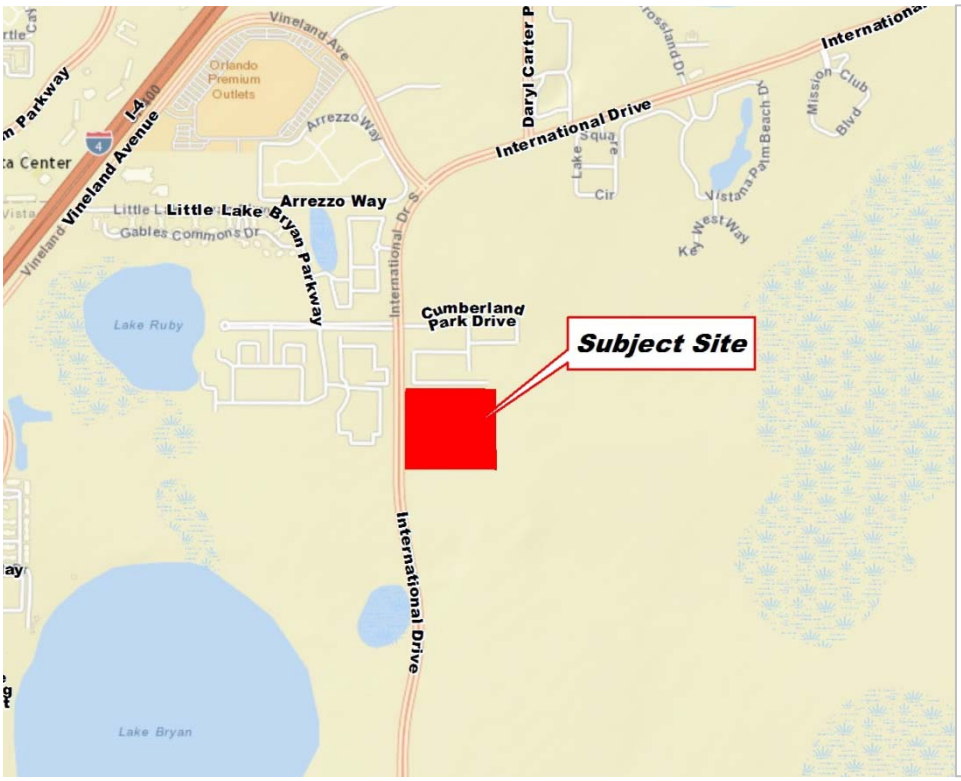


Applicant/Owner: Tyrone K. Smith, AICP, for Orange County Public Schools (OCPS)

Location: Generally located on the east side of International Drive South, south of Lake Forest Dr., and north of Lake Bryan Beach Blvd.

Existing Use: Undeveloped land

Parcel ID Numbers:
23-24-28-0000-00-004 and
26-24-28-5844-00-100

Tract Size: 19.97 gross acres

The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Community meeting held on April 26, 2017 (195 notices sent; 8 people in attendance)	Positive
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal June 15, 2017	Recommend Transmittal (8-0)
	BCC Transmittal	July 11, 2017
	Agency Comments	August 20, 2017
	LPA Adoption	October 19, 2017
	PZC Rezoning	October 19, 2017
	BCC Adoption	November 14, 2017
	BCC Rezoning Hearing	November 14, 2017

Project Information

Request: Activity Center Mixed Use (ACMU) to Educational (EDU)

Concurrent Rezoning: If this proposed amendment is transmitted, staff anticipates that the applicant will submit a rezoning application for concurrent consideration during the adoption public hearing stage.

Proposed Development Program: The development of a public elementary school facility up to 100,000 square feet in size and up to 50,000 of future ancillary office space.

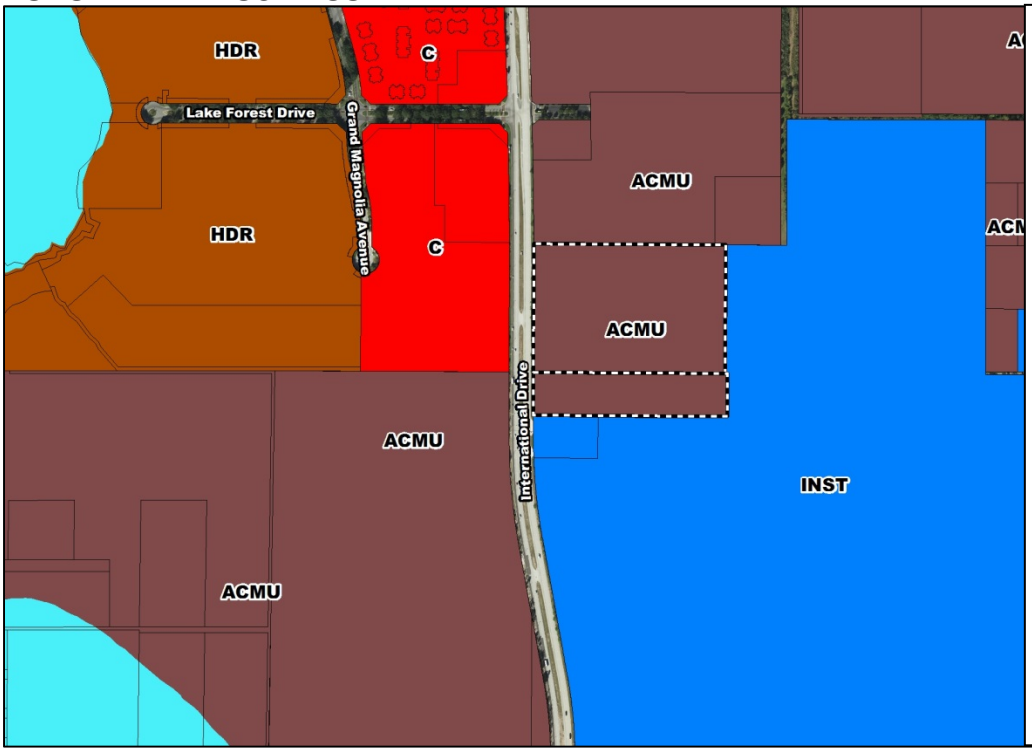
Public Facilities and Services: Please the see Public Facilities Analysis Appendix for specific analysis of each public facility.

Transportation: The proposed use will generate 356 pm peak hour trips resulting in a net reduction of 4,066 pm peak hour trips. This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements.

Environmental: Per the Orange County Environmental Protection Division (EPD), wetlands may be present on the subject site.

AERIAL

FUTURE LAND USE - CURRENT



Current Future Land Use Designation:

Activity Center Mixed Use (ACMU)

Special Area Information:

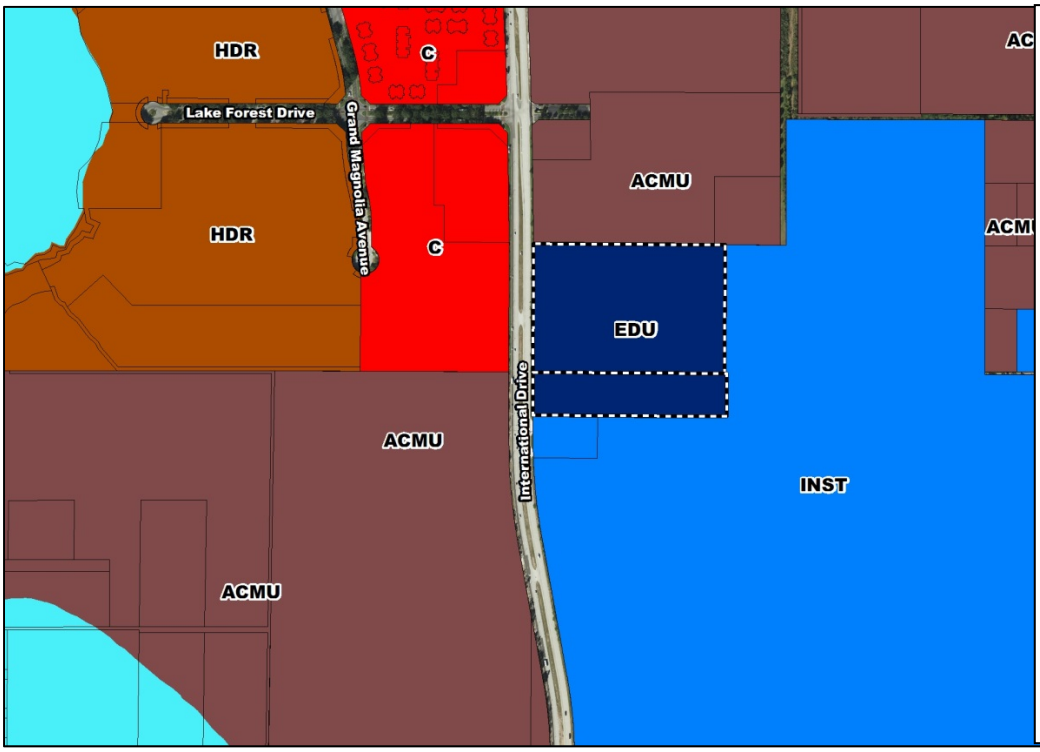
Overlay Districts: International Drive and Activity Center Tourist Commercial Signage District

JPA: N/A

Rural Settlement: N/A

Airport Noise Zone: N/A

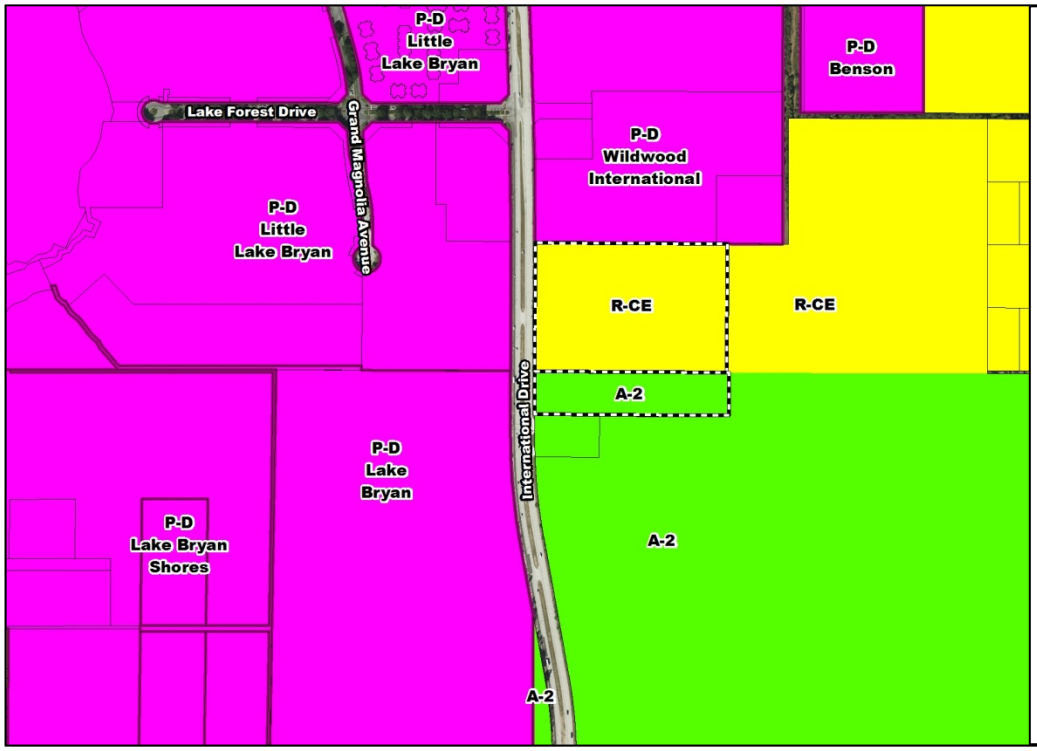
FUTURE LAND USE - AS PROPOSED



Proposed Future Land Use Designation:

Educational (EDU)

ZONING - CURRENT



Current Zoning District:

R-CE (Country Estate District) and A-2 (Farmland Rural District)

Existing Uses

N: Cumberland Park Apartments

S: Orange County Fire Station #56 and Orange County Reclaimed Water Facility

E: Orange County Reclaimed Water Facility

W: Patterson Woods Apartments and undeveloped land

Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2 and Policies FLU1.1.4(A), FLU8.1.1(a), FLU8.7.5, FLU8.7.9, and FLU8.2.1, and Public Schools Facilities Element Policy PS2.2.5), determine that the amendment is in compliance, and recommend **TRANSMITTAL** of Amendment 2017-2-A-1-1, Activity Center Mixed Use (ACMU) to Educational (EDU).

Analysis

1. Background Development Program

The applicant, Tyrone Smith, representing Orange County Public Schools (OCPS), has requested to change the Future Land Use Map (FLUM) designation of the 19.97-acre site from Activity Center Mixed Use (ACMU) to Educational (EDU) to allow for the development of a public elementary school facility (Site #20-E-SW-4) up to 100,000 square feet in size and up to 50,000 square feet of future ancillary office space. The proposed ancillary office use would be used by OCPS to provide administrative support to students, teachers, and schools in this part of the County, and the building would have a maximum height of three (3) stories.

The subject site consists of two undeveloped contiguous parcels located on International Drive South. The northern parcel (23-24-28-0000-00-004) is zoned R-CE (Country Estate District), and the southern parcel (26-24-28-5844-00-100) is zoned A-2 (Farmland Rural District). Both parcels are designated ACMU. Since elementary schools are not permitted in the ACMU future land use category, a Future Land Use Map Amendment (FLUMA) to EDU is required to allow for the proposed elementary school and ancillary office use. If this proposed amendment is transmitted to the Florida Department of Economic Opportunity (DEO), the applicant intends to apply for a rezoning of the subject site to PD (Planned Development District), and both applications will be considered concurrently at the adoption public hearing stage.

The proposed elementary school is needed to relieve Tangelo Park Elementary School and Waterbridge Elementary School. According to OCPS, an elementary school is needed in this location due to the increase in births and recent multi-family development approvals in the International Drive/Universal Boulevard area. According to birth data from the Florida Department of Health, 450 births occurred in 2015 within these two elementary school attendance zones. A majority of these children will start kindergarten in 2020, the year Site #20-E-SW-4 is proposed to open, according to OCPS' Capital Improvement Program. The proposed elementary school will also reduce the travel time and distance for families who have children that attend either Tangelo Park Elementary School or Waterbridge Elementary School. Currently, the Tangelo Park Elementary School attendance zone begins north of Sand Lake Road and stretches to the Orange/Osceola County line, and the children living at the southern end of the zone must travel more than 10 miles to attend the school. Waterbridge Elementary School's western attendance zone's boundary is also a significant distance from the school. OCPS provided a table below that summarizes the existing enrollment, permanent program capacity, and projections of Tangelo Park Elementary School and Waterbridge Elementary School. The table indicates that both elementary schools are near or exceed permanent program capacity for the 2016-17 school year, and both schools are projected to exceed the permanent program capacity in the next ten (10) years.

Table 1 – Tangelo Park E.S. and Waterbridge E.S. OCPS Student Enrollment Projections

School	Permanent Program Capacity	2016-17 (Existing)	Projected									
			2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
Tangelo Park	**593**	571	640	719	744	792	861	921	1,011	1,116	1,253	1,407
Waterbridge	814	1,246	1,253	1,287	1,279	1,271	1,286	1,312	1,337	1,356	1,397	1,443
CSA OO	1,407	1,817	1,893	2,006	2,023	2,063	2,147	2,233	2,348	2,472	2,650	2,850
Source: 2016-17 Enrollment Projections, February 2017, OCPS Student Enrollment												

The subject site is situated in an area characterized by a mix of residential, commercial, and institutional uses. Several multi-family residential apartment complexes are located near the proposed elementary school. Cumberland Park Apartments, a 456-unit apartment complex, is located immediately north of the subject site and is designated ACMU. Patterson Woods Apartments, a 288-unit apartment complex, and Patterson Woods Apartments-Phase 2, a 96-unit apartment complex, are located across the street on International Drive, west of the site. Both properties possess Commercial (C) Future Land Use Map designations and are zoned PD (Little Lake Bryan PD). Another 448-unit apartment complex, Chatham Square, is also located west of the subject site on Lake Forest Drive and possesses a High Density Residential (HDR) Future Land Use Map designation and PD (Little Lake Bryan PD) zoning classification. Commons at Little Lake Bryan, a 280-unit apartment complex, is located northwesterly of the subject site on Little Lake Bryan Parkway, has an HDR Future Land Use Map designation, and is also zoned PD (Little Lake Bryan PD). Discovery Palms Condominiums, a 336-unit residential condominium complex, is located on Lake Forest Drive, northwesterly of the subject site. The condominium complex possesses a Commercial Future Land Use Map designation and is also part of the Little Lake Bryan PD. Institutional uses are located immediately south and east of the subject site. Orange County Fire Station #56 is located immediately south of the subject property, and an Orange County Water Reclamation Facility is located south and east of the site. Undeveloped property located across the street on International Drive South, west of the subject property, possesses an ACMU Future Land Use Map designation.

Several existing residential (single-family and multi-family) developments and proposed multi-family residential communities are also located within two miles of the proposed elementary school site. Lake Willis Camps Subdivision, an existing single-family residential subdivision, located northeasterly of the site, has thirty nine (39) residential lots. The following multi-family residential projects (existing and proposed), also located northeasterly of the site, have been approved for a total of 2,947 multi-family dwelling units: Oasis at Grande Pines Apartments (282 units), Mission Club Villa Residences Apartments (356 units), McKinley at Westwood Suites Apartments (104 units), Advenir at Broadwater Apartments (408 units), Citi Lakes Apartments (346 units), Ancora Apartments (289),

Bainbridge Apartments (322 units), Vinings at Westwood Apartments (400 units), and Vineland Pointe Planned Development/Vineland Pointe Condominiums (440 units).

A community meeting was held for this proposed amendment on April 26, 2017, with eight (8) residents in attendance. The attendees were supportive of the proposed elementary school and ancillary office use. One resident commented that there is a need for an additional elementary school in the area.

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 an urbanized area characterized by a mix of residential, commercial, and institutional uses. As mentioned above, the applicant is seeking the EDU Future Land Use Map designation to allow for the development of a public elementary school facility (Site #20-E-SW-4) up to 100,000 square feet in size and up to 50,000 square feet of future ancillary office space**.**

Staff finds this proposal consistent with Future Land Use Element **Policy FLU1.1.4(A)**, which states that the Educational Future Land Use designation recognizes all public school types, including elementary schools. This request is consistent with **Policy FLU8.7.5,** which states that public elementary school sites located within the Urban Service Area (USA) are allowed as permitted uses in the Educational land use designation. As discussed above, the subject property is currently designated ACMU, a category in which a public elementary school is not permitted. Therefore, in order to construct the proposed elementary school, the subject property's Future Land Use Map designation must be amended to EDU. This request is also consistent with **Policy FLU8.7.9,** which establishes that subsequent to construction of a public educational facility, the Future Land Use Map shall be amended to reflect an Educational land use designation. With the existing single-family residential Lake Willis Camps Subdivision and the existing and recently-approved multi-family development projects located nearby, the proposed elementary school is consistent with **Public Schools Facilities Element Policy PS2.2.5.** This policy states that the County shall support and coordinate with the School Board's efforts to locate new elementary schools within reasonable walking distance of the dwelling units served by the school. As mentioned previously, students living in the area of the subject property are zoned for either Tangelo Park Elementary School or Waterbridge Elementary School and have to travel a great distance to attend school. The proposed elementary school site will significantly reduce the travel distance for students and will provide the students who live nearby the opportunity to walk or bike to school.

If this proposed amendment is transmitted to the Florida Department of Economic Opportunity (DEO), the applicant intends to apply for a rezoning of the subject site to PD (Planned Development District), pursuant to **Future Land Use Element Policy FLU8.1.1(a),** Zoning and Future Land Use Correlation.

Compatibility

The proposed FLUM amendment appears to be compatible with the existing development and 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 stated above, the subject property is located in an urbanized area characterized by a mix of residential, commercial, and institutional uses. With the existing single-family homes and the existing and proposed multi-family residential projects nearby, it is staff's belief that the requested elementary school site is compatible with the development pattern of the area. Approval of the FLUM Amendment application to change the designation of the property from ACMU to EDU would be compatible with the existing development pattern and uses in the area.

3. Policy References

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

FLU1.1.4(A) – In addition to FLU1.1.2(B), permitted densities and/or intensities for residential and non-residential development can be established through additional Future Land Use designations. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). The Future Land Use and Zoning Correlation is found in FLU8.1.1.

A. OTHER URBAN RELATED OPTIONS – The following are non-residential Future Land Use designations that are predominately found in the Urban Service Area. These may also be located within Rural Settlements on a limited basis. (See specific policies within Chapter 5).

FLUM Designation	General Description	Density / Intensity
Urban Non-Residential – Predominantly urban in use		
Office (O)	Office uses include professional office and office park-style development. Office uses can be considered as a transitional use between two different types of land use or land use intensities.	3.0 FAR
Commercial (C)	Commercial uses include neighborhood and commercial scale commercial and office development that serves neighborhood or community or village needs. Examples include neighborhood center, community center and village commercial.	3.0 FAR unless otherwise restricted by County policy or code
Industrial (I)	Industrial uses include the processing of both hazardous and non-hazardous materials ranging from light assembly and manufacturing to chemical processing.	0.75 FAR
Institutional (INST)	Institutional uses recognize local, regional, state or Federal public facilities, structures and lands.	2.0 FAR
Educational (EDU)	Educational recognizes public elementary, middle, and high schools and ninth grade centers. Future Land Use change required for all schools proposed for RSA, and for high schools and ninth grade centers proposed in Rural Settlements.	2.0 FAR

FLU8.1.1(a) – (a) The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use

Element Policy FLU1.1.2(C). Orange County's **Zoning and Future Land Use Correlation** is referenced herein as follows:

Zoning and Future Land Use Correlation		
FLUM Designation	*Density/Intensity*	*Zoning Districts*
Urban Residential		
Low Density Residential (LDR)	(0 to 4 du/ac)	R-CE* R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V * R-CE is not available as a rezoning request in USA.
Low-Medium Density Residential (LMDR)	(0 to 10 du/ac) + workforce housing bonus	R-1, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	(0 to 20 du/ac) + workforce housing bonus	R-3, R-2, UR-3, PD, U-V
High Density Residential (HDR)	(0 to 50 du/ac) + workforce housing bonus	R-3, R-2, UR-3, PD, U-V
Urban and/or Non-Residential		
Office (O)	3.0 FAR	P-O, PD
Commercial (C)	3.0 FAR unless otherwise restricted by County policy or code	C-1, C-2, C-3, P-O, PD
Industrial (IND)	.75 FAR	I-1A, I-1/I-5, I-2/I-3, I-4, PD
Institutional (INST)	2.0 FAR	Any
Educational (EDU)	2.0 FAR	PD
Urban Mixed Use		
Planned Development (PD)	See FLU8.1.2 and FLU8.1.4	PD
I-Drive Activity Center Mixed Use (ACMU) I-Drive Activity Center Residential (ACR)	See I-Drive Element	PD
Mixed-Use Corridor (MUC) (Staff-initiated)	3.0 FAR unless otherwise restricted by County policy or code (11 to 20 DU/AC)	PD, (Mixed Use District – to be developed); Staff-initiated; Urban Service Area only
Area Specific		
Neighborhood Center (NC) Neighborhood Activity Corridor (NAC) Neighborhood Residential (NR)	40 DU/AC (2.0) 25 DU/AC (1.0) 20 DU/AC (.40) Study required per FLU8.3.1	NC NAC NR

Zoning and Future Land Use Correlation		
FLUM Designation	*Density/Intensity*	*Zoning Districts*
Village Classification (V) (Horizon West)	See SAP	PD within adopted Specific Area Plan (SAP) Densities and Intensities determined at PD based on the adopted SAP.
Traditional Neighborhood Development (TND)		PD
Growth Center (GC)	See FLUE	PD
Innovation Way Overlay (Scenario 5)	See Chapter 4	PD within adopted Detailed Area Plan (DAP) or PD consistent with DRI Development Order or Future Land Use Map amendment. Compliance with FLU8.1.4.
I-Drive District Overlay	See Conceptual Regulating Plan, Map 23 of Future Land Use Map Series	PD, C-1, C-2, I-2/I-3
Rural		
Rural Settlement Low Density 2/1 (RSLD 2/1)	2 DU/AC	R-CE, R-CE Cluster, R-CE-2, R-CE-5, PD***
Rural Settlement 1/1 (RS 1/1)	1 DU/AC	R-CE, R-CE Cluster, R-CE-2, R-CE-5, PD*** A-R, A-1, A-2
Rural Settlement 1/2 (RS 1/2)	1 DU/2 AC	R-CE-2, R-CE-5, A-R, A-1, A-2, PD***
Rural Settlement 1/5 (RS 1/5)	1 DU/5 AC	R-CE-5, A-1, A-2 (all previously listed districts are restricted to a minimum 5-acre lot size), PD***
Rural/Agricultural 1/10 aka (R) on FLUM See FLU6.1.1	1 DU/10 AC	A-1, A-2, A-R, R-CE

* Rural Settlement only.

** Limited to 4 dwelling units per acre.

*** Consistent with FLU6.2.3.

Note. As of adoption of the 2030 update, the CVC FLUM designation no longer will be available as a FLUM request. Existing CVC-designated properties shall not be considered inconsistent as a result of this change. See FLU8.5.8.

Note: Please see FLU8.2.5, FLU8.2.5.1, and FLU8.2.5.2 to determine whether a rezoning is required prior to a special exception, or to determine whether a rezoning is required in specific cases of inconsistent zoning and future land use.

Note: Consistency of A-1, A-2 and A-R zoning districts with a Rural Settlement FLUM designation is limited to: residential uses permitted by right or by special exception approval; and, non-residential uses requiring approval by special exception and which are common to all zoning districts consistent with a Rural Settlement FLUM designation. A use that is not common to all listed districts is not consistent with a Rural Settlement designation.

Note: Uses that may be permitted in a Planned Development zoning district are limited to those uses permitted by right or by special exception approval for districts consistent with the specific FLUM designation.

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.

FLU8.7.5 – Public elementary schools shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, Institutional, Activity Center Residential and Educational. Public middle schools and free-standing ninth-grade centers shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Medium Density Residential, High Density Residential, Institutional Activity Center Residential and Educational. Public middle schools and free-standing ninth-grade centers shall be allowed as special exceptions in the following land use categories located in the Urban Service Area: Low Density Residential and Low-Medium Density Residential. Public elementary schools, middle schools, and free-standing ninth-grade centers shall be allowed as special exceptions in the following land use categories located in the Rural Settlement Areas: 1/1, 1/2, 1/5, Low Density Residential, Low-Medium Density Residential, and Institutional. In addition to the locations identified above, public elementary schools, middle schools and free-standing ninth-grade centers shall be allowed as a permitted use in all future land use categories if identified in a Planned Development Land Use Plan approved by the Board of County Commissioners.

OBJ FLU8.7.9 – Public educational facilities shall be allowed in future land use designations specified in Policies FLU8.7.5 through FLU8.7.7 as amended. Subsequent to their construction, the Future Land Use Map shall be amended to reflect an Educational designation.

PS2.2.5 – Support and coordinate with School Board efforts to locate new elementary schools within reasonable walking distance of the dwelling units served by the school.

3. Division Comments: Environmental, Public Facilities and Services

Environmental. The aerial photographs and soil maps indicate that wetlands may be present onsite. Provide copies of the documents submitted to the Water Management District and/or the Florida Department of Environmental Protection as part of the Environmental Resource Permitting (ERP) process to the Orange County Environmental Protection Division.

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

Utilities. The subject property is located within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, there is a 24-inch potable water main, a 30-inch forcemain, and a 12-inch and 24-inch reclaimed water main located on International Drive.

Transportation.

Trip Generation (ITE 9th Edition)

Land Use	PM. Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 2,609,679 SF Commercial use	5,328	83%	4,422
Proposed Development: 100,000 SF Elementary School (830 Students) 50,000 SF Office use Total Trips	 232 135 633	 100% 92%	 232 124 356
Net New Trips (Proposed Development-Allowable Development): 356-4422 = (4066)			

Existing Level of Service

Roadway Segments Within a One Mile Radius	# of Lanes	Avail. Cap.	Level of Service
International Drive South • Central Florida Greeneway to S. Westwood Boulevard	6	1,243	C
Palm Parkway/Turkey Lake Road • Winter Garden-Vineland Road to Central Florida Parkway	4	331	C
Vineland Avenue • Winter Garden-Vineland Road/SR 535 to Little Lake Bryan Parkway • Little Lake Bryan Parkway to International Drive	 2 4	 0 1,505	 F C

Road Agreements: None within the project impact area.

Planned and Programmed Roadway Improvements:

- Vineland Avenue - Planned Partnership roadway improvement to widen to four lanes from 1,800 feet north of SR 535 to 3,500 feet north of SR 535. This project is included in the County's Long Range Transportation Plan.
- International Drive - Programmed roadway improvement to widen to six lanes, International Drive from S. Westwood Boulevard to N. Westwood Boulevard. This project is currently under construction and is scheduled to be completed September 2017.
- International Drive South - Planned roadway improvement to widen to six lanes. This project is included in the County's ten-year roadway program.

- Westwood Boulevard Extension - Planned roadway improvement to widen to four lanes. This improvement is included in the County's Long Range Transportation Plan.

- Little Lake Bryan Beach Boulevard - Planned roadway improvement to construct a new four lane roadway. This project is included in the County's Long Range Transportation Plan.

  Right of Way Requirements: This project shall comply with the County's International Drive Activity Center Comprehensive Plan requirement for a 15-foot transit easement and a separate 20-foot landscape, pedestrian and utility easement needed for future roadway improvements.

  Summary

  Based on the County's Concurrency Management System database dated June 13, 2017, there is one failing roadway segment within a one mile radius of this project. Vineland Avenue from Winter Garden-Vineland Road/SR 535 to Little Lake Bryan Parkway is currently operating at level of service F and there is no available capacity. The subject property, however, is located adjacent to International Drive South between Central Florida Greeneway and S. Westwood Boulevard which currently operates at level of service C.

  The allowable development based on the approved future land use will generate 4,422 pm peak hour trips.

  The proposed use will generate 356 pm peak hour trips resulting in a net reduction of 4,066 pm peak hour trips.

  Analysis of the short term or interim Year 2022 conditions indicates that all roadways within the project area will operate at acceptable level of service conditions including Vineland Avenue which is assumed to be widened to four lanes thus improving roadway capacities and level of service conditions.

  By the Comprehensive Plan horizon year of 2030, the roadway segments within the project impact area are projected to operate within acceptable levels of service based on the planned and programmed roadway improvement projects identified for this area.

  Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) as well as an assessment of roadway capacity constraints based on the Transportation Concurrency Management System. Also, the applicant will be required to mitigate any deficiencies that may occur from the proposed development. To ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Site Visit Photos

Subject Site

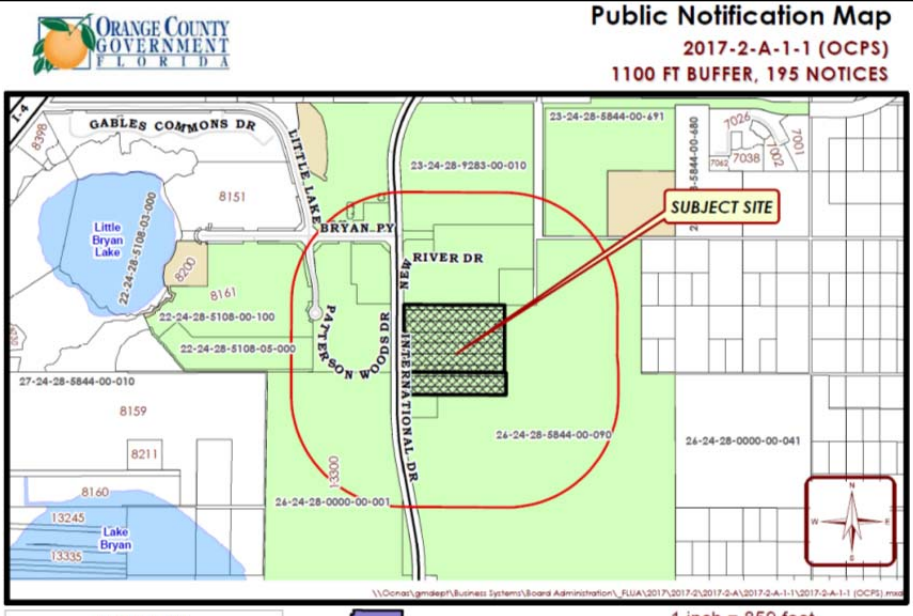
North

South

East

West

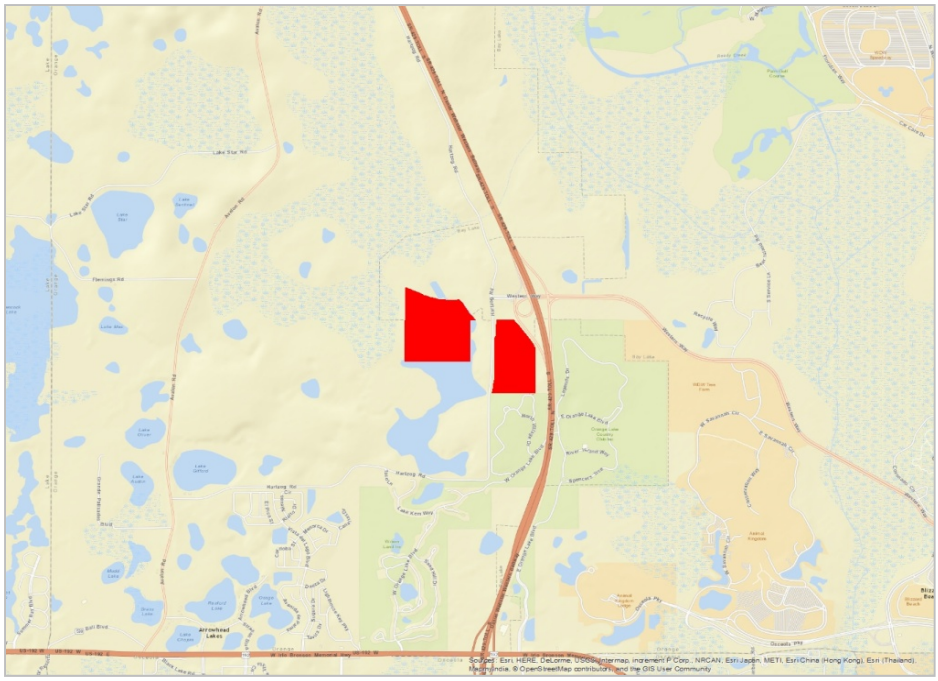
PUBLIC NOTIFICATION MAP



Notification Area

1100 ft. plus homeowner s associations within a one- mile radius of the subject site

195 notices sent



Applicant/Owner: Kathy Hattaway, Poulos & Bennett, LLC, and John Classe, Reedy Creek Improvement District / Flamingo Crossings, LLC and Reedy Creek Improvement District

Location: Generally described as located east and west of Flamingo Crossings Boulevard, west of SR 429, south of Western Way.

Existing Use: Citrus grove, pasture land, and wetlands

Parcel ID Numbers: 21-24-27-0000-00-003 (portion of), 21-24-27-0000-00-005 (portion of), and 28-24-27-0000-00-001/021

Tract Size: 154.35 gross acres / 121.59 net developable acres

The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Community meeting held December 9, 2015, with no members of the public in attendance. A second community meeting was not required.	**Positive**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal June 15, 2017	Recommend Transmittal (8-0)
	BCC Transmittal	July 11, 2017
	State Agency Comments	August 2017
	LPA Adoption	October 19, 2017
	BCC Adoption	November 14, 2017

Project Information

Request:

East Portion: Reedy Creek Improvement District (RCID)-Mixed Use to Growth Center-Commercial/High Density Residential (GC-C/HDR)

West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation to Growth Center-Commercial/High Density Residential/Conservation (GC-C/HDR/CONS)

Proposed Development Program: Up to 2,600 multi-family dwelling units and 150,000 square feet of commercial space

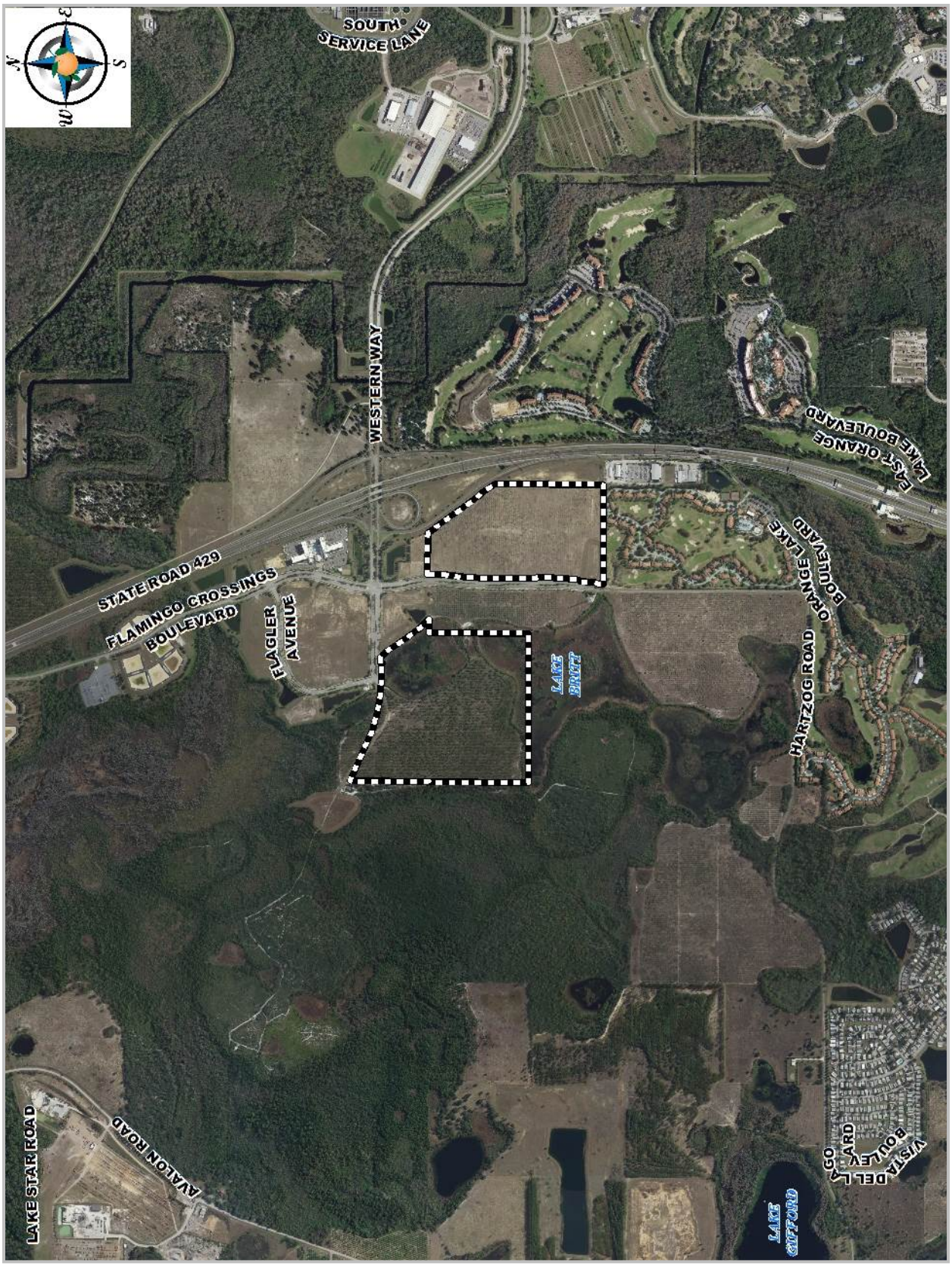
Public Facilities and Services: Please see the Public Facilities & Services Appendix for specific analyses of each public facility.

Intergovernmental Coordination: An Interlocal Agreement between the Reedy Creek Improvement District (RCID), Flamingo Crossings, LLC, and Orange County will be processed in conjunction with this proposed amendment to allow for the deannexation of the subject property from RCID into Orange County's jurisdiction and establish service provisions for the project.

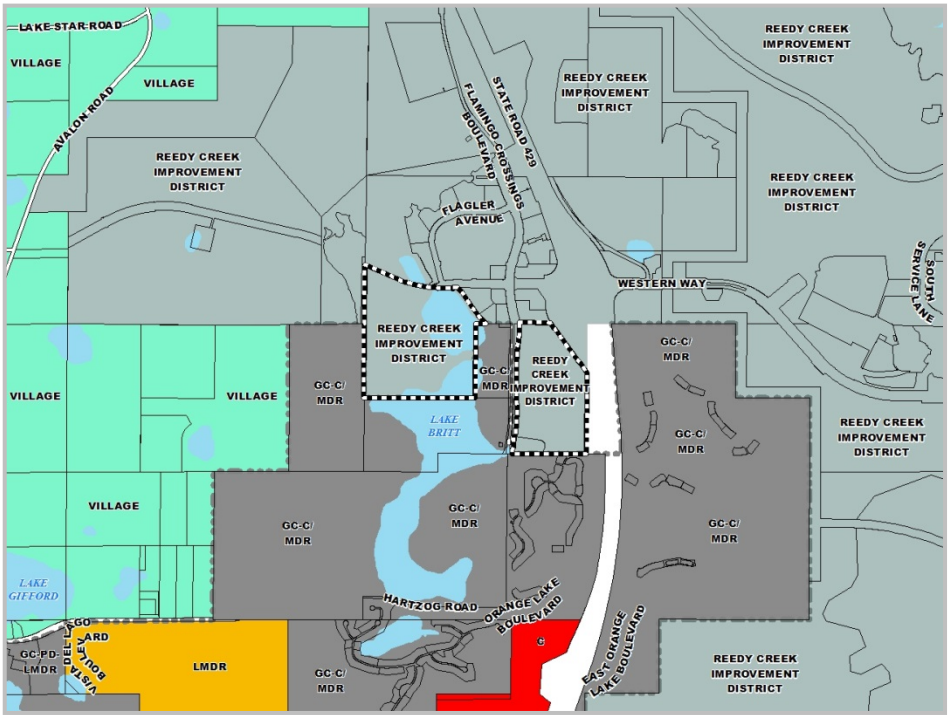
Schools: Per Orange County Public Schools, the applicants must apply for a formal school capacity determination. The developer may be required to enter into a Capacity Enhancement Agreement (CEA) with the Orange County School Board.

Concurrent Rezoning: Rezoning Case LUP-16-04-147 – RCID (Reedy Creek Improvement District) to PD (Planned Development District) (Flamingo Crossings PD/LUP)—is currently proceeding through the DRC review process.

SITE AERIAL


SOUTH SERVICE LANE
WESTERN WAY
EAST ORANGE LAKE BOULEVARD
STATE ROAD 429
FLAMINGO CROSSINGS BOULEVARD
FLAGLER AVENUE
ORANGE LAKE BOULEVARD
HARTZOG ROAD
LAKE BRIGHT
LAKE STAR ROAD
AVALON ROAD
VISTA DEL LAGO BOULEVARD
LAKE GIFFORD

FUTURE LAND USE - CURRENT



Current Future Land Use:

East Portion: Reedy Creek Improvement District (RCID)-Mixed Use
West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation

Special Area Information

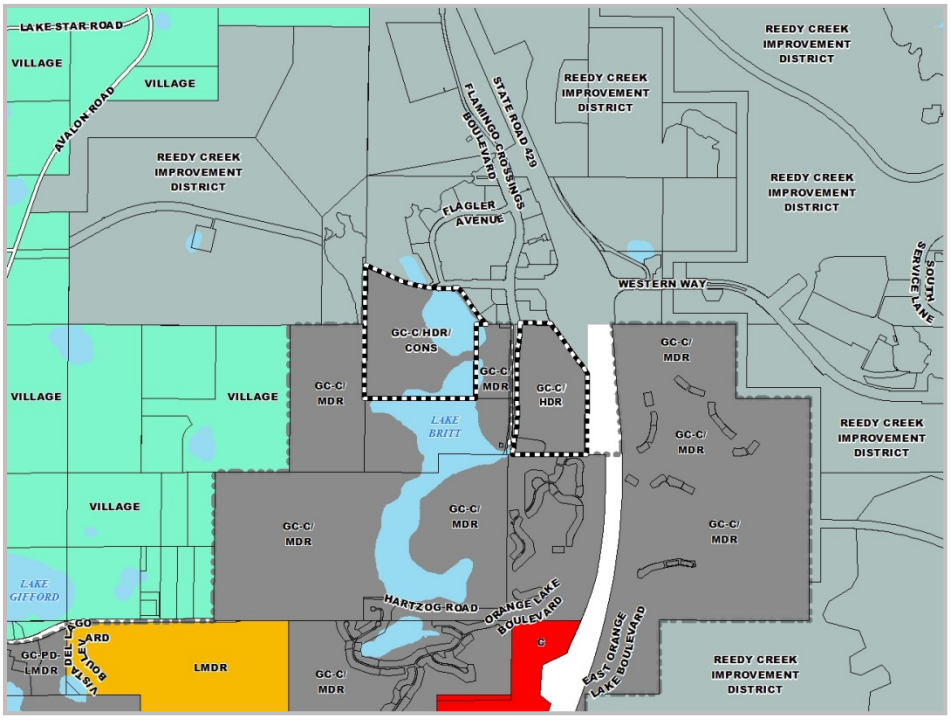
JPA: An Interlocal Agreement between RCID, Flamingo Crossings, LLC, and Orange County will be required.

Overlay District: N/A

Rural Settlement: N/A

Airport Noise Zone: N/A

FUTURE LAND USE – PROPOSED

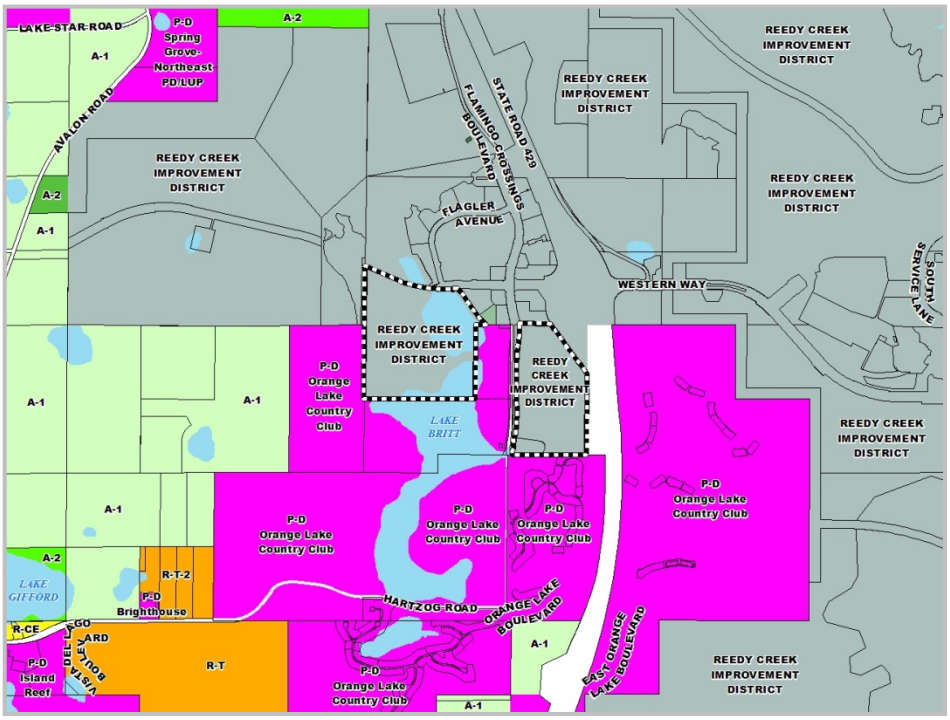


Proposed Future Land Use:

East Portion: Growth Center-Commercial/ High Density Residential (GC-C/HDR)

West Portion: Growth Center-Commercial/ High Density Residential/Conservation (GC-C/HDR/CONS)

ZONING - CURRENT



Zoning:

Reedy Creek Improvement District (RCID)

Existing Uses:

N: Flamingo Crossings hotel/retail development (RCID) – under construction

S: Orange Lake Country Club (timeshare/short-term rental resort) and Lake Britt

E: State Road 429 and Orange Lake Country Club

W: Wetlands (RCID) and Orange Lake Country Club

Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (see Housing Element Objective H1.1, Future Land Use Element Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.4.F, FLU1.4.4, FLU1.4.7, FLU7.4.1, FLU7.4.4, FLU7.4.6, and FLU8.2.1; and Conservation Element Objective C1.4 and Policy C1.4.1), determine that the amendment is in compliance, and recommend **TRANSMITTAL** of Amendment 2017-2-A-1-2 (fka 2016-1-A-1-6), Reedy Creek Improvement District (RCID)-Mixed Use (east portion) and Reedy Creek Improvement District (RCID)-Mixed Use/Conservation (west portion) to Growth Center-Commercial/High Density Residential (GC-C/HDR) (east portion) and Growth Center-Commercial/High Density Residential/Conservation (GC-C/HDR/CONS) (west portion).

Analysis

1. Background and Development Program

The applicants, Kathy Hattaway and John Classe, are seeking to change the Future Land Use Map (FLUM) designation of the 154.35-acre subject property, presently located within the Reedy Creek Improvement District (RCID), to allow for the development of a mixed-use project within unincorporated Orange County featuring up to 2,600 multi-family dwelling units and 150,000 square feet of commercial space. The site is comprised of two undeveloped tracts of land, as shown on the aerial photograph in this report. The 60.77-acre east parcel consists of a former citrus grove, now used as grazing land for cattle, and a 3.42-acre stormwater retention pond, owned and maintained by RCID. The 93.58-acre west parcel encompasses a citrus grove and 32.76 acres of wetlands and surface water, presently covered by a conservation easement deeded to the South Florida Water Management District, recorded in Official Records Book 9630, Page 3791 of the Public Records of Orange County. As the subject property is bounded to the south, east, and west by land within the U.S. 192 Growth Center boundary, as illustrated on the Future Land Use Map, the applicants are proposing to incorporate both parcels into the Growth Center, requesting a future land use designation of Growth Center-Commercial/High Density Residential (GC-C/HDR) for the east parcel and Growth Center-Commercial/High Density Residential/Conservation (GC-C/HDR/CONS) for the west parcel.

If the proposed amendment is adopted, the subject property will be deannexed from RCID following the amendment's effective date. In conjunction with this application, the drafting of an Interlocal Agreement between the Reedy Creek Improvement District (RCID), Flamingo Crossings, LLC, and Orange County is presently in process to allow for this deannexation and to establish service provisions for the project. In addition, the current Interlocal/Territorial Agreement between RCID and Orange County will be updated in association with this proposed amendment to guarantee adequate utility service for the development. Furthermore, the inclusion of the subject property within the U.S. 192 Growth Center will necessitate a rezoning of the property to PD (Planned Development District). The applicants have submitted a rezoning application (Case LUP-16-04-147) to create the Flamingo Crossings PD, incorporating the proposed development program. This application and the associated PD Land Use Plan are currently proceeding through the Orange County Development Review Committee (DRC) review process and are expected to be considered concurrently with the requested amendment during the adoption public hearing stage.

2. Project Analysis

Consistency

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

As noted above, the subject property is bordered to the south, east, and west by land within the U.S. 192 Growth Center, an area characterized by a mix of tourist-oriented commercial activity—including the abutting Orange Lake Country Club timeshare/short-term rental resort—and existing and planned residential development featuring a variety of housing types, ranging from conventional single-family subdivisions to manufactured home communities. The site also lies in the immediate vicinity of Central Florida's largest employer, Walt Disney World, as well as the hotels, tourist attractions, restaurants, and retail establishments lining the U.S. 192 corridor that employ numerous area residents. It is staff's belief that the proposed expansion of the U.S. 192 Growth Center to accommodate the 154.35-acre property and the desired maximum development program of 2,600 multi-family units and 150,000 square feet of supporting commercial uses are consistent with **Future Land Use Element Objective OBJ FLU2.2,** which establishes that Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently, and promoting a sense of community.

As stated in **Future Land Use Element Policy FLU1.1.4.F,** Growth Centers are a future land use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements provide at a minimum that the County will not incur initial capital costs for utilities. The applicants are currently coordinating with staff on the previously-mentioned Interlocal Agreement between RCID, Flamingo Crossings, LLC, and Orange County to allow for the contraction of the subject property from RCID and to establish service provisions for the mixed-use project. As stipulated in **Future Land Use Element Policy FLU7.4.1**, the creation of new or extensions of existing Growth Centers shall only be accomplished via an amendment to the Comprehensive Plan, pursuant to Chapter 163, Florida Statutes, and through a Joint Planning Area agreement or Service agreement to ensure the provision of all necessary public facilities and services. The application states that utilities installed by RCID are already in place to serve the east parcel, with water, sewer, reuse, electric, and data lines located within the Flamingo Crossings Boulevard right-of-way. RCID's extension of Western Way from its current point of terminus west to intersect with Avalon Road (County Road 545) is also presently underway. This improvement will provide both access and utilities to serve the west parcel. As noted by the applicant, the existing Interlocal/Territorial Agreement between RCID and Orange County will also be updated in association with this requested amendment to guarantee adequate utility service for the project.

Staff finds the requested Growth Center-Commercial/High Density Residential (GC-C/HDR) designation for the 60.77-acre east parcel and the Growth Center-Commercial/High Density Residential/Conservation (GC-C/HDR/CONS) classification for the 93.58-acre west parcel consistent with **Future Land Use Element Policy FLU1.1.1,** which mandates that 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. Given the availability of utilities and the planned improvements to the area transportation network, including the extension of Western Way to the north and the realignment and widening of Hartzog Road to the south from Flamingo Crossings Boulevard to Avalon Road (to be partially funded by area developers), these requested designations are likewise consistent with **Future Land Use Element Policy FLU7.4.4**, which states that urban intensities shall be permitted in designated Growth Centers when urban services are available from other sources as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan.

In accordance with **Future Land Use Element Policy FLU1.1.2.A**, the applicant has established the maximum desired development program for the residential component of the project, proposing up to 2,600 multi-family units for under the "urban-scale" High Density Residential (HDR) future land use designation, which allows single- and multi-family residential development at a maximum density of fifty (50) dwelling units per net acre. Staff finds the proposed HDR designation appropriate for this site, due to the property's proximity to Walt Disney World and the numerous tourist-oriented establishments, including the neighboring Orange Lake Country Club resort, within the U.S. 192 Growth Center.

With respect to the proposed commercial element of the project, the construction of up to 150,000 square feet of commercial space under the requested Commercial (C) future land use designation would be consistent with **Future Land Use Element Policy FLU1.4.7**, which states that commercial activity larger than the Neighborhood Center size (20,000 to 40,000 square feet) shall be limited to the Urban Service Area and Growth Centers. As stated in the application package, neighborhood commercial uses are proposed for those portions of the east and west parcels fronting Flamingo Crossings Boulevard and Western Way and are intended to serve the proposed residential units, as well as nearby neighborhoods and employment centers. The applicant notes that the commercial sections of the project will be designed to avoid encroachment into the residential areas and will incorporate design and development standards to further protect the residential units from any adverse impacts. The formulation and implementation of these standards will be addressed in detail during the subsequent PD rezoning and Development Plan stages.

As stated earlier, the 32.76 acres of wetland identified on the west parcel, consistent with the boundaries of Lake Britt, are Class I wetlands. These wetlands are presently located within a recorded conservation easement deeded to the South Florida Water Management District, and include an upland buffer with an average width of fifteen (15) feet. For this reason, the Conservation future land use designation, consistent with its current designation within RCID jurisdiction, is proposed for the west parcel to ensure consistency with **Conservation Element Objective C1.4,** which mandates that Orange County shall protect identified wetland areas and existing native wildlife, and **Policy C1.4.1**, which requires the County to continue the adoption of regulations that protect and conserve wetlands and include criteria for identifying their significance. The applicant notes that a small portion of a wetland, corresponding to the Class III wetland classification in the Comprehensive Plan, clips the northern edge of the property, 0.14 acres of which is proposed for removal with this development, for which the attainment of a Conservation Area Impact (CAI) Permit may be necessary.

As noted previously, the subject property is situated in an area characterized by a variety of existing and planned housing types, including single-family detached homes, townhomes, and manufactured homes. 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 2,600 multi-family units is consistent with **Housing Element Objective H1.1,** which states that Orange County will support private sector housing production capacity sufficient to meet current and anticipated housing needs. As stated in the application, it is the developer's intent to provide a high-quality living environment in close proximity to one of the County's largest employers, as well as offering transportation to and from work, thereby dramatically reducing the transportation impact of the project and lessening the financial burden on its residents. It is staff's belief that the proposed multi-family project would 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. The nature of the proposed mixed-use project is consistent with its location in proximity to Disney property, including the Flamingo Crossings hotel/retail development presently under construction immediately north of the subject site, as well as nearby development within the U.S. 192 Growth Center. It is the applicant's intent that both the density and the massing and scale of the proposed residential and commercial components of the project will offer a consistent transition to development in the surrounding area.

It is staff's belief that the proposed mixed-use project would contribute to the County's larger goals of promoting compact urban form consistent with the County's Growth Center Policies, providing for a range of living options, efficiently using existing and planned infrastructure, reducing trip lengths, and providing for the protection of environmentally-sensitive land. Staff, therefore, recommends adoption of this requested amendment.

Division Comments: Environmental, Public Facilities and Services

Environmental. As stated in the application package, the subject property was included in the 2015 update to the original 1992 long-term environmental permits issued to the Reedy Creek Improvement District and Disney-owned companies governing environmental mitigation requirements for development of the property.

The portion of the subject property identified as the "west parcel" contains several jurisdictional wetlands, including portions of the W80.47, W80.46 and W-FE wetlands. A total of 32.76 acres of Class I wetlands are requested in this application to be identified with a *Conservation* overlay designation in the Orange County Future Land Use Map; specifically those portions of W80.46 and W-FE included within the western parcel boundary, which coincide with the boundaries of Lake Britt.

The central portion of W80.46 is classified by the National Wetlands Inventory as a PUBH Category wetland (Palustrine-Unconsolidated Bottom-Permanently Flooded). The remainder of W80.46 and W-FE are classified as PAB3H Category wetlands (Palustrine-Aquatic Bed-Rooted Vascular-Permanently Flooded).

The wetland areas within the west parcel are subject to the following environmental permits:

- U.S. Army Corps of Engineers permit SAJ-1991-01901 (SP-TSD) issued on November 18, 2015, which addresses the approval to impact certain ACOE jurisdictional wetlands, as amended and modified.
- South Florida Water Management District Conceptual permit 48-00714-P, modified on October 19, 2015, which addressed the approval to impact certain SFWMD jurisdictional wetlands, as amended and modified.

The application further notes that a listed species survey was conducted on the subject property during the update to the original 1992 long-term environmental permits issued for Disney property. The subject properties are subject to the following environmental permits:

- U.S. Fish and Wildlife Service permit (FWS Log No. 04EF1000-2016-F-0025) issued on November 4, 2015, which addresses the approval to take gopher tortoises and their burrows.
- Florida Fish and Wildlife Conservation Commission permit (Permit LSIT-16-00009) issued on August 9, 2016, which addresses the approval to take Florida burrowing owl, southeastern American kestrel, Florida sandhill crane, short-tailed snake, Sherman's fox squirrel, Florida pine snake, gopher frog, and the Florida mouse.
- Florida Fish and Wildlife Conservation Commission permit (Permit GTC-17-00024) issued on February 1, 2017, is related to Gopher Tortoise conservation. An amendment to the Gopher Tortoise Incidental Take Permit ORA-268 was issued on February 3, 2017. An amendment to the Gopher Tortoise Incidental Take Permit OSC-004 was also issued on February 3, 2017.
- U.S. Fish and Wildlife Service permit (FWS Lo No. 04EF1000-2016-F-0025) was issued on November 4, 2015, (Biological Opinion Sand Skink).

The environmental comments provided by the Orange County Environmental Protection Division (EPD) state that the subject site may be subject to additional County review and approval processes. EPD notes that the property had a previous agricultural land use that may have resulted in soil or groundwater contamination due to spillage of petroleum products, fertilizers, pesticides, or herbicides. Prior to platting, demolition, site clearing, grading, grubbing, or review of mass grading or construction plans, the applicant shall provide documentation to EPD and the Development Engineering Division to ensure compliance with Florida Department of Environmental Protection (FDEP) Regulation 62-777, Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations.

EPD has further noted that per Conservation Element Policy C1.4.9, an upland buffer of a minimum of 25 feet is recommended for all Class I, II, and III wetland systems unless scientific data dictate a larger or smaller buffer based on wetland function or local conditions.

Transportation. Under the subject property's present RCID-Mixed Use and RCID-Mixed Use/Conservation future land use designations, approximately 2,835 hotel rooms and 110,500 square feet of commercial space could potentially be developed. The applicant is now requesting approval to develop a mixed-use project within unincorporated Orange County featuring up to 2,600 multi-family dwelling units and 150,000 square feet of commercial space. The Transportation Planning Division has informed staff that while the applicant has provided a traffic analysis in support of the proposed amendment, the trip generation calculations could not be verified. A revised traffic study is, therefore, requested for review and approval by the Transportation Planning Division.

The Transportation Planning Division's analysis of existing conditions revealed that based on the Concurrency Management Database dated June 7, 2017, there is one failing roadway within the project's impact area. Avalon Road from US 192 to Seidel Road is currently operating at Level of Service F, and there is no available capacity. This segment is planned to be widened to four lanes and is included in the County's Ten-Year Improvement Plan. Planned or programmed roadway improvements within the project's impact area are as follows:

- Avalon Road – Planned roadway improvement to widen to four lanes from US 192 to SR 50. This project is included in the County's ten-year roadway program.
- Hartzog Road – This roadway is planned for realignment and widening to four lanes from Flamingo Crossings Boulevard to Avalon Road. Roadway improvements will be done by area

developers.

The Hartzog Road Right-of-Way Agreement was approved by the BCC on June 3, 2008, and recorded in OR Book/Page 9712/4850. This agreement follows two prior agreements and realigns Hartzog Road through the Developer's properties to CR 545 (Avalon Road) north of the previously-contemplated alignment. Under the terms of the agreement, the Developers will dedicate right-of-way for the realigned Hartzog Road, design the roadway for a four-lane road, and then construct the first two lanes of the roadway. Road impact fee credits will be provided for the design and construction of the portion of the road beyond the first two lanes. The owners shall also receive a certain number of vested trips for participation in the roadway agreement. Currently the design is complete; however, no right-of-way has been dedicated to date, and construction has not begun.

Final permitting of any development on this site will be subject to further review and approval by the Orange County Development Review Committee (DRC), as well as an assessment of roadway capacity constraints based on the County's Transportation Concurrency Management System. The developer will be required 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 Reedy Creek Improvement District's (RCID's) potable water, wastewater, and reclaimed water service areas. As discussed in the application package, utilities installed by RCID are already in place to serve the east parcel, with water, sewer, reuse, electric, and data lines located within the Flamingo Crossings Boulevard right-of-way. Concurrent with the project, RCID will construct an extension of Western Way from its current point of terminus west to intersect with Avalon Road (County Road 545). This improvement will provide both access and utilities to serve the west parcel. As noted previously, the existing Interlocal/Territorial Agreement between RCID and Orange County will be updated in conjunction with this proposed amendment to guarantee adequate utility service for the project.

Schools. Per Orange County Public Schools (OCPS), the applicants must apply for a formal school capacity determination. The developer may be required to enter into a Capacity Enhancement Agreement (CEA) with the Orange County School Board.

3. Policy References

OBJ FLU2.2 – Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community.

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

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

OBJ C1.4 – Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats by implementing the following policies.

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

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

FLU1.1.4.F – GROWTH CENTER(S) – Growth Centers are a Future Land Use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements provide at a minimum that the County will not incur initial capital costs for utilities. Orange County has two Growth Centers – one in the northwest referred to as the Northwest Growth Center and one in the southeast referred to as Growth Center/Resort/PD.

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

FLU1.4.7 – Commercial activity larger than the Neighborhood Center size shall be limited to the Urban Service Area and Growth Centers.

FLU7.4.1 – Establishment of new or extensions of existing Growth Centers shall only be accomplished through: amendment to the Comprehensive Plan pursuant to Chapter 163, Florida Statutes; and as part of: a Joint Planning Area agreement that is consistent with the Intergovernmental Coordination Element as applicable or through a Service agreement between Orange County and a duly established Authority enabled to provided or secure an adequate level of urban public facilities and services to serve the use(s) for which the Authority is responsible, or to enter into agreements with other service providers for the provision of all necessary public facilities and services. If appropriate, the Joint Planning Area agreements shall define the Growth Center boundary and establish Future Land Use Map designations, infrastructure and utility provision, and development regulations.

FLU7.4.4 – Urban intensities shall be permitted in designated Growth Centers when urban services are available from other sources as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. If services and facilities sufficient to maintain adopted level of service standards are not available concurrent with the impacts of development, the development will be phased such that the services and facilities will be available when the impacts of development occur or the development orders and permits will be denied.

FLU7.4.6 – Within a Growth Center, all new development must apply for Planned Development zoning, in order to specifically identify densities, intensities and mixture of land use. Additionally, all new development and substantial redevelopment in portions of Growth Centers located within the Wekiva Study Area shall adhere to the development standards adopted to implement the Wekiva Parkway and Protection Act, Ch. 369, Part III, FS.

Such standards shall include, but are not limited to: additional stormwater treatment and retention (maintenance of water quality and recharge); enhanced wastewater treatment; limitations of certain allowed uses within the most vulnerable portions of the Study Area; subdivision standards; open space requirements; “smart growth” roadway design standards; parking lot design standards,

upland habitat protection, and such other measures as required to protect ground and surface water in the Wekiva Study Area.

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.

C1.4.1 – Orange County shall continue to adopt regulations that protect and conserve wetlands. Such regulations shall include criteria for identifying the significance of wetlands.

Class I conservation areas shall mean those wetland areas that meet at least one of the following criteria:

A. Any wetland of any size that has a hydrological connection to natural surface water bodies or Floridan aquifer; or

B. Any wetland of any size that is within a lake littoral zone; or

C. Any large isolated uninterrupted wetlands forty (40) acres or larger; or

D. Any wetland of any size that provides critical habitat for federal and/or state listed threatened or endangered species.

Class II conservation areas shall mean those wetland areas that meet any of the following criteria:

A. Consist of isolated wetlands or formerly isolated wetlands that by way of man's activities have been directly connected to other surface water drainage; and are greater than or equal to five (5) acres; or

B. Are less than 40 acres and do not otherwise qualify as a Class I conservation area.

Class III conservation areas shall mean those wetland areas that meet all of the following criteria:

A. Isolated wetlands less than five (5) acres; and do not otherwise qualify as a Class I or Class II conservation area. Stormwater ponds are not considered conservation areas.

The removal, alteration or encroachment within a Class I Conservation Area shall be allowed only in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. The protection, preservation and continuing viability of Class I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas.

Removal, encroachment or alteration for Class II conservation areas should be presumed to be allowed unless removal, encroachment or alteration is contrary to the public interest. Removal, encroachment or alteration may be allowed in Class III conservation areas.

When encroachment, alteration or removal of a conservation area is permitted, habitat compensation or mitigation as a condition of development approval shall be required. The basis for mitigation shall be determined by using UMAM as the sole basis for evaluation. In the case where a mitigation bank has not been awarded credits using UMAM, the mitigation shall be no less than the following:

Class I conservation areas: case by case basis, but not less stringent than the mitigation requirements for Class II conservation areas.

Class II conservation areas:

A. Freshwater marshes and wet prairies – 1.5:1.

B. Cypress wetlands – 2.0:1.

C. Hydric hammocks, bayheads, and mixed hardwood swamps – 2.5:1.

Class III conservation areas: 1:1.

For off-site, unlike, or other mitigation proposals, ratios shall be determined on a case-by-case basis. The regulation shall stipulate that the following types of mitigation shall be given priority:

A. Restoration of non-functional wetlands;

B. Off-site preservation of wetland and upland systems;

C. Creation of type-for-type mitigation areas adjacent to preserved Class I Conservation Areas or that connect Class I, II and/or III conservation areas; and,

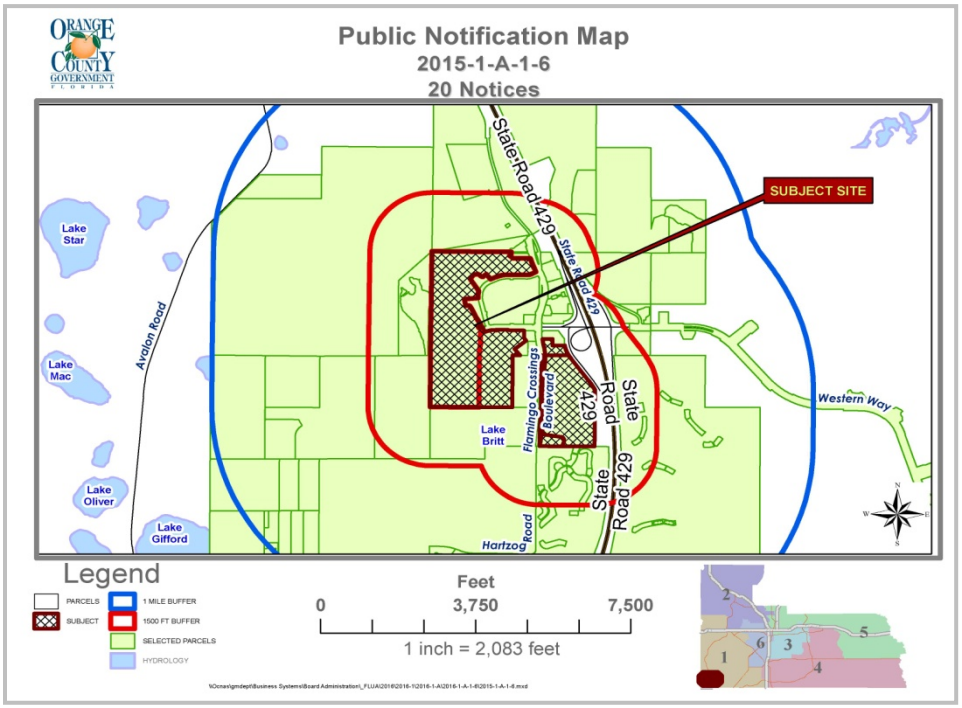
D. Creation of type-for-type mitigation areas.

Site Visit Photos

Subject Site – West Parcel	Subject Site – West Parcel
Subject Site – East Parcel	**Subject Site – East Parcel**
North of Subject Site	**North of Subject Site**

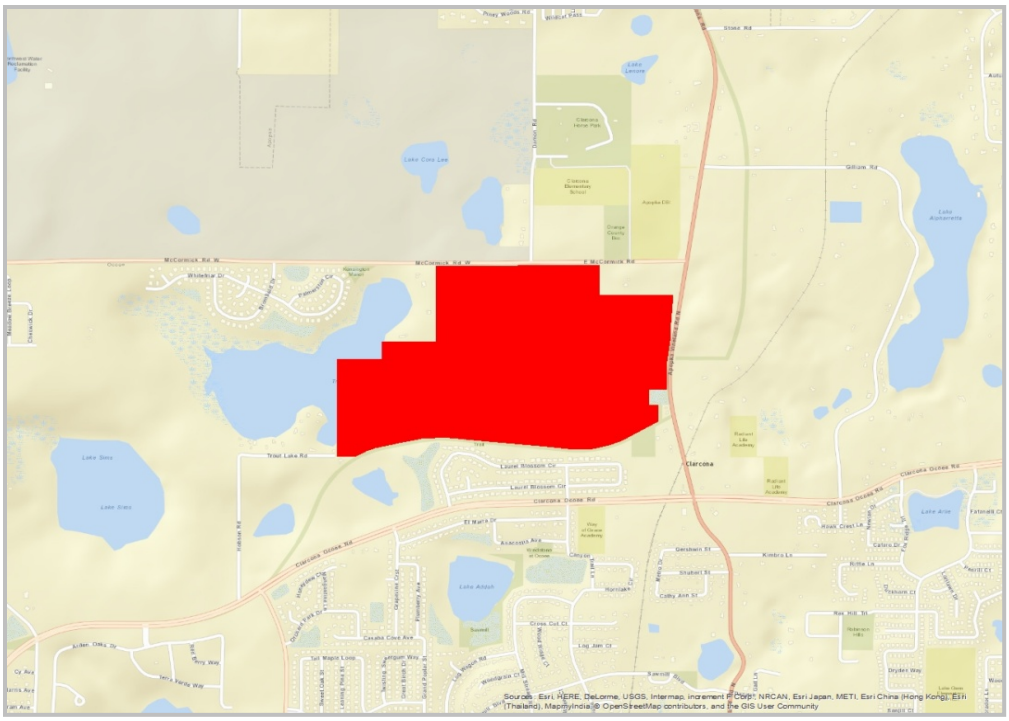
South of Subject Site	South of Subject Site
East of Subject Site	**West of Subject Site**

PUBLIC NOTIFICATION



Notification Area: 1,500 feet plus neighborhood and homeowners' associations within a one-mile radius of the subject site

20 notices sent



Applicant/Owner:
Jim Cooper for CLRM Investment Co.

Location: 100 E. McCormick Road., 44 W. McCormick Road, and 9201 Trout Lake Road; Generally located south of E. McCormick Road, west of N. Apopka-Vineland Road., and north of Clarcona-Ocoee Road.

Existing Use: Single-family residence, airstrip, and hangar (Carter Airport)

Parcel ID Numbers: 33-21-28-0000-00-007/020 and 34-21-28-0000-00-022

Tract Size: 212.30 gross/ 158.10 net developable acres

The following meetings and hearings have been held for this proposal:

	Report/Public Hearing	Outcome
✓	Community meeting held April 5, 2017, with 35 members of the public in attendance.	**Negative** - Participants expressed concern about protection of the character of the Rural Settlement, future requests for the RSLD 2/1 designation, area-wide traffic, and potential environmental impacts.
✓	Staff Report	Recommend Denial
✓	LPA Transmittal June 15, 2017	Recommend Denial (8-0)
	BCC Transmittal	July 11, 2017
	State Agency Comments	August 2017
	LPA Adoption	October 19, 2017
	BCC Adoption	November 14, 2017

Project Information

Request: Rural Settlement 1/5 (RS 1/5) – 1 dwelling unit per acre to Rural Settlement Low Density (RSLD 2/1) – 2 dwelling units per acre

Proposed Development Program: Up to 316 single-family dwelling units.

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

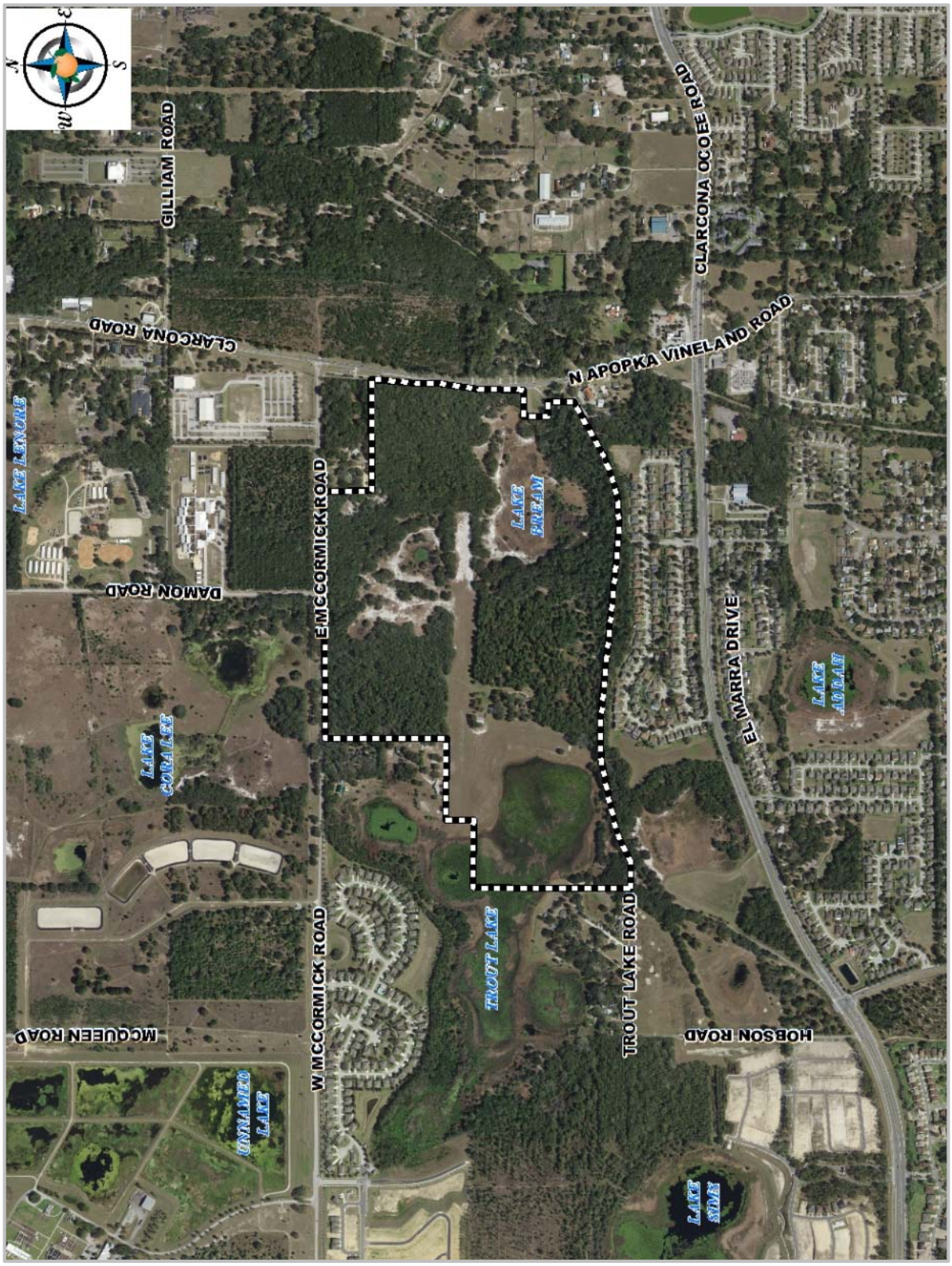
Environmental: There are wetlands and surface waters on the subject site. The property is also located within the Wekiva Study Area, in which additional environmental regulations apply.

The Vista Landfill and Orange County Transfer Station #2 are located within one mile of the property boundary. The applicant/owner has an obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through the appropriate mechanism, of the proximity of solid waste management facilities.

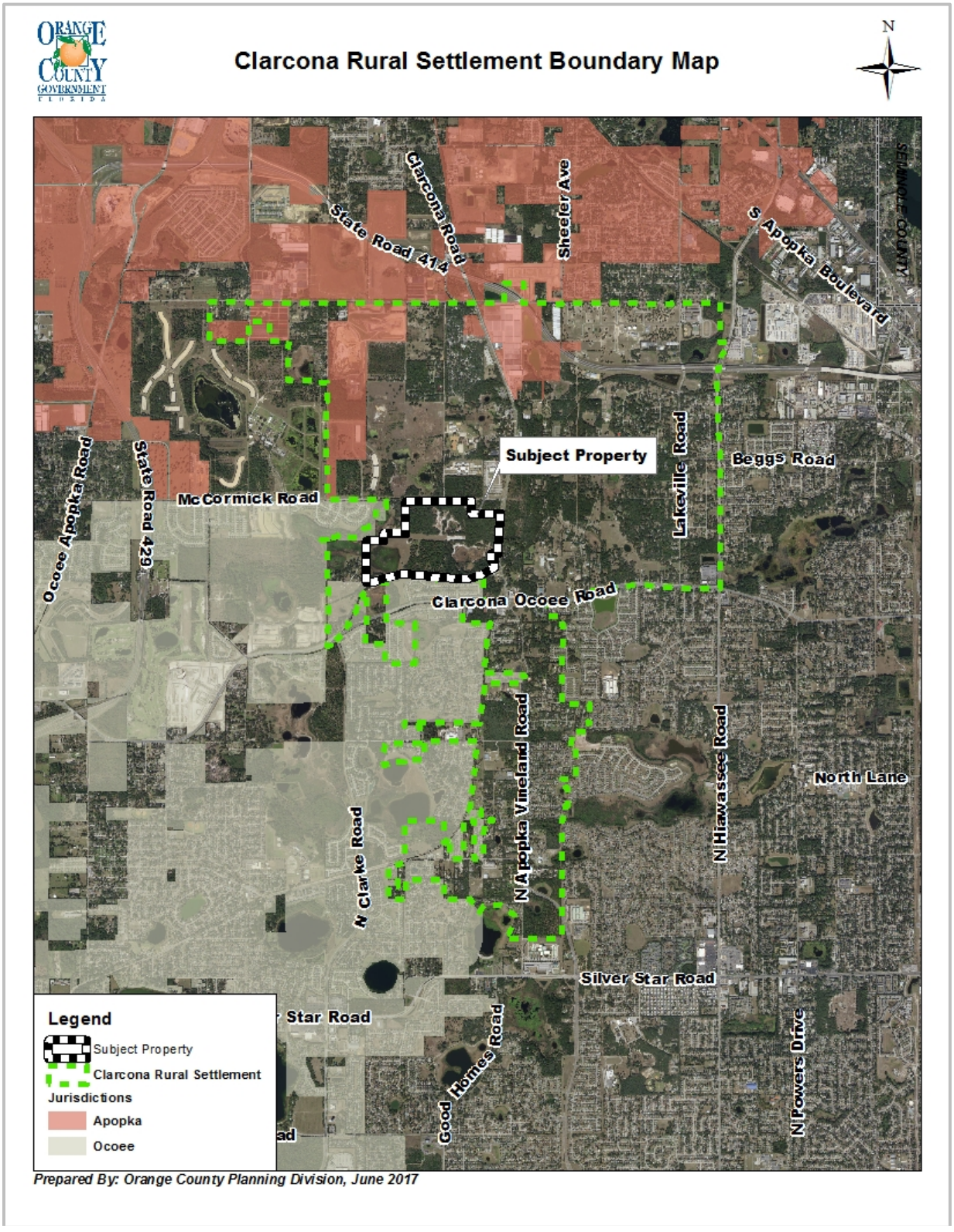
Schools: The applicant must apply for a formal school capacity determination. The developer may be required to enter into a Capacity Enhancement Agreement (CEA) with the School Board.

Concurrent Rezoning: A rezoning to PD (Planned Development District) will be required. If this proposed amendment is transmitted, it is expected that a concurrent PD rezoning request will be considered during the adoption public hearing stage.

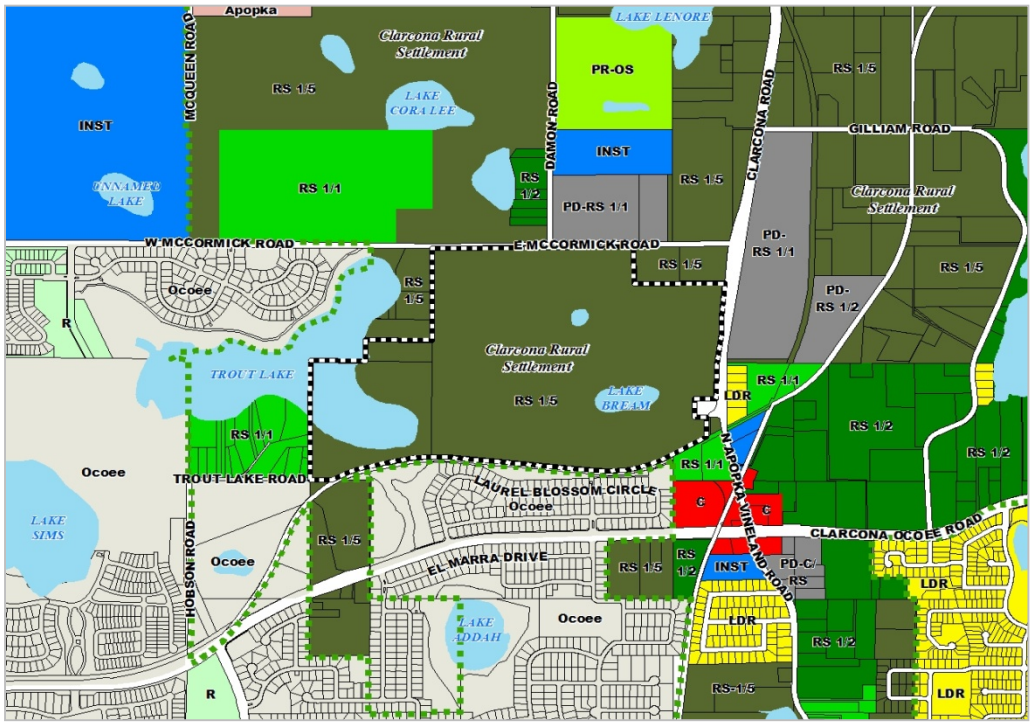
SITE AERIAL


GILLIAM ROAD
CLARCONA OCOEE ROAD
CLARCONA ROAD
N APOPKA VINELAND ROAD
LAKE LENYONE
DAMON ROAD
E MCCORMICK ROAD
LAKE BREAM
EL MARRA DRIVE
LAKE ADELAIDE
LAKE CORA LEE
TROUT LAKE
TROUT LAKE ROAD
W MCCORMICK ROAD
MCQUEEN ROAD
HOBSON ROAD
UNNAMED LAKE
LAKE SINK

AREA MAP


Clarcona Rural Settlement Boundary Map
N
Clarcona Road
State Road 414
Sheeler Ave
S Apopka Boulevard
SEMINOLE COUNTY
Subject Property
Lakeville Road
Beggs Road
McCormick Road
Ocoee Apopka Road
State Road 429
Clarcona Ocoee Road
N Apopka Vineland Road
N Hiawassee Road
North Lane
N Clarke Road
Silver Star Road
Star Road
Good Homes Road
N Powers Drive
Legend
Subject Property
Clarcona Rural Settlement
Jurisdictions
Apopka
Ocoee
Prepared By: Orange County Planning Division, June 2017

FUTURE LAND USE - CURRENT



Current Future Land Use Designation

Rural Settlement 1/5 (RS 1/5)

Special Area Information
Rural Settlement: Clarcona Rural Settlement

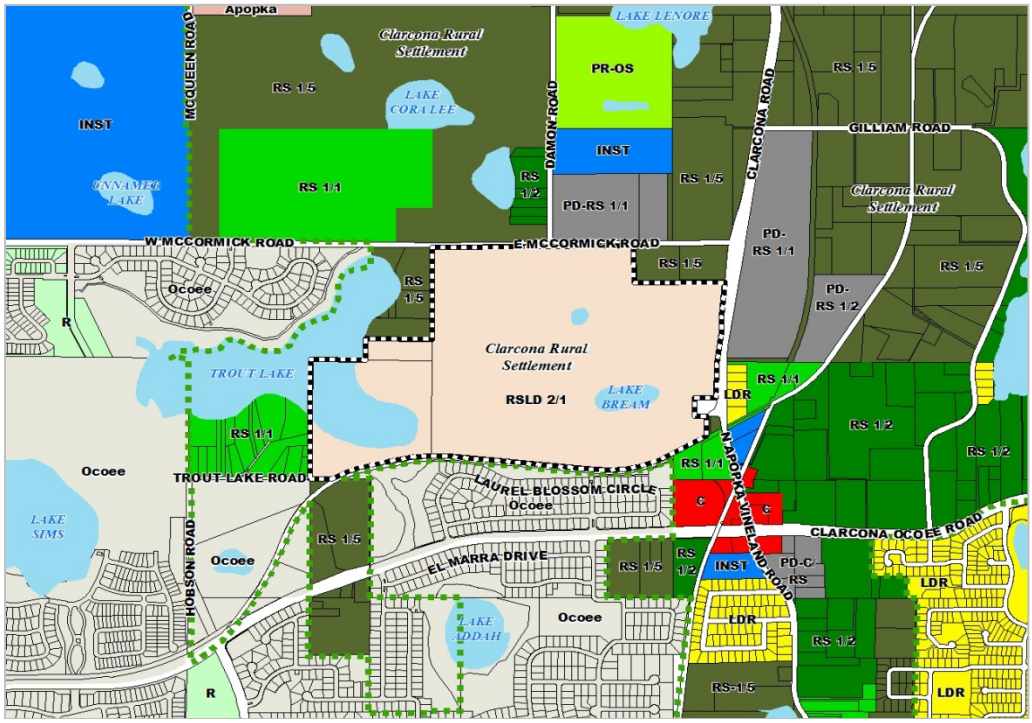
Wekiva Study Area

JPA: N/A

Overlay District: N/A

Airport Noise Zone: N/A

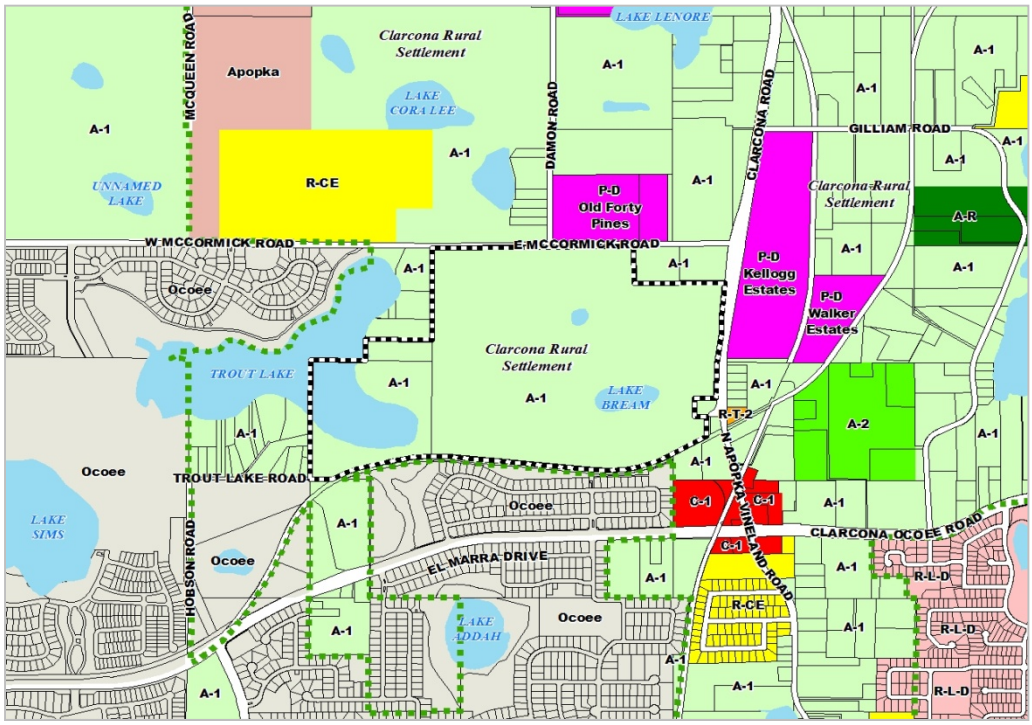
FUTURE LAND USE - PROPOSED



Proposed Future Land Use Designation

Rural Settlement Low Density (RSLD 2/1)

ZONING



Current Zoning:
A-1 (Citrus Rural District)

Existing Uses
N: New Destiny Christian Center, Orange County Northwest Water Reclamation Facility, West Orange Trail, and undeveloped land
S: West Orange Trail Apopka-Vineland Outpost, Chua Bao An Buddhist Temple, Forest Trails (single-family residential subdivision), and undeveloped land
E: West Orange Trail, Clarcona Community Center, single-family homes, and undeveloped land
W: Single-family homes and Trout Lake

Staff Recommendation

Make a finding of **inconsistency** with the Comprehensive Plan (see Future Land Use Goal FLU6, Objectives FLU6.2 and FLU8.2, and Policies FLU6.2.2, FLU6.2.5, FLU6.2.7, FLU6.2.8, FLU6.2.15, FLU6.6.8, and FLU8.2.1), determine that the amendment is **not** in compliance, and recommend **DENIAL** of Amendment 2017-2-A-2-2, Rural Settlement 1/5 (RS 1/5) to Rural Settlement Low Density (RSLD 2/1).

Analysis

1. Background & Development Program

Proposed Future Land Use Map Amendment: The applicant, Jim Cooper, is requesting to change the Future Land Use Map (FLUM) designation of the 212.3-acre subject property—located within the Clarcona Rural Settlement, the County's Rural Service Area, and the Wekiva Study Area—from Rural Settlement 1/5 (RS 1/5), with an associated maximum density of one dwelling unit per five acres, to Rural Settlement Low Density (RSLD 2/1), with a permitted maximum density of two dwelling units per acre. The property, comprised of 158.1 upland acres and 54.2 acres of surface water and wetlands, is the site of a single-family home and an airstrip and hangar, historically known as Carter Airport.

The applicant is seeking the RSLD 2/1 designation to allow for the development of a cluster subdivision featuring up to 316 single-family dwelling units, in accordance with the County's Comprhensive Plan policies pertaining to residential development within Rural Settlements in the Wekiva Study Area. As stipulated in **Open Space Element Policy OS1.3.6**, a proposed project with a density exceeding one dwelling unit per acre on a Rural Settlement-designated site with an overall size greater than 100 acres is subject to a permanently-protected open space requirement of 70 percent or greater. Per **Open Space Element Policy OS1.3.4**, all new residential subdivisions or developments located entirely or partially in the Wekiva Study Area are required to cluster to the maximum extent feasible to preserve open space which, as mandated in **Open Space Element Policy OS1.3.2**, shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may, however, include permeable stormwater management areas using Best Management Practices. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, defined as the total area of a parcel less wetlands and natural water bodies. Non-developable areas, including wetlands and natural water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.

As stated in the application package, 47.4 (or 30 percent) of the subject property's 158.1 upland acres are proposed for residential development, with the remaining 70 percent intended for preservation as permanently-protected open space. The applicant is seeking to cluster the residential lots internally, with the existing tree canopy and onsite wetlands and water bodies—shown on the aerial photograph—intended to serve as a natural buffer between adjacent parcels within the Clarcona Rural Settlement, characterized by low-density residential development, agricultural activity, and institutional and recreational uses. As noted above, the applicant is proposing a 316-unit residential subdivision, with this requested unit count derived via the application of **Policy OS1.3.4**, which establishes that clustering is intended to be density neutral and that lot sizes may be adjusted as needed to accommodate preserved open space. Per this "density neutral" concept, the desired RSLD 2/1 designation would yield a maximum of 316 units (158.1 net acres x 2 dwelling units per acre). However, the employment of the clustering mechanism on the

47.4 acres would result in an anticipated internal density of 6.67 dwelling units per acre (316 units / 47.4 acres).

As the proposed project entails the development of more than 25 residential units, the rezoning of the property to PD (Planned Development District) shall be required, pursuant to **Future Land Use Element Policy FLU6.2.4.** Although a rezoning application has not been submitted to date, staff anticipates that if this requested amendment is transmitted to the Florida Department of Economic Opportunity (DEO), a concurrent PD rezoning petition will be considered during the subsequent adoption public hearing stage.

Property and Area Description: As illustrated on the attached area map, the subject property is situated in the center of the Clarcona Rural Settlement, an area characterized by a mix of low-intensity residential development, agricultural activity, and recreational and institutional uses, and is located within the County's Rural Service Area. The property is bordered to the north by the Orange County Northwest Water Reclamation Facility, the West Orange Trail, the New Destiny Christian Center, and undeveloped land. The West Orange Trail also adjoins the site to the east, as do the Clarcona Community Center, single-family homesites, and undeveloped land. Single-family homesites abut the site to the west, as do Trout Lake and associated wetlands. To the east lie the Chua Bao An Buddhist Temple and the West Orange Trail. As depicted on the existing and proposed Future Land Use Maps, these surrounding properties possess the low-intensity future land use designations of Rural Settlement 1/5, Rural Settlement 1/2 (one dwelling unit per two acres), and Rural Settlement 1/1 (one dwelling unit per acre), with the exception of six residential homesites on the east side of N. Apopka Vineland Road with a Low Density Residential (up to four dwelling units per acre) classification that predates the July 1, 1991, adoption of the Comprehensive Plan.

In addition to the Chua Bao An Buddhist Temple and the West Orange Trail, the subject property is bounded to the south by Forest Trails, a 136-lot single-family residential subdivision within the City of Ocoee. This development possesses a City future land use designation of Low Density Residential, with a maximum density of up to four dwelling units per acre, and a corresponding zoning classification of R-1AA (Single-Family Dwelling District). In the application package, the applicant asserts that the proposed RSLD 2/1 designation would offer a transition in land use density from the very low densities found in the Clarcona Rural Settlement to the urban densities found in the City of Ocoee. Staff believes, though, that the proposed 316-unit residential subdivision, with an internal project density of up to 6.67 dwelling units per acre, is even more intense than Forest Trails, despite the adherence to the Wekiva Study Area open space requirements. Staff further notes that a density of 6.67 dwelling units per acre is associated with the County's Low-Medium Density Residential (LMDR) future land use designation, with a maximum allowable density of ten dwelling units per acre. This category is permitted only within the County's Urban Service Area, pursuant to **Future Land Use Element Policy FLU1.1.2(B)**, rather than the Rural Service Area, in which the subject property is situated.

Other Information: The Orange County Environmental Protection Division (EPD) has informed staff that the subject property has had the prior land uses of agricultural timber and an airplane landing strip that may have resulted in soil or groundwater contamination due to spillage of petroleum products, fertilizer, pesticides or herbicides. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide EPD and the Development Engineering Division with documentation to ensure compliance with Florida Department of Environmental Protection (FDEP) Regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations.

EPD has further informed staff that the Vista Landfill and Orange County Transfer Station #2 are located within one mile northwest of the subject site. The applicant/owner has an obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through the appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, of the proximity of solid waste management facilities. This notification is required, as the County shall not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities.

2. Project Analysis

Consistency

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

As discussed previously, the subject property is situated in the center of the Clarcona Rural Settlement, an area characterized by a mix of low-intensity residential development, agricultural activity, and recreational and institutional uses. **Future Land Use Element Goal FLU6** directs the County to conserve rural assets and values, including Rural Settlements. **Objective FLU6.2** supports the conservation of rural assets and values within Rural Settlements by recognizing and preserving existing development patterns and providing for a rural residential lifestyle. Staff notes that the Clarcona Rural Settlement is among a group of five Rural Settlements designated in the Comprehensive Plan for heightened preservation efforts. **Future Land Use Element Policy FLU6.2.2** mandates that every effort shall be made to preserve the existing character of the Clarcona Rural Settlement as part of Orange County's heritage and historic preservation. Staff believes that the adoption of the proposed RSLD 2/1 future land use designation and the subsequent development of a 316-unit residential subdivision on the subject site would not be in keeping with the character and history of the Rural Settlement. Rather, as noted earlier, it would result in an internal project density—up to 6.67 dwelling units per acre on 47.4 upland acres—associated with suburban residential activity in the Urban Service Area under the Low-Medium Density Residential (LMDR) future land use classification.

Residential density is among the tools utilized by the County to preserve a community's character and history. In general, the highest residential density allowed in Orange County's Rural Settlements is one dwelling unit per acre, corresponding to the Rural Settlement 1/1 (RS 1/1) Future Land Use Map designation, a classification prevalent in the Clarcona Rural Settlement. The Rural Settlement Low Density (RSLD) FLUM designation is an exception, allowing for up to two dwelling units per acre (2 du/ac) under limited circumstances, as established in **Future Land Use Element Policies FLU6.2.15 and FLU6.2.7**.

Policy FLU6.2.15 specifies that residential development in a Rural Settlement may be permitted at a density of up to two (2) dwelling units per acre in limited areas that are adjacent to higher density or intensity urban development located in adjacent municipal jurisdictions, in which case site design standards shall be provided to ensure compatibility with the Rural Settlement. This provision is intended to serve as a buffer and transition. Per **Policy FLU6.2.15**, adjacency requires a minimum of 25 percent contiguity with the abutting municipality. Staff acknowledges that the 212.3-acre subject site meets the contiguity requirement of this policy, with approximately 3,700 feet of contiguity with the City of Ocoee to the south, out of a total perimeter length of approximately 14,500 feet, or about 25.5 percent contiguity. (The contiguous portion within Trout Lake was not counted, due to its status as submerged land.) However, development under the RSLD 2/1 designation, as currently proposed, would not serve as a buffer and transition. As stated previously, the proposed 316-unit

residential subdivision, with an internal project density of up to 6.67 dwelling units per acre on 47.4 upland acres, is even more intense than the neighboring Forest Trails subdivision within the City of Ocoee, developed at a density of four dwelling units per acre. Despite the applicant's intent to cluster the units internally within the site, adhere to the minimum 70 percent Wekiva Study Area open space requirement, and preserve the existing tree canopy and wetlands, the project would ultimately result in a step up in density from the Forest Trails development to the south and an even more abrupt and inappropriate increase in density between the neighboring Rural Settlement 1/5-, Rural Settlement 1/2-, and Rural Settlement 1/1-classified parcels to the north, east, and west.

Staff also finds the proposed amendment inconsistent with **Future Land Use Element Policy FLU6.2.8,** which states that amendments to residential densities of the Rural Settlements shall not allow residential development to exceed one dwelling unit per acre, except as provided for in **Future Land Use Element Policy FLU6.2.7. FLU6.2.7** specifies that with the exception of land designated Low Density Residential and Low-Medium Density Residential on the Future Land Use Map within the Rural Settlement at the time of plan adoption, additional land designated Low Density Residential shall not be permitted in Rural Settlements, except for County-certified affordable housing projects that are rural in character and meet the Small-Scale Future Land Use Map Amendment criteria and requirements. All other amendments to residential densities of the Rural Settlement shall not allow residential development to exceed one dwelling unit per acre. Staff emphasizes that the applicant is requesting a large-scale amendment to the Future Land Use Map, as the 212.3-acre site far exceeds the 9.99-acre limitation for a small-scale application, and that he is not seeking to develop a residential community that meets the County's criteria for an affordable housing project.

Lastly, staff finds this application inconsistent with **Future Land Element Policy FLU6.6.8,** which establishes that land uses within the Rural Service Area portion of the Wekiva Study Area shall be limited to very low and low intensity uses to the greatest extent possible. Existing land uses are recognized, but density and intensity shall not be increased through a future land use change unless there is substantial evidence that the change will satisfy a demonstrated need in the community or area. Any petitioner for a Future Land Use Map amendment must submit documentation substantiating that a particular need exists in the community or area in which the change is being proposed, with the documentation clearly identifying the particular need and describing how the proposed change is anticipated to satisfy that need. Although the applicant addresses Policy FLU6.6.8 in the amendment justification statement, writing that the Orlando Economic Development Commission's Demographic Summary for Orange County reflects a 9 percent increase in population County-wide and an average 9.6 percent increase in owner-occupied housing units from 2013-2018. In order to continue keeping pace with the growing population in the County and encourage high-quality, owner-occupied housing, it is necessary to continually evaluate land suitable for single-family residential development. The applicant adds that the subject property is in an ideal location to further this goal while remaining sensitive to the rural nature of the area to the east and north through a high degree of open space preservation and a transitional density between the urban land uses in the City of Ocoee to the low density Clarcona Rural Settlement. Staff again asserts, though, that a 316-unit subdivision with an internal density of up to 6.67 dwelling units per acre on 47.4 upland acres would not result in a gradual transition between urban development activity in the City of Ocoee and low-intensity land uses in the Rural Settlement. Staff further emphasizes that the proposed project does not meet the intent of the first sentence of the policy, despite to the commitment to the preservation of open space and the protection of the onsite wetlands and tree canopy. While staff does not believe that residential uses are inappropriate for the site, the requested RSLD 2/1 designation is simply too intense for the area in question.

Compatibility

The requested Future Land Use Map Amendment appears to be **incompatible** with the development pattern 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 and development trend in the area. Staff further finds the proposed amendment inconsistent with **Future Land Use Element Policy FLU6.2.5,** which establishes that the permitted densities and intensities of land uses within the Rural Settlements shall maintain their rural character. Factors to be considered shall include lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses.

As discussed previously, staff does not object to the redevelopment of the 212.3-acre site for a residential community, provided it is comparable in density and character to existing development within the Clarcona Rural Settlement. However, staff views the proposed 316-unit residential subdivision, with an internal project density of up to 6.67 dwelling units per acre on 47.4 upland acres, as incompatible with the rural character and low-intensity development pattern of the Rural Settlement. Despite the applicant's intent to cluster the units, adhere to the minimum 70 percent Wekiva Study Area open space requirement, and preserve the existing tree canopy and wetlands, the project would ultimately result in an abrupt and inappropriate increase in density between the neighboring Rural Settlement 1/5-, Rural Settlement 1/2-, and Rural Settlement 1/1-classified parcels to the north, east, and west.

It is staff's belief that adoption of the requested Future Land Use Map Amendment and the subsequent approval of a PD rezoning application would result in the creation of a suburban community that, while suitable for a site within the County's Urban Service Area, could ultimately erode the character of the tranquil Rural Settlement. Staff, therefore, recommends denial of this amendment application.

Public Facilities and Services

Environmental. There are wetlands and surface waters located onsite, including Lake Bream and a portion of Trout Lake. Prior to development approvals, the Environmental Protection Division (EPD) will require a completed Conservation Area Determination (CAD), and if encroachments are proposed, a Conservation Area Impact (CAI) Permit, consistent with Orange County Code Chapter 15, Article X, Wetland Conservation Areas. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

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

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II, and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit

from the Orange County Environmental Protection Division. Please reference Future Land Use Element Policy FLU1.1.2 C of the Comprehensive Plan.

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 Normal High Water Elevation (NHWE) of Trout Lake was established at 63.93 feet NAVD 88 in the Lake Index of Orange County. The NHWE for Lake Bream needs to be established. Clearly label and indicate the NHWE of the lakes on all development plans or permit applications, in addition to any wetland and setback lines.

Development of the subject properties shall comply with all state and federal regulations regarding wildlife or plants listed as endangered, threatened, or species of special concern. The Ecological Site Assessment conducted by Modica & Associates in February 2017 reported the presence of gopher tortoises onsite. The applicant shall obtain any required habitat permits from the Florida Fish & Wildlife Conservation Commission (FWC).

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

The subject properties had prior land uses (agricultural timber and an airplane landing strip) that may have resulted in soil or groundwater contamination due to spillage of petroleum products, fertilizer, pesticides or herbicides. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to ensure compliance with the Florida Department of Environmental Protection (FDEP) Regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection Division (EPD) and the Development Engineering (DE) Division.

The Vista Landfill and Orange County Transfer Station #2 are located within one mile northwest of the property boundary. The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through the appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, of the proximity of solid waste management facilities. This notification is required, since the County shall not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities. Please reference Orange County Comprehensive Plan, Solid Waste Element, Policy SW1.7.4.

Transportation. The Transportation Planning Division has informed staff that development of the site for 31 single-family homes under its current Rural Settlement 1/5 future land use designation would generate 37 p.m. peak hour trips, while the proposed development of 316 single-family homes under the requested Rural Settlement Low Density (RSLD 2/1) designation would generate 297 new p.m. peak hour trips, resulting in a net increase of 260 p.m. peak hour trips.

Per Transportation Planning, N. Apopka-Vineland Road is planned to be widened from A. D. Mims Road to Keene Road. This project is included in the County's ten-year roadway program. In addition, Clarcona Road is planned to be widened to four lanes from Clarcona-Ocoee Road to Keene Road. This project is also included in the County's ten-year roadway program.

Based on Transportation Planning's analysis of existing conditions, all roadway segments currently operate at an acceptable level of service. Analysis of the short term or interim Year 2022 conditions indicates that all roadways within the project's impact area will continue to operate at acceptable level of service conditions, with the exception of segments of N. Apopka-Vineland Road from A.D. Mims Road to Clarcona-Ocoee Road and Clarcona Road from Clarcona-Ocoee Road to Keene Road.

By the Comprehensive Plan horizon year of 2030, the deficient segments of Apopka-Vineland Road and Clarcona Road will be improved as a result of the planned roadway improvements to widen these segments to four lanes. However, it is anticipated that deficiencies will exist on Ocoee-Apopka Road from West Road to Binion Road.

Transportation Planning has noted that the dedication of right-of-way may be required. At this time, there are no road agreements associated with the subject property on file.

Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC), as well as an assessment of roadway capacity constraints based on the Transportation Concurrency Management System. The applicant will be required to mitigate any deficiencies that may result from the proposed development and enter into a proportionate share agreement with the County's Road Agreement Committee prior to obtaining an approved Capacity Encumbrance Letter and building permit. 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 is located in the Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. OCU has sufficient plant capacity to serve the amendment.

Schools. Per Orange County Public Schools (OCPS), the applicant must apply for a formal school capacity determination. The developer may be required to enter into a Capacity Enhancement Agreement (CEA) with the Orange County School Board.

3. Policy References

GOAL FLU6 PROTECTION OF RURAL LAND RESOURCES AND OTHER ASSETS. The County will manage land uses within the Rural Service Area, including agricultural lands, environmental land including the Wekiva Area, historic resources and Rural Settlements, so as to conserve these assets and their values.

OBJ FLU6.2 RURAL SETTLEMENTS. Rural Settlements provide for a rural residential lifestyle. In some instances, Rural Settlements allow a transition of rural areas adjacent to the Urban Service Area while avoiding development in active agricultural areas. Rural Settlements were intended to recognize and preserve existing development patterns at the time the CP was adopted in 1991. The creation of Rural Settlements recognized the need to maintain agricultural areas and rural uses in the Rural Service Area, while providing for rural communities.

FLU6.2.2 – Every effort shall be made to preserve the existing character of the Tangerine, Clarcona, Christmas, Zellwood, and Gotha rural settlements as part of Orange County's heritage and historic preservation. Rural Settlements may be designated as Preservation Districts for the purposes of

municipal annexation pursuant to the Orange County Charter, Article V.

FLU6.2.5 – The permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character. Factors to be considered shall include lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C).

FLU6.2.7 – With the exception of land designated Low Density and Low-Medium Density Residential on the Future Land Use Map within the Rural Settlement at the time of plan adoption, additional land designated Low Density Residential shall not be permitted in Rural Settlements except for County certified affordable housing projects that are rural in character and meet the Small Scale FLUM criteria and requirements. All other amendments to residential densities of the Rural Settlement shall not allow residential development to exceed one (1) dwelling unit per acre.

FLU6.2.8 – Amendments to residential densities of the Rural Settlements shall not allow residential development to exceed 1 DU/Acre except as provided for in Future Land Use Policy FLU6.2.7.

FLU6.2.15 – Residential development in a Rural Settlement may be permitted up to two (2) dwelling units per acre in limited areas that are adjacent to higher density or intensity urban development located in adjacent municipal jurisdictions, provided site design standards are provided to ensure compatibility with the Rural Settlement. This provision is intended to serve as a buffer and transition. The Future Land Use designation of Rural Settlement Low Density Residential shall be restricted to no more than 2 DU/AC. Parcels greater than 25 Acres must be approved as a PD. Higher density shall only be considered if existing or vested development. Adjacency requires a minimum of 25% contiguity. Such increased density shall not be an impetus for the provision of central services within Rural Settlements.

FLU6.6.8 – Land uses within the Rural Service Area portion of the Wekiva Study Area shall be limited to very low and low intensity uses to the greatest extent possible. Existing land uses are recognized but density and intensity shall not be increased through a future land use change unless there is substantial evidence that the change will satisfy a demonstrated need in the community or area.

Any petitioner for a future land use map amendment must submit documentation substantiating that a particular need exists in the community or area in which the change is being proposed. This documentation shall clearly identify the particular need and clearly describe how the proposed change is anticipated to satisfy that need.

Evidence and documentation indicating need and indicating that the proposed development would satisfy that need must be submitted from a third party objective source. In preparing such documentation, the petitioner shall keep in mind that market demand does not necessarily constitute need.

The following evaluation factors shall be used to determine consistency with this policy. To ensure environmental protection, projects shall identify whether a site is located in an environmentally sensitive area and whether locations in areas of lower vulnerability or areas that already allow the proposed land use are not available within a reasonable distance.

Applicants must demonstrate that the proposed land use is compatible with existing land uses and community character and is the least intensive to meet the demonstrated need. Additionally, the project will be evaluated based upon whether community or economic benefits are derived from the proposed land use at that location, as well as whether the proposed use benefits the environment (such as projects that will be designed and constructed using conservation design and

green principles).

Residential projects shall demonstrate the need for additional residential development using analytical tools such as population projections and availability of existing or already approved vacant lots and/or units. Additional considerations will include housing affordability and impacts on public services and facilities.

Non-residential and mixed-use projects shall demonstrate that the proposed land use will not generate hazardous materials and waste. Additionally, factors such as support for forestry, agriculture, fishing and natural resource-based outdoor recreation industries, as well as dependence on site-specific natural resources will be evaluated for the proposed land use.

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

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

Site Photos

Subject Site

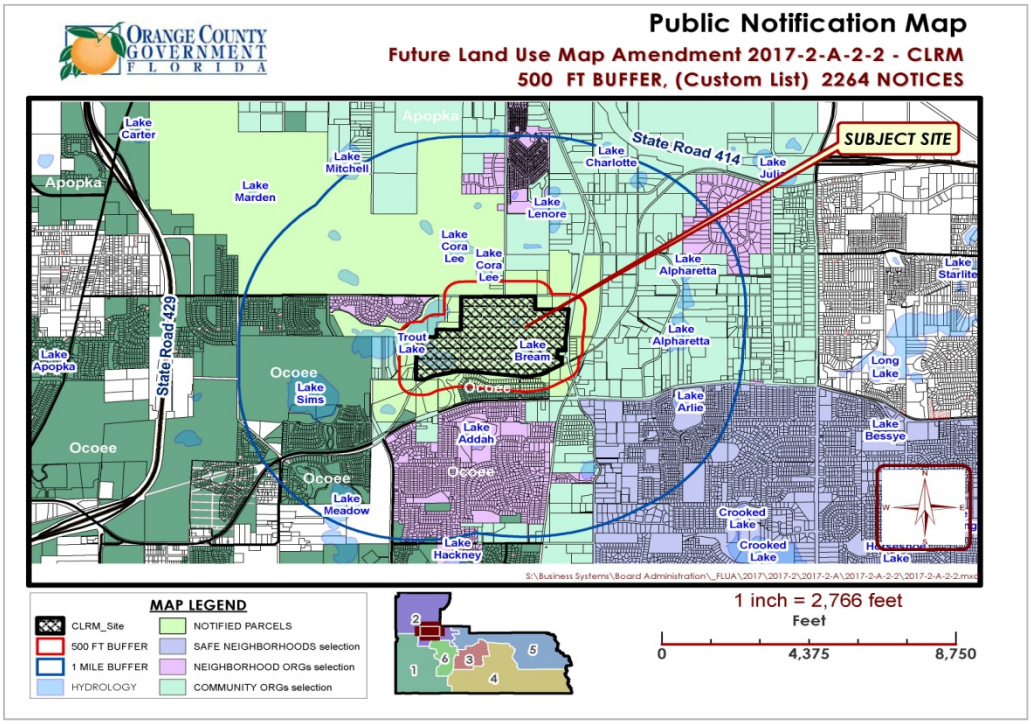
North of Subject Site

South of Subject Site

East of Subject Site

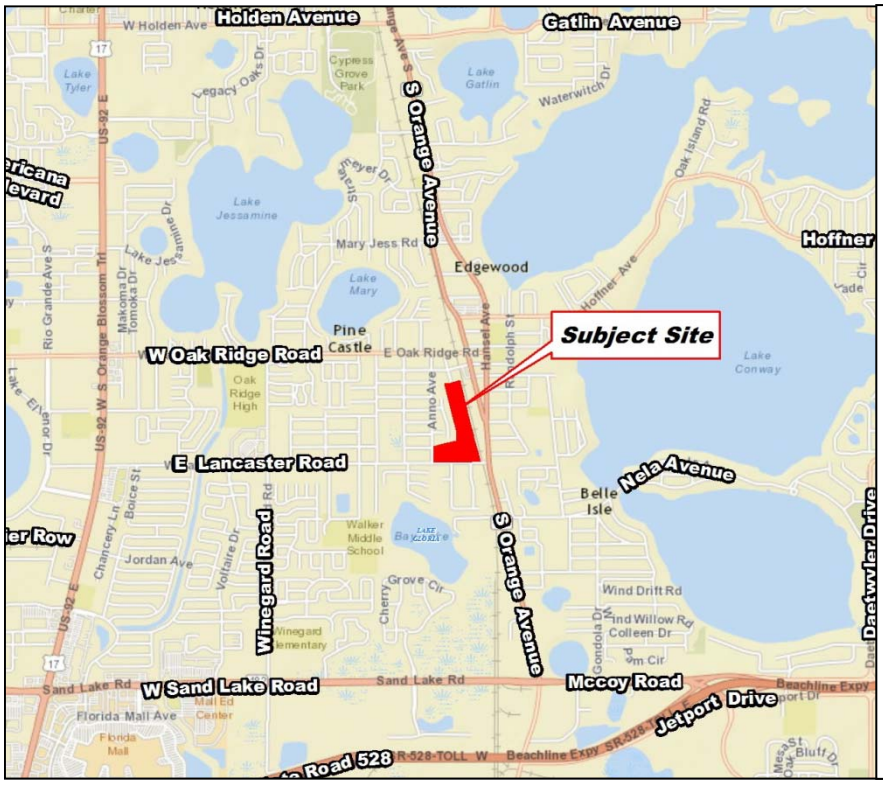
West of Subject Site

PUBLIC NOTIFICATION



Notification Area: 500 feet, plus all property owners within the Clarcona Rural Settlement and all neighborhood and homeowners' associations within a one-mile radius of the subject site

2,264 notices sent



Applicant/Owner: John McCutcheon, CASCO, Inc./ International Paper

Location: 711 E. Lancaster Rd.; Generally located north of E. Lancaster Rd., east of Anno Ave., south of E. Oak Ridge Rd., west of S. Orange Ave.

Existing Use: 224,144 sq. ft. of warehousing and office

Parcel ID Number:
24-23-29-8680-31-000

Tract Size: 25.52 gross acres

The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Community Meeting held April 26, 2017; 3 attendees. See public notification map for notice area	Neutral
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal June 15, 2017	Recommend Transmittal (8-0)
	BCC Transmittal	July 11, 2017
	Agency Comments	August 2017
	LPA Adoption PZC Rezoning Hearing	October 19, 2017
	BCC Adoption BCC Rezoning Hearing	November 14, 2017

Project Information

Request: From Commercial (C) to Industrial (IND)

Concurrent Rezoning: Rezoning pending

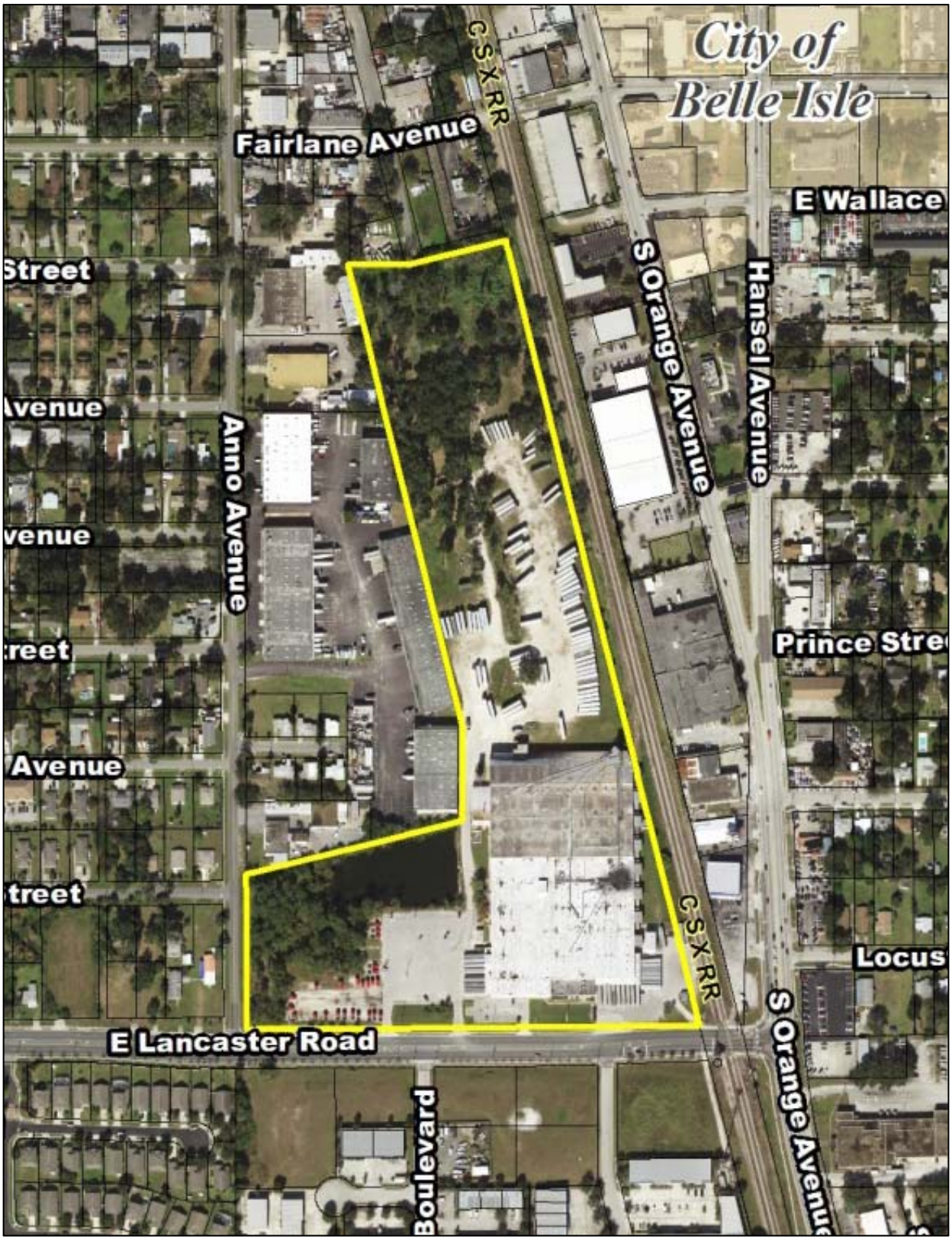
Proposed Development Program: The Industrial (IND) future land use permits a FAR of 0.75 or up to 833,085 square feet of development

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

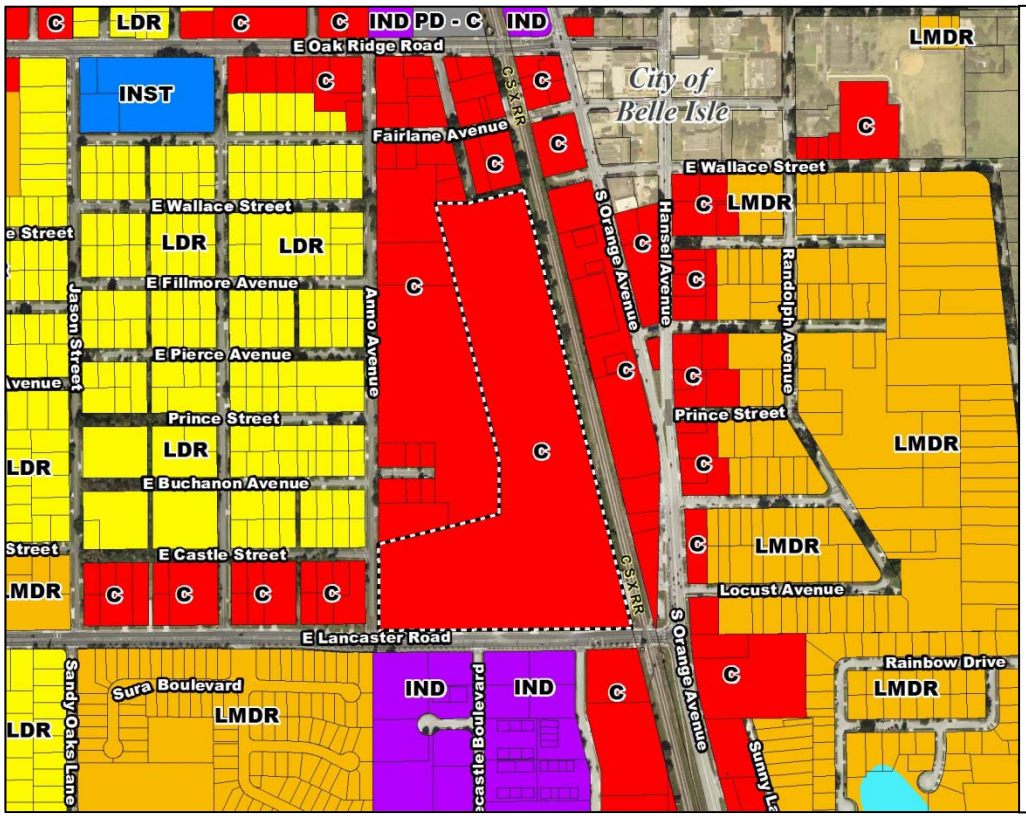
Environmental: The site is the location of ongoing waste cleanup. A CAD is required prior to construction in the undeveloped vegetated areas.

Transportation: Site is within the Alternative Mobility Area (AMA) and the proposed amendment will result in a reduction of pm peak hour trips by 4,825 trips.

SITE AERIAL


City of Belle Isle
Fairlane Avenue
C S X RR
E Wallace
S Orange Avenue
Hansel Avenue
Anno Avenue
Prince Stre
E Lancaster Road
Locus
S Orange Avenue
Boulevard

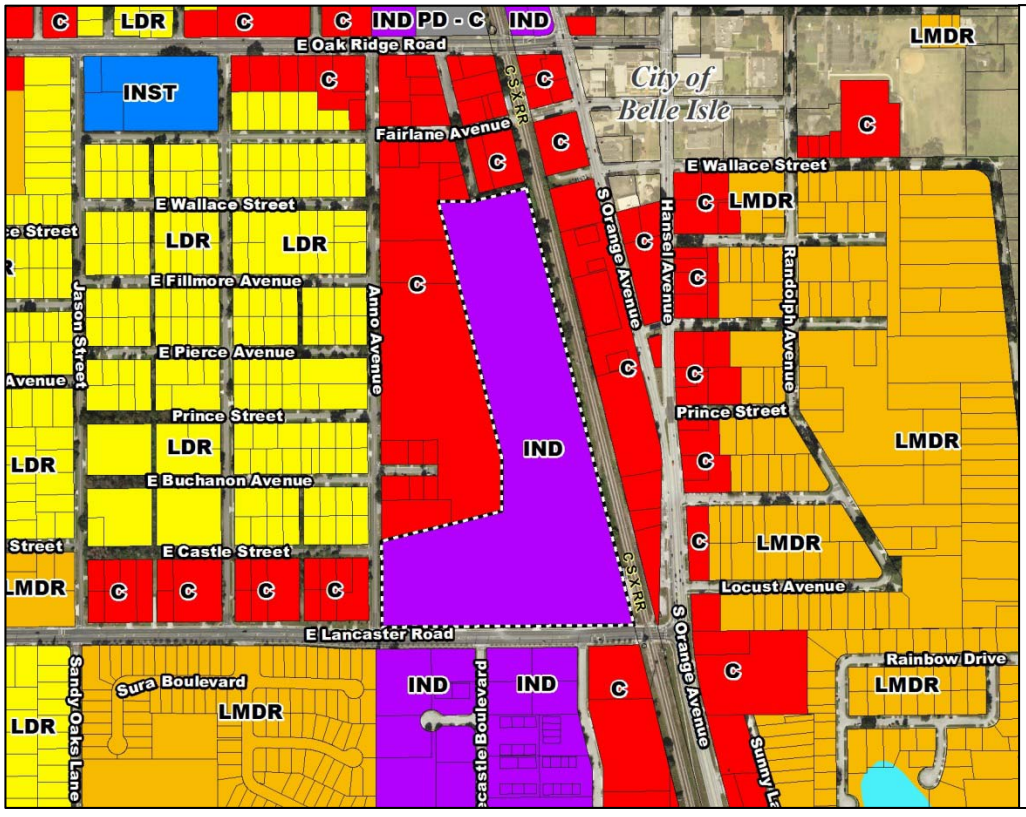
FUTURE LAND USE - CURRENT



Current Future Land Use Designation:

Commercial (C)

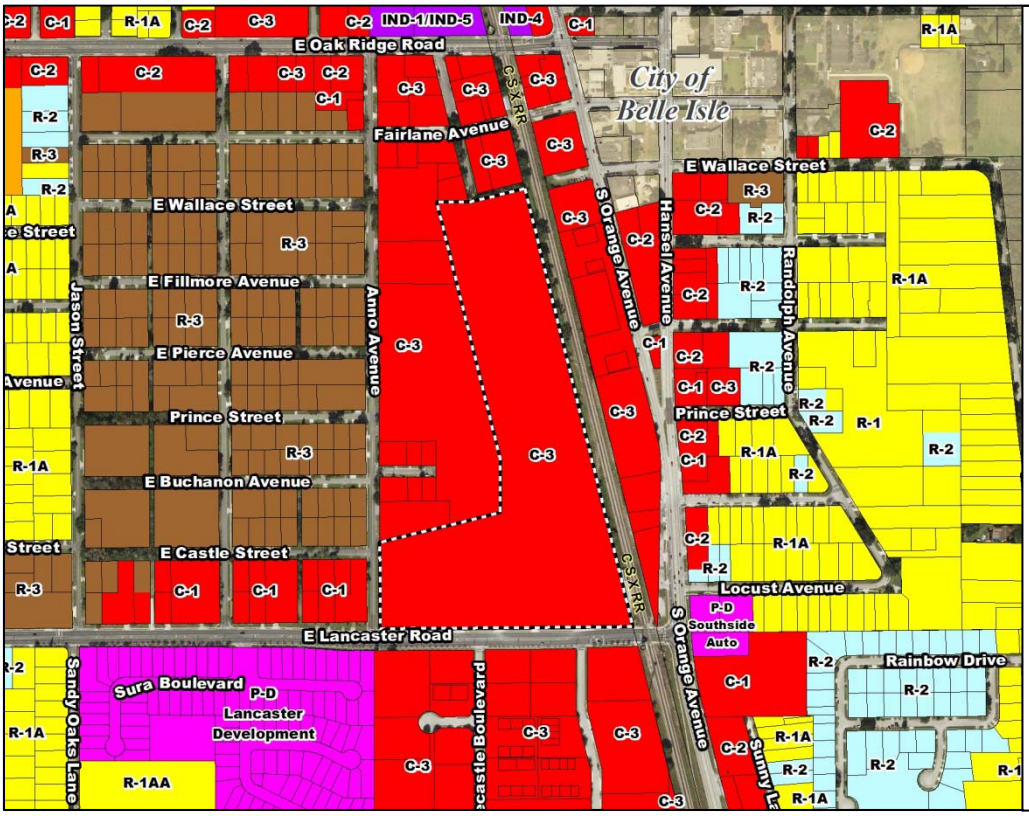
FUTURE LAND USE - AS PROPOSED



Proposed Future Land Use Designation:

Industrial (IND)

ZONING – CURRENT



Current Zoning District:
C-3 (Wholesale Commercial District)

Existing Uses

N: Warehouses

S: Vacant and Warehouses

E: Railroad and Commercial

W: Single-Family Residences and Warehouses

Staff Recommendation

Make a finding that the proposed plan amendment is complete, consistent with the Comprehensive Plan and in compliance and recommend TRANSMITTAL of Amendment 2017-2-A-3-1, Commercial (C) to Industrial (IND).

Analysis

1. Background Development Program

The applicant, John McCutcheon, CASCO, Inc., has requested to change the Future Land Use Map (FLUM) designation on the 25.52 gross-acre site from Commercial (C) to Industrial (IND). The site is currently zoned C-3 (Wholesale Commercial District); a rezoning application is anticipated if the proposed amendment is transmitted to the Department of Economic Opportunity. The petitioned site is currently used to produce containerboard and according to the Orange County Property Appraiser, the site has been used for light manufacturing since 1955.

The applicant is proposing to expand the existing 223,100 sq. ft. facility owned by International Paper. The proposed expansion would occur in two phases: first, a thirty thousand square foot (30,000 sq. ft.) expansion on the north end of the building for roll stock storage and second, a forty thousand square foot (40,000 sq. ft.) finished goods expansion along the west side of the building.

The petitioned parcel is located along East Lancaster Road and is generally bounded by East Oak Ridge Road to the north, South Orange Avenue to the east, and Anno Avenue to the west. The CSX railroad is directly adjacent to the site with an spur that leads into the facility.

The site is located in an area characterized by a mix of industrial, commercial, and residential uses. Uses abutting the site to the north include an open storage yard and a mini-warehouse. To the east of the petitioned site is a rail road and commercial uses such as strip retail, a gun range, and a wholesale furniture warehouse. East Lancaster Road is south of the site and adjacent to that is vacant land with a site of condominium warehouse spaces whose uses include boat repair, wholesale glass, commercial sales, and wholesale uses. Uses abutting the site to the northwest include manufacturing, wholesale distribution, and construction related businesses, such as roofing supplies, custom cabinets, and insulation. To the west of the site, along Anno Avenue, is a church and residential neighborhood. There are six (6) single-family residences approximately two hundred eighty-five feet (285') west from the petitioned site that were built in 1957 and are zoned C-3 that directly abut uses permitted in the C-3 zoning district such as custom cabinet making and warehousing.

2. Project Analysis

Consistency

The requested FLUM Amendment appears to be consistent with the applicable goals, objectives, and policies of the Comprehensive Plan. The site is situated at the intersection of East Lancaster Road and South Orange Avenue and the CSX railroad. The site is located within an area characterized by a mix of active industrial, commercial, and residential development. The proposed FLUM Amendment to change the site from Commercial (C) to Industrial (IND) would bring the existing use into conformity with the site's future land use designation as well as permit the proposed seventy thousand square foot (70,000 sq. ft.) expansion.

Future Land Use **Objective FLU1.4** establishes location and development criteria of urban land uses to encourage compatibility on non-residential uses with existing neighborhoods. Policy **FLU1.4.21** encourages the use of land within the Urban Service Area for redevelopment to improve existing conditions on-site. The applicant is proposing to expand the existing facility to accommodate storage of raw and finished goods in order to eliminate the need for storing products off-site, which will reduce transportation impacts the existing facility has on local roadways.

Policy FLU1.4.16 supports the proposed FLUM Amendment by describing the appropriate location for industrial uses. Potentially incompatible land use designations, such as residential or neighborhood commercial, shall not be established adjacent to industrial land use designations. There are no residential or neighborhood/retail commercial zoning districts abutting the petitioned site, as the abutting properties are Commercial (C) future land use and C-3 (Wholesale Commercial District) zoning. As mentioned, there are existing residences within two hundred eighty-five feet (285') of the petitioned site, but these homes have existed since the facility opened. **Policies FLU1.4.24** and **FLU1.4.25** ensure the protection of residential areas through prohibiting industrial uses proximate to homes that produce or emit noises or noxious/hazardous wastes unless such impacts are mitigated and require appropriate design controls for each industrial district to ensure compatibility with surrounding area.

Policy FLU1.4.18 encourages the distribution of industrial areas throughout the Urban Service Area to reduce the journey to work, provide sufficient locations for industrial uses – particularly in existing corridors – and provide a variety of locations with different transportation accessibility opportunities. The petitioned site is located along East Lancaster Road and South Orange Avenue and is served by an existing rail line. Also, the petitioned site is located near established neighborhoods and is served by transit. LYNX bus route #11 South Orange Avenue/Orlando International Airport operates along South Orange Avenue. Bus stops are located approximately seven hundred feet (700') north and five hundred sixty feet (560') south of the petitioned site. This route also provides connections to the nearby SunRail station. Oak Ridge Road is north of the petitioned site and is served by LYNX bus routes #7 South Orange Avenue/Florida Mall, #8 West Oak Ridge Road/International Drive, and #42 International Drive/Orlando International Airport.

Compatibility

According to **Policy FLU8.2.1**, land use changes shall be compatible with existing development and the development trend in the area.

The subject site is located in an urbanized area characterized by active industrial and commercial businesses. **Policy FLU8.2.11** states compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it and other factors may be considered, such as design attributes, urban form, physical integration, and the project's function in the broader community. In the case of International Paper, this facility has been part of the urban fabric of the surrounding area since the 1950s and is not a nuisance business that emits noise or noxious waste.

At this time, the County is also working to implement a new vision for the Pine Castle community along the S. Orange Ave. corridor through designating the community as a Urban Center (Amendment 2017-2-B-FLUE-1). The intent is to transform the corridor into a walkable, mixed-use area that encourages redevelopment with flexible code standards. The new standards and future land use designations associated with the Urban Center designation support light industrial uses along the S. Orange Ave. corridor and would allow for the expansion of this facility.

4. Division Comments: Environmental, Public Facilities and Services Analysis

Environmental Protection Division

Prior to earthwork or construction in the undeveloped vegetated areas, contact the Orange County Environmental Protection Division (EPD) at 407-836-1400 to determine if a Conservation Area Determination (CAD) and/or Impact (CAI) permit is required, consistent with Orange County Code Chapter 15, Article X, Wetland Conservation Areas. Approval of this request does not authorize any direct or indirect encroachments into wetlands or buffer areas.

This site is the location of ongoing waste cleanup. No activity will be permitted on site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division (EPD) of Orange County. For additional information, contact the FDEP Central District at 407-897-4100 with regard to Facility Site ID No. COM_27446.

Transportation Planning Division

The applicant is requesting to change 25.52 gross acres from Commercial use with a maximum development program of 3,334,953 sq. ft. to Industrial use with a maximum development program of up to 833,788 sq. ft. The requested amendment will result in a reduction of pm peak hour trips by 4,825 trips.

The subject property is located within the County's Alternative Mobility Area, and as such, development of the subject property will be subject to the requirements of Transportation Element Objective 2.3, particularly Policies T2.3.5 and T2.3.7. Per Objective T.2.3.2 of the County's comprehensive Plan, the proposed development is exempt from meeting transportation concurrency requirements.

In accordance with Policy 2.3.7 of the Comprehensive Plan, a Transportation Context Study was conducted to determine the availability of alternative modes of transportation in the area, the level of connectivity among the various modes including sidewalks, bicycle facilities and transit service This information will be used to help identify system level and site level strategies that would enhance mobility and accessibility within a quarter mile radius of the project site. Based on LYNX's current bus schedule, transit service is available within a quarter mile walk distance of the project and there are 3 transit routes within a half mile of the subject property. Links # 11 and 18 operate along Orange Avenue, adjacent to the property and Link #7 operates along Oakridge Road, a half mile from the site. The area is well served by an interconnected network of public sidewalks and the proposed development will connect to the existing sidewalk network. There is no signed bicycle route/lane within the project impact area.

Final permitting of any development on this site will be subject to further review and approval by Transportation Planning, and the applicant may be required to include site level mobility enhancements on the development plan for this project.

5. Policy References

OBJ FLU1.4 **The following location and development criteria shall be used to guide the distribution, extent, and location of urban land uses, and encourage compatibility with existing neighborhoods as well as further the goals of the 2030 CP.**

FLU1.4.16 The Future Land Use Map shall reflect appropriate locations for industrial use. Potentially incompatible land use designations, such as residential or neighborhood commercial, shall not be established adjacent to industrial land use designations. Proposed land use changes from industrial to residential or commercial shall be evaluated in the context of potential impacts to long-term viability of surrounding industrial uses and of freight transportation corridors included in the National Highway Freight Network or identified in state and regional freight plans, such as the Florida Department of Transportation's Freight Mobility and Trade Plan and the MetroPlan Orlando Regional Freight Study. Proposed industrial changes shall be evaluated relative to the need to maintain adequate industrial sites to serve the projected market demand, freight movement and efficiency, and corresponding needs for job creation and economic development.

FLU1.4.18 The Future Land Use Map shall reflect a distribution of industrial areas throughout the Urban Service Area to reduce the journey to work, ensure efficient freight movement and operations, avoid large concentrations of freight traffic, provide adequate and sufficient locations for industrial uses – particularly in existing corridors and areas in proximity to Activity Centers – and provide a variety of locations with different transportation accessibility opportunities (such as arterials, limited-access highways, airports and railroad).

FLU1.4.21 Orange County will encourage the use of vacant land within the Urban Service Area for redevelopment to improve existing conditions on-site.

FLU1.4.24 Orange County shall not approve industrial uses that produce or emit noises, significant vibrations or noxious/hazardous wastes/fumes resulting in adverse impacts to adjacent residential uses, unless such impacts are mitigated.

FLU1.4.25 Orange County may require appropriate design controls for each industrial district such as, but not limited to, building setbacks, lot size building coverage ratios, impervious surface limitations and landscaping provisions to ensure industrial districts are compatible with surrounding areas.

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

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

Site Visit Photos

Subject Site – Warehousing and Office

East – Strip Commercial

East – CSX Rail Road

West – Residential

West – Cabinet Manufacturing

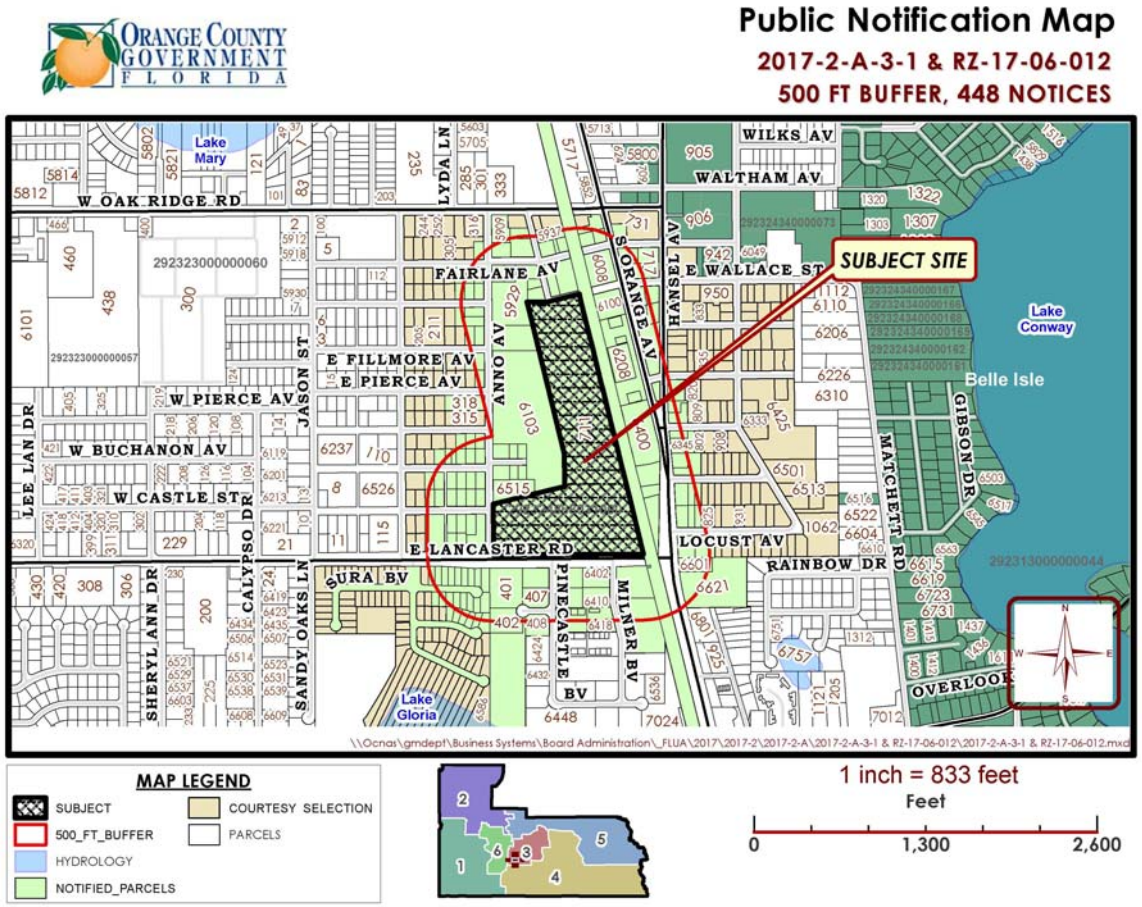
West – Church

South - Warehousing

South - Warehousing

North – Self-Storage

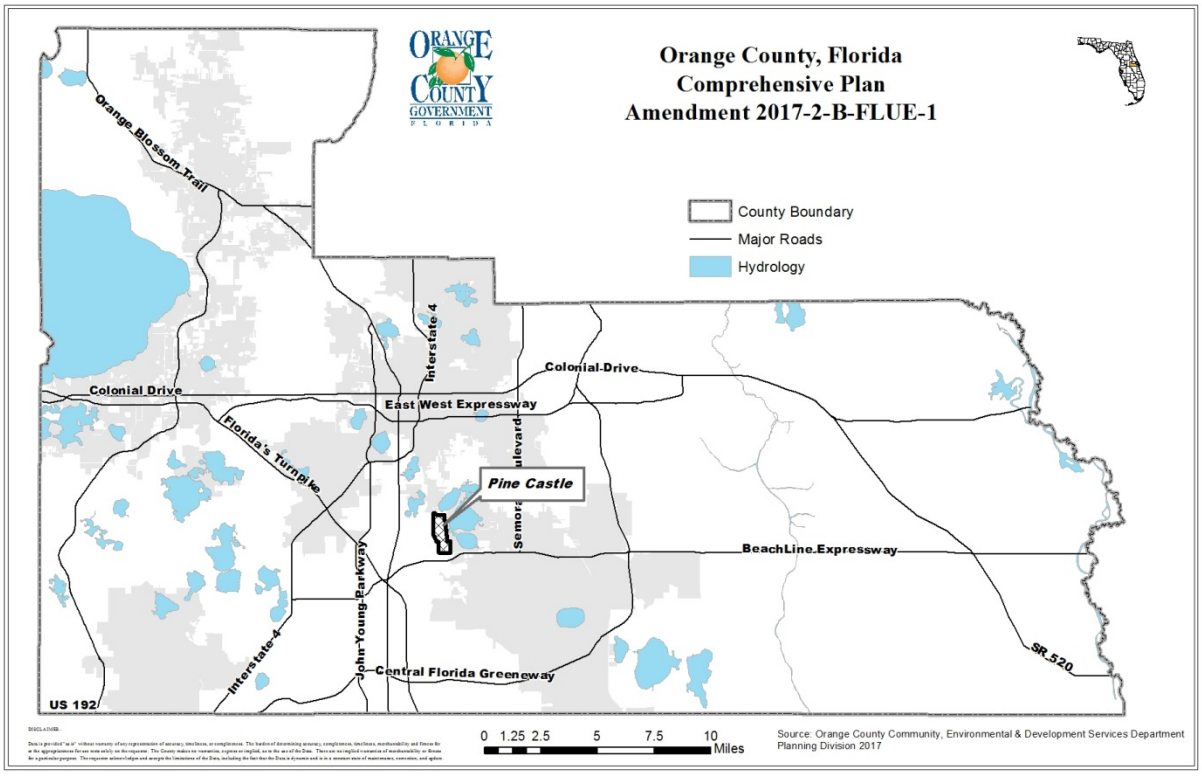
North - Towing



Notification Area

500 ft. plus homeowner associations within a one (1) mile radius of the subject site

448 notices sent



Schedule and outcome of public meetings and hearings:		
Report/Public Hearing		**Outcome**
✓	Community Meeting held June 14, 2017; 44 attendees. See public notification map for notice area	Neutral
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal June 15, 2017	Recommend Transmittal (8-0)
	BCC Transmittal	July 11, 2017
	State Agency Comments	August 2017
	LPA Adoption	October 19, 2017
	BCC Adoption	November 14, 2017

Project/Legal Notice Information
Title: Amendment 2017-2-B-FLUE-1
Request: Text and map amendments to the Future Land Use Element to establish guiding policies for the Urban Center concept and create the Mixed-Use (MU), Urban Neighborhood (UN), and Suburban Neighborhood (SN) Future Land Use designations
Revisions: FLU1.1.4(B), FLU8.1.1 **Creation:** OBJ FLU3.3, Policies FLU3.3.1-FLU3.3.7 and Map 24 of the Future Land Use Map Series

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the proposed text and map amendments are in compliance, and **TRANSMIT** the proposed amendment 2017-2-B-FLUE-1, amending the Future Land Use Element Goal 3 and creating Objective FLU3.3 and associated policies related to the establishment of the Urban Center designation and associated future land uses.

A. Background Information

The Orange County Comprehensive Plan 2010-2030 requires mixed-use projects to have the Planned Development (PD) Future Land Use Map (FLUM) designation and zoning district, unless the project is located in particular areas, such as Innovation Way, the I-Drive Activity Center, or Holden Heights. As stated in **Policy FLU8.1.3**, the PD designation ensures compatibility with adjacent land uses and the efficient physical integration of the project with existing infrastructure. The development program of a project with a PD FLUM designation is added to **Policy FLU8.1.4** and any changes to the adopted intensity/density of the project must be processed as a Comprehensive Plan Amendment. Undoubtedly, in comparison to the traditional single-use future land use designations that do not require densities/intensities and design standards to be established at the beginning of the process, the PD designation provides heightened predictability to residents proximate to the proposed development, County staff reviewing the project, and elected officials.

The process proposed by this amendment enables mixed-use development in targeted areas by administratively applying new future land use designations and standards. The benefits are twofold. First, the property owner has the flexibility to redevelop with a streamlined process and second, the County can establish a unified vision for an area that increases predictability for residents, staff, and elected officials. This is achieved through administratively applying new designations and standards to a targeted area. This was the goal of the Mixed-Use Development Activity Centers (MXDAC) concept that was adopted into the Comprehensive Plan during the 2009 Evaluation and Appraisal Report (EAR) update, but these policies have yet to be applied due to varying reasons. Furthermore, the MXDAC and Mixed Use Corridor (MUC) future land use designation still require a PD rezoning process for individual property owners.

Currently, Orange County is updating the Land Development Code to enable a form-based regulatory approach. According to the Form-Based Codes Institute (FBCI), a form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organization principle for the code. Form-based principles have been introduced to the County's development framework in Innovation Way and the I-Drive District. Methods used for the implementation of transects and form-based site development standards in Innovation Way and the I-Drive district have been refined to strengthen the proposed Urban Center text and map amendments, presented below. The Urban Center concept serves as a pilot to introduce the standards that will be enabled by the new Orange Code.

B. Summary of Proposed Changes

The proposed policies will be located under Future Land Use Element Goal 3, Urban Form that states, "The County will develop more urban tools to promote mixed uses, walkability and locations with multi-modal access. These tools will include development regulations and incentives… that will result in more efficient land use and better coordination between land use and transportation." The Urban Center is defined and established in proposed Objective FLU3.3 and the goal is to promote mixed-use infill and redevelopment for areas connected to the region by transit. Areas suitable for the Urban Center classification are at least 100 acres in size, located within the Urban Service Area, served by transit, and identified by County staff as appropriate.

Three new FLUM designations are created and to be applied within Urban Centers. The first, Mixed-Use (MU) provides a balanced mix of retail, services, office, light industrial, and residential uses at the highest density and intensity. The proposed residential density is a minimum of 21 dwelling units per acre (DU/AC) and maximum of 150 DU/AC. Non-residential intensities will not be guided by a floor area ratio (FAR), but will be restricted by the form-based site development standards that

apply. The Urban Neighborhood (UN) designation is a transitional designation between MU and lower intensity, residential-only development. The minimum residential density is 11 DU/AC with a maximum of 20 DU/AC. Again, non-residential entitlements are guided by site development standards and not FAR. The third designation is exclusively single-family residential and provides a separation from more intensive land uses. The residential density is a maximum of 10 DU/AC with no minimum. Communities identified as appropriate for the Urban Center designation will be identified on Map 24 of the Future Land Use Map Series.

These future land use designations have associated transect zones that perform as the new zoning districts and include site development standards. Transects have been used as a planning tool in Innovation Way and the I-Drive District to allow for incremental, market-based development and redevelopment that will occur over time. For the Urban Center future land use designations, associated transect code standards will be adopted concurrently in November 2017.

C. Proposed Policy Amendments

Following are the policy changes proposed by this amendment, which are shown in underline/~~strikethrough~~ format. Asterisks (***) represent existing, unchanged policies. Staff recommends **TRANSMITTAL** of the amendment.

Future Land Use Element
Goals, Objectives and Policies

FLU1.1.4 In addition to FLU1.1.2(B), permitted densities and/or intensities for residential and non-residential development can be established through additional Future Land Use designations. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). The Future Land Use and Zoning Correlation is found in FLU8.1.1.

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B. URBAN MIXED USE OPTIONS – The following Future Land Use designations allow for a mix of uses. Per a settlement agreement with the State Department of Community Affairs, Orange County's Planned Development Future Land Use designation now requires an adopted text amendment to specify the maximum intensity and density of a project. See Policy FLU8.1.4. Mixed-Use Corridors are a staff initiated option intended to complement the County's Alternative Mobility Areas and Activity Center policies.

FLUM Designation	General Description	Density/Intensity
Urban Mixed Use – Urban Service Area		
Planned Development (PD)	The PD designation ensures ~~that~~ adjacent land use compatibility and physical integration and design. Development program established at Future Land Use approval may be single or multiple use. See FLU8.1.4. Innovation Way is another large planning area similar in some respects to the planning process for Horizon West. Developments within the Innovation Way Overlay (Scenario 5) are processed as Planned Developments. Innovation Way is being implemented through the policies found in Chapter 4.	Must establish development program at Future Land Use amendment stage per FLU8.1.4.

FLUM Designation	General Description	Density/Intensity
Traditional Neighborhood Development (TND)	TND uses include mixed use communities with "towns and villages" designed to be within a walking distance of central commercial and transit stops. TNDs include a town center, public facilities and open space designed to integrate with the residential development. A PD is required.	Office 1.7 FAR Commercial 1.0 FAR Industrial 0.5 FAR
Mixed Use Corridor (MUC)	MUCs are intended to promote redevelopment of suburban corridors and transit-oriented development, including transit design standards, in conjunction with Activity Centers and transit planning efforts. See FLU2.2.6 – FLU2.2.7. MUC amendments are staff-initiated.	Minimum 0.3 to 1.0 FAR Up to 20 DU/AC
Urban Center-Mixed-Use (MU)	Provides a balanced mix of retail, services, office, and residential uses at the highest density and intensity	~~Up to 150 DU/AC~~ Up to 65 DU/AC for T5 Up to 150 DU/AC for T6 and minimum 21 DU/AC for T6 Intensity guided by site development standards
Urban Center-Urban Neighborhood (UN)	A transition between higher density MU designation and the lower density SN designation with a mix of single-family detached and attached housing types and small-scale retail	Up to 20 DU/AC Minimum 11 DU/AC Intensity guided by site development standards
Urban Center-Suburban Neighborhood (SN)	An exclusively detached single- family land use that provides a comfortable separation from more intensive land uses while ensuring easy access to daily needs	Up to 10 DU/AC

***

OBJ FLU3.3 **Encourage the creation of Urban Centers. An Urban Center is intended to promote mixed-use infill and redevelopment at levels that will represent some of the most intensively developed areas of Orange County. It accommodates and is characterized by a variety of integrated uses including commercial, office, residential, transit centers, civic, health care, cultural, and open space. An Urban Center is oriented around a formal framework of streets and pedestrian ways with a high frequency of intersections. It is well connected to the region by transit, with development patterns promoting strong connections to and enhancement of transit stations.**

~~Station Area Community.~~ This objective shall be implemented through the following development framework policies.

POLICIES

FLU3.3.1 **Urban Center Goals.** The regulations applied should be broadly interpreted to support the local community, protect the existing residential uses and add flexibility for future development, consistent with the following goals:

- To achieve mixed-use development that is appropriate in scale and intensity for the

neighborhood with a focus on sites proximate to transit stops and stations;

- To establish a relationship between buildings, streets, and open spaces that is ideal for pedestrian, bicycle, and transit users;
- To preserve and enhance the County's natural resources, energy, water, and open spaces and to promote innovative development that sustainably manages these issues;
- To ensure a variety of housing types and sizes can be developed to meet the needs of the entire community; and
- To promote a variety of transportation options for residents and visitors within and without the Urban Center.

FLU3.3.2 **Applicability.** For an area to qualify as an Urban Center, the following criteria must be met:

- Be at least 100 acres in size;
- Served by an existing or planned rail, bus "~~Super Stop~~Superstop" (as defined in Orange County Code) or similar region serving transit station;
- Located within the Urban Service Area (USA) or special overlay planning area, such as Horizon West, Innovation Way, Holden Heights, etc.; and
- ~~SWith its planning sponsored by County staff~~ With staff-initiated planning.

FLU3.3.3 **Future Land Use. An Urban Center** shall be composed of the following future land use designations, as described in FLU1.1.4B:

- Urban Center-Mixed-Use (MU)
- Urban Center- Urban Neighborhood (UN)
- Urban Center- Suburban Neighborhood (SN)

The future land use designations have specific compatible development zones, known as transects, to guide the form of development.

FLU3.3.4 **Transects.** Site development standards for Urban Centers shall be governed through the use of Transects specified in the Land Development Code. The transect zones shall guide building form, building placement, block configuration and connectivity. The transects are defined as follows:

- T6 Core: Most dense zone, offering a vertical or horizontal mix of residential, office, and retail uses. The core includes a majority of the shops and workplaces within the neighborhood, along with public gathering spaces.
- T5 Center: Located in neighborhood centers, near transit, and along corridors, provides a balance of uses and urban form similar to the Core Zone but with lower densities and limited heights.
- T4 Edge: Provides a transition between the higher density Core and Center Zones and the lower density Suburban Zone. The Edge Zone allows a mix of housing types including townhomes, small lot houses, duplexes, and live/work units. The T4 Edge A allows some mix of small-scale retail, office, and neighborhood service uses while the T4 Edge B is limited to residential uses.

- T3 Suburban: The Suburban Zone consists of low density residential neighborhoods with single-family homes.
- Special Zone Civic: includes a civic building and/or space that ~~serves as a community focal point~~ provides community-oriented purposes or objectives, including those of not-for-profit organizations, ~~or center~~ and is dedicated to arts and culture, education, recreation, religion, social services, government, and the like, but not utilities.

FLU3.3.5 **Future Land Use and Transect Correlation.** The land uses within this table have compatible transect zones as listed in the following table:

Future Land Use and Transect Correlation		
Future Land Use	*Density/Intensity*	*Transect Zones*
Urban Center- Mixed-Use (MU)	~~Up to 150 DU/AC~~ Up to 65 DU/AC for T5 Up to 150 DU/AC for T6 and minimum 21 DU/AC for T6 Intensity guided by site development standards	T6 Core A T6 Core B T5 Center A T5 Center B SZ Civic
Urban Center- Urban Neighborhood (UN)	Up to 20 DU/AC Intensity guided by site development standards	T4 Edge A T4 Edge B T3 Suburban A SZ Civic
Urban Center- Suburban Neighborhood (SN)	Up to 10 DU/AC	T3 Suburban A SZ Civic

FLU3.3.6 The location of approved Urban Centers shall be depicted on Map 24 of the Future Land Use Map Series.

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FLU8.1.1 (a) The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). Orange County's **Zoning and Future Land Use Correlation** is referenced herein as follows:

Zoning and Future Land Use Correlation		
FLUM Designation	*Density/Intensity*	*Zoning Districts*

Zoning and Future Land Use Correlation		
FLUM Designation	*Density/Intensity*	*Zoning Districts*
***	***	***
Urban Mixed Use		
Planned Development (PD)	See FLU8.1.2 and FLU8.1.4	PD
I-Drive Activity Center Mixed Use (ACMU) I-Drive Activity Center Residential (ACR)	See I-Drive Element	PD
Mixed-Use Corridor (MUC) (Staff-initiated)	3.0 FAR unless otherwise restricted by County policy or code (11 to 20 DU/AC)	PD, (Mixed Use District – to be developed); Staff-initiated; Urban Service Area only
Urban Center- Mixed Use (MU)	~~Up to 150 DU/AC~> Up to 65 DU/AC for T5 Up to 150 DU/AC for T6 and minimum 21 DU/AC for T6 Intensity guided by site development standards	T6 Core A, T6 Core B, T5 Center A, T5 Center B, SZ Civic
Urban Center- Urban Neighborhood (UN)	Up to 20 du/ac Intensity guided by site development standards	T4 Edge A, T4 Edge B, T3 Suburban A, SZ Civic
Urban Center- Suburban Neighborhood (SN)	Up to 10 du/ac	T3 Suburban A, SZ Civic

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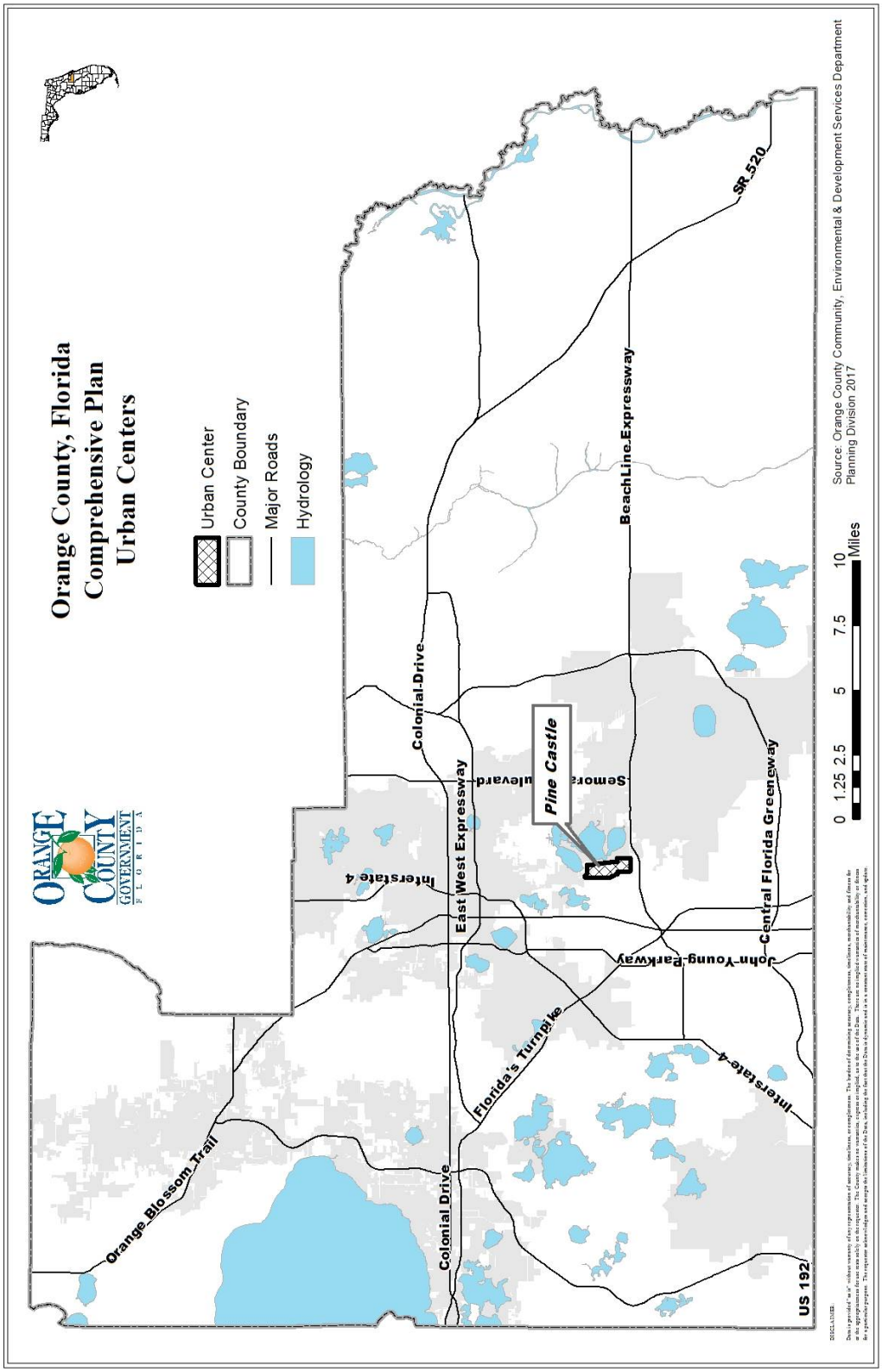
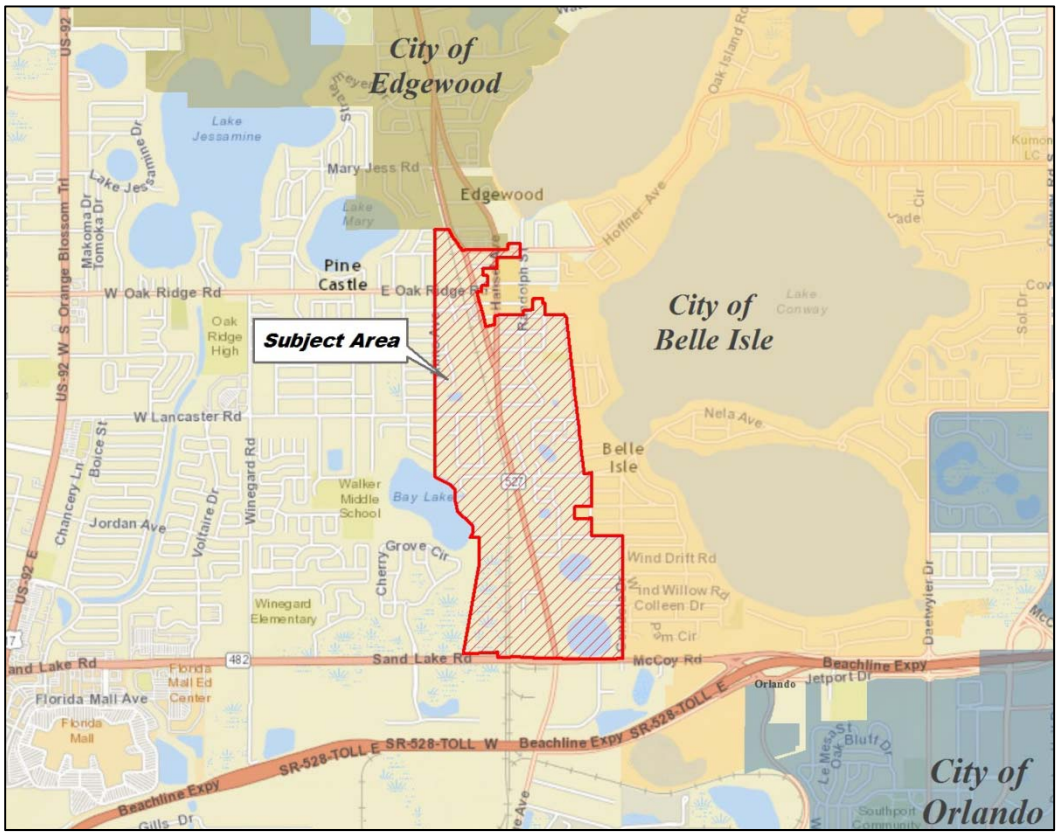
Map 24 of Future Land Use Map Series – Urban Centers





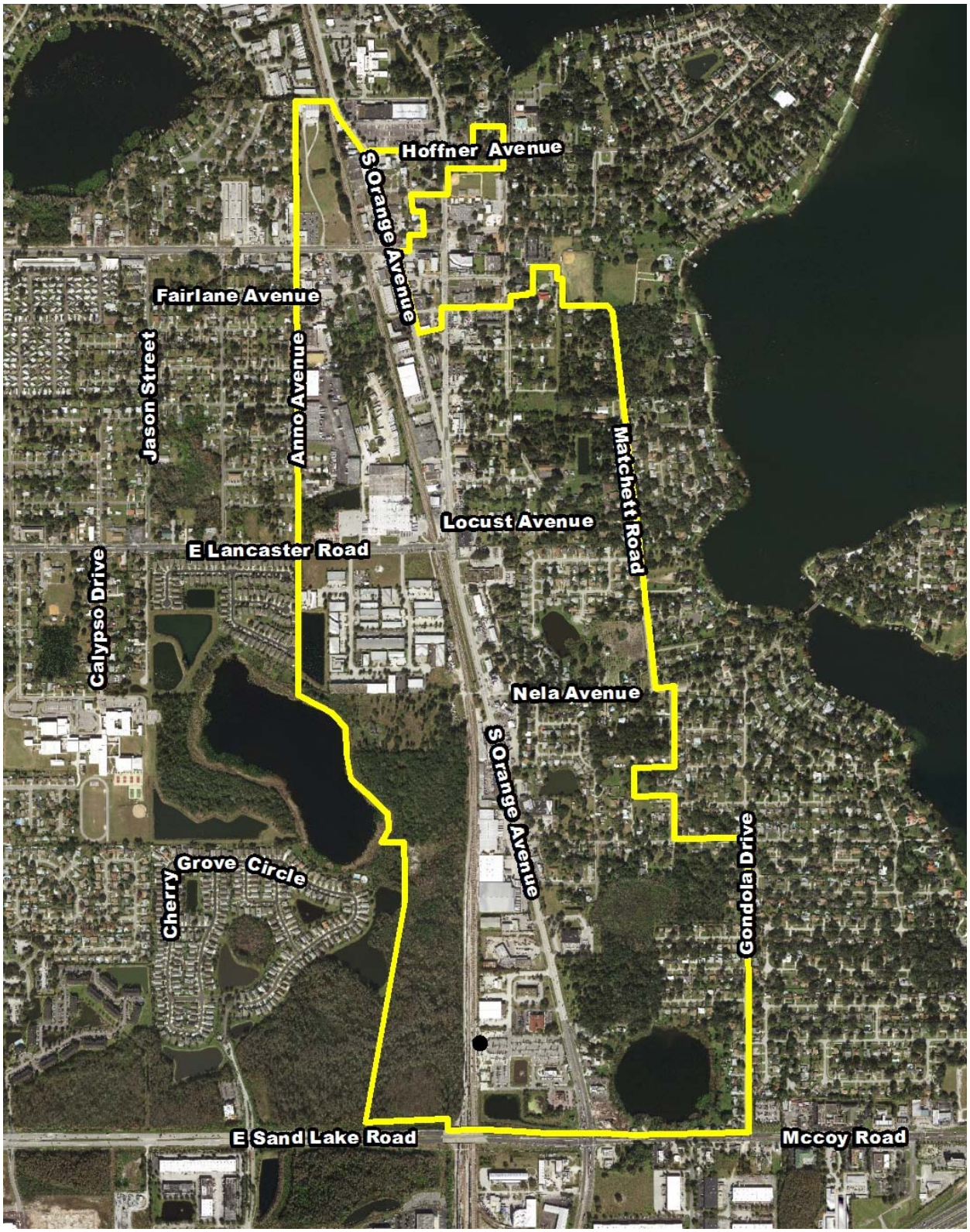
Schedule and outcome of public meetings and hearings:		
Report/Public Hearing		**Outcome**
✓	Community Meeting held June 14, 2017; 44 attendees. See public notification map for notice area	Neutral
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal June 15, 2017	Recommend Transmittal (8-0) * Considered with Amendment 2017-2-B-FLUE-1
	BCC Transmittal	July 11, 2017
	State Agency Comments	August 2017
	LPA Adoption	October 19, 2017
	BCC Adoption	November 14, 2017

Project/Legal Notice Information
Title: Amendment 2017-2-B-FLUM-1
Request: To change the future land use for 679 parcels from Industrial (IND), Commercial (C), Office (O), Low-Medium Density Residential (LMDR), Planned Development-Commercial (PD-C) and Planned Development-Office/Commercial/Medium Density Residential (PD-O/C/MDR) to Urban Center-Mixed-Used (MU), Urban Center-Urban Neighborhood (UN) and Urban Center-Suburban Neighborhood (SN)
Parcel ID Numbers On-File with Planning Division

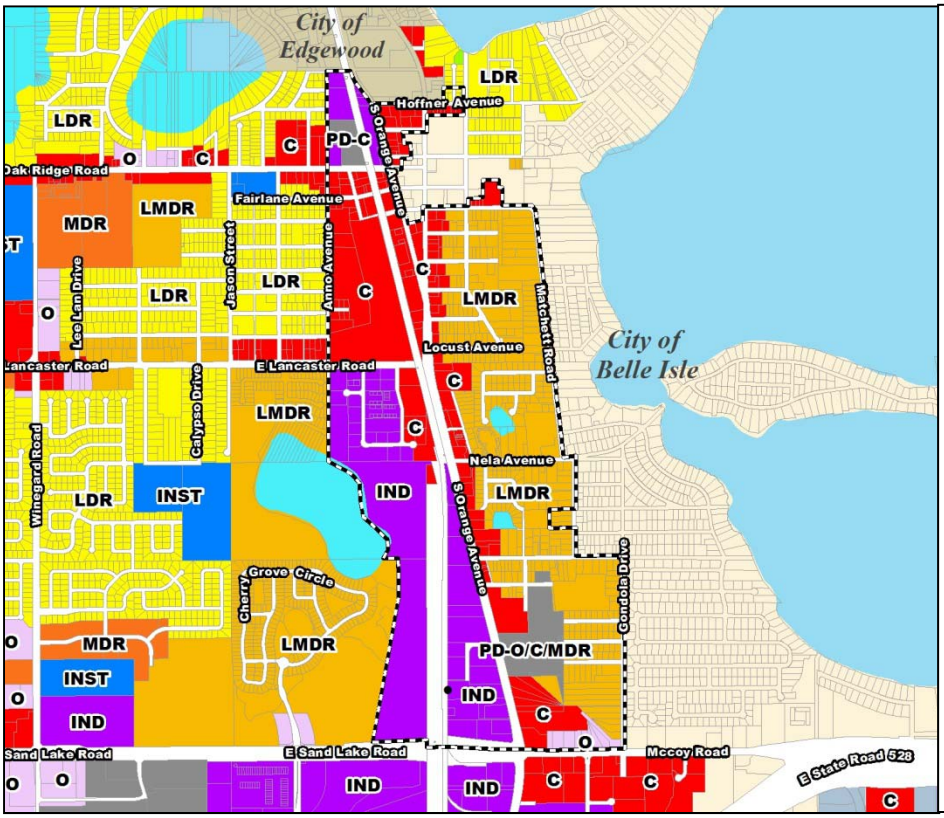
Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the proposed map amendments are in compliance, and **TRANSMIT** proposed amendment 2017-2-B-FLUM-1, from Industrial (IND), Commercial (C), Office (O), Low-Medium Density Residential (LMDR), Planned Development-Commercial (PD-C) and Planned Development-Office/Commercial/Medium Density Residential (PD-O/C/MDR) to Urban Center-Mixed-Used (MU), Urban Center-Urban Neighborhood (UN) and Urban Center-Suburban Neighborhood (SN).

SITE AERIAL


Hoffner Avenue
S Orange Avenue
Fairlane Avenue
Jason Street
Anno Avenue
Matchett Road
Locust Avenue
E Lancaster Road
Calypso Drive
Nela Avenue
S Orange Avenue
Gondola Drive
Grove Circle
Cherry
E Sand Lake Road
Mccoy Road

FUTURE LAND USE - CURRENT



Current Future Land Use Designations:

Industrial (IND)

Commercial (C)

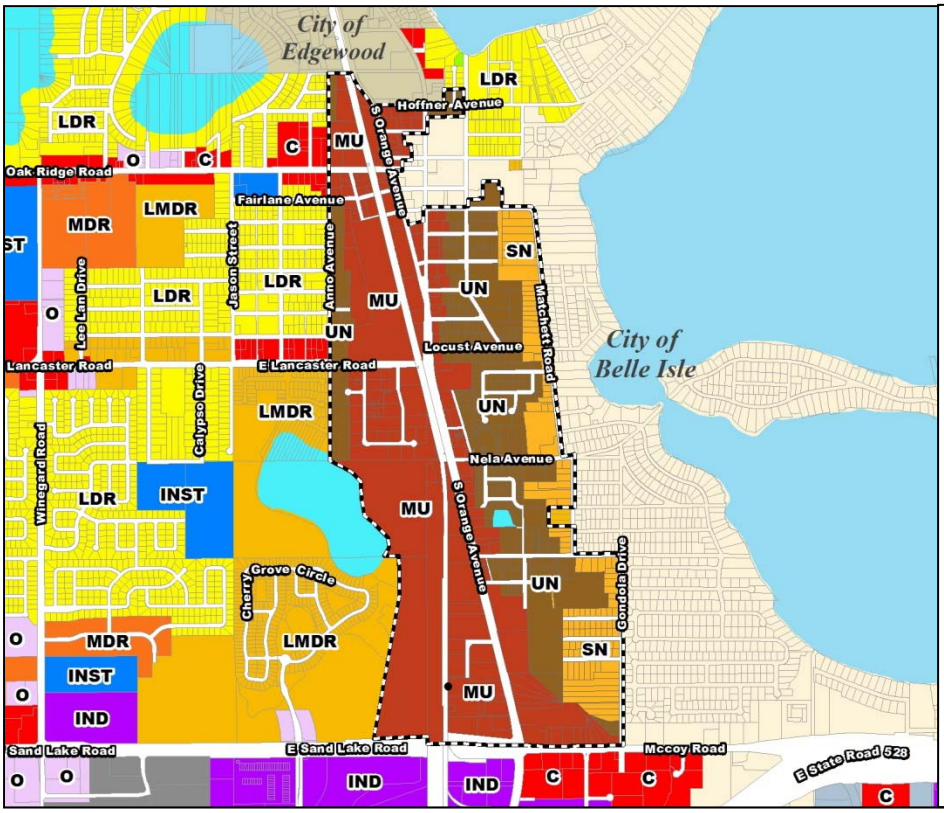
Office (O)

Low-Medium Density Residential (LMDR)

Planned Development-Commercial (PD-C)

Planned Development-Office/Commercial/Medium Density Residential (PD-O/C/MDR)

FUTURE LAND USE - AS PROPOSED



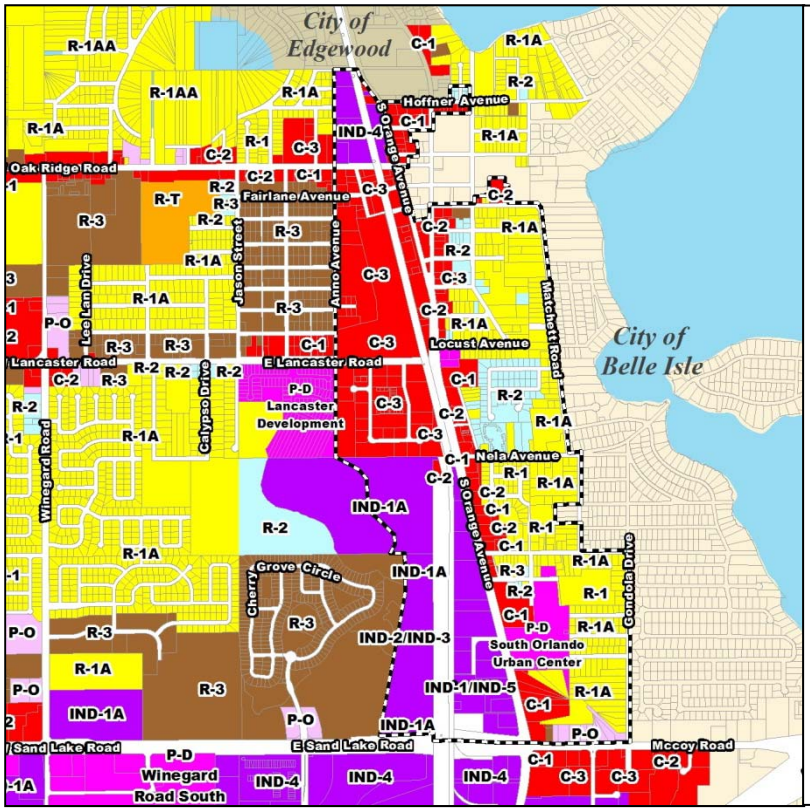
Proposed Future Land Use Designations:

Urban Center- Mixed-Use (MU)

Urban Center- Urban Neighborhood (UN)

Urban Center- Suburban Neighborhood (SN)

ZONING - CURRENT



Current Zoning Districts:

C-1 (Retail Commercial District)
C-2 (General Commercial District)
C-3 (Wholesale Commercial District)
I-1A (Restricted Industrial District)
I-1/I-5 (Industrial District)
I-2/I-3 (Industrial District)
I-4 (Industrial District)
P-O (Professional Office District)
R-1 (Single-Family Dwelling District)
R-1A (Single-Family Dwelling District)
R-2 (Residential District)
R-3 (Multiple-Family Dwelling District)
PD (Planned Development District)

D. Background Information

The Orange County Comprehensive Plan 2010-2030 requires mixed-use projects to have the Planned Development (PD) Future Land Use Map (FLUM) designation and zoning district, unless the project is located in particular areas, such as Innovation Way, the I-Drive Activity Center, or Holden Heights. As stated in **Policy FLU8.1.3**, the PD designation ensures compatibility with adjacent land uses and the efficient physical integration of the project with existing infrastructure. The development program of a project with a PD FLUM designation is added to **Policy FLU8.1.4** and any changes to the adopted intensity/density of the project must be processed as a Comprehensive Plan Amendment. Undoubtedly, in comparison to the traditional single-use future land use designations that do not require densities/intensities and design standards to be established at the beginning of the process, the PD designation provides heightened predictability to residents proximate to the proposed development, County staff reviewing the project, and elected officials.

The process proposed by this amendment enables mixed-use development in targeted areas by administratively applying new future land use designations and standards. The benefits are twofold. First, the property owner has the flexibility to redevelop with a streamlined process and second, the County can establish a unified vision for an area that increases predictability for residents, staff, and elected officials. This is achieved through administratively applying new designations and standards to a targeted area. This was the goal of the Mixed-Use Development Activity Centers (MXDAC) concept that was adopted into the Comprehensive Plan during the 2009 Evaluation and Appraisal Report (EAR) update, but these policies have yet to be applied due to varying reasons. Furthermore, the MXDAC and Mixed Use Corridor (MUC) future land use designation still require a PD rezoning process for individual property owners.

Currently, Orange County is updating the Land Development Code to enable a form-based regulatory approach. According to the Form-Based Codes Institute (FBCI), a form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organization principle for the code. Form-based principles have been introduced to the County's development framework in Innovation Way and the I-Drive District. Methods used for the implementation of transects and form-based site development standards in Innovation Way and the I-Drive district have been refined to strengthen the proposed Urban Center text and map amendments, presented below. The Urban Center concept serves as a pilot to introduce the standards that will be enabled by the new Orange Code.

E. Summary of Proposed Changes

The proposed policies will be located under Future Land Use Element Goal 3, Urban Form that states, "The County will develop more urban tools to promote mixed uses, walkability and locations with multi-modal access. These tools will include development regulations and incentives… that will result in more efficient land use and better coordination between land use and transportation." The Urban Center is defined and established in proposed Objective FLU3.3 and the goal is to promote mixed-use infill and redevelopment for areas connected to the region by transit. Areas suitable for the Urban Center classification are identified by staff, at least 100 acres in size, located within the Urban Service Area, and served by transit~~, and identified by County staff as appropriate~~.

Three new FLUM designations are created and to be applied within Urban Centers. The first, Mixed-Use (MU) provides a balanced mix of retail, services, office, light industrial, and residential uses at the highest density and intensity. The proposed residential density is a minimum of 21 dwelling units per acre (DU/AC) and maximum of 150 DU/AC. Non-residential intensities will not be guided by a floor area ratio (FAR), but will be restricted by the form-based site development standards that

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These future land use designations have associated transect zones that perform as the new zoning districts and include site development standards. Transects have been used as a planning tool in Innovation Way and the I-Drive District to allow for incremental, market-based development and redevelopment that will occur over time. For the Urban Center future land use designations, associated transect code standards will be adopted ~~concurrently~~ in or around November 2017.

D. Pine Castle Urban Center

Pine Castle is a historic neighborhood located south of downtown Orlando that has received significant consideration as an area ripe for redevelopment since the opening of Central Florida's Commuter Rail, SunRail. The focus of this amendment is the portion of the Pine Castle community that is anchored by the Sand Lake Road SunRail station and situated along the S. Orange Ave. corridor. The following studies have focused on the potential transformation of Pine Castle into a thriving, active, walkable community that serves its established neighborhoods, supports local businesses, and acts as a destination for commuters:

- 2006 Orange County Commuter Rail Station White Paper (Orange County)
- 2008 Central Florida Commuter Rail System Orange County Transit Station Market Analysis (Orange County, Planning Design Group, Florida Economic Advisors)
- 2008 Infill Master Plan (Orange County)
- 2009 Transit Oriented Development Business Strategy (Orange County)
- 2010 Sand Lake Road Commuter Rail Station Area Plan (AECOM)
- 2013 Orange Avenue Corridor Study (FDOT)
- 2013 Sand Lake Road Implementation & Action Plan (FDOT)
- 2016 Safe Neighborhood Pine Castle Action Plan (Orange County)

In 2016, District 3 County Commissioner Pete Clarke tasked Planning Division staff to implement the vision set forth by these past studies. A Review Group was formed by Commissioner Clarke of stakeholders from the Pine Castle community that guided County staff during the formation of the implementation strategy. In addition to the Review Group, several other outreach meetings have been held with members of the Pine Castle community to continually gather feedback. The following meetings have been held with the public:

Date of Meeting	*Stakeholder Group*
October 27, 2016	Review Group
November 18, 2016	Review Group
December 16, 2016	Review Group
February 6, 2017	Safe Neighborhoods
February 17, 2017	Review Group
March 17, 2017	Review Group

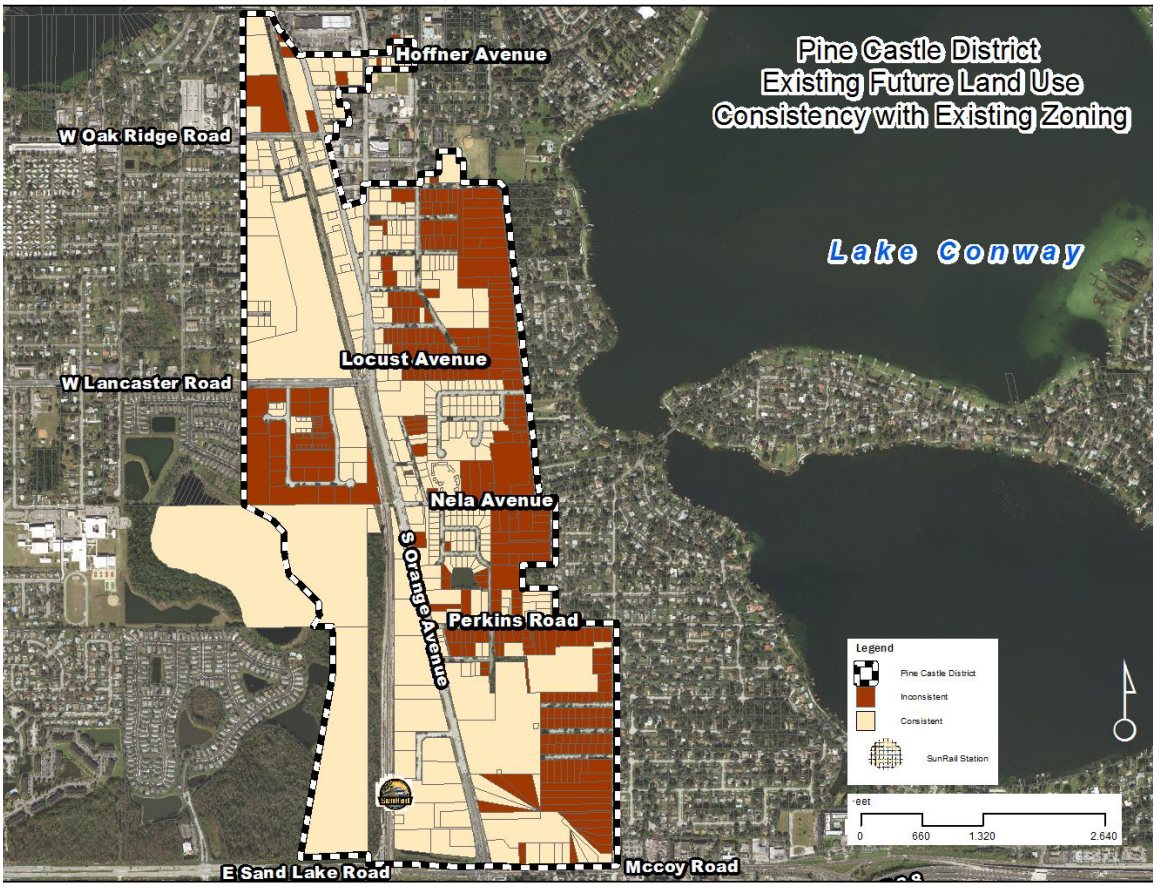
April 3, 2017	Safe Neighborhoods
May 25, 2017	Pine Castle Chamber of Commerce
June 14, 2017	Community Meeting

There are three deliverables necessary to effectively spur redevelopment and investment along the S. Orange Ave. corridor of Pine Castle: Comprehensive Plan Amendment, Code Update, Infrastructure Plan. The first is a Comprehensive Plan Amendment to change the Future Land Use Map (FLUM) designations for properties within the defined Pine Castle Urban Center. Guided by proposed Objective FLU3.3 and its associated policies, the new future land use designations will enable a form-based planning approach that offers heightened predictability for residents of the community, County review staff, and elected officials. Flexibility is now provided to property owners looking to redevelop because residential densities are increased for parcels with the Urban Center-Urban Neighborhood (UN) designation and introduced as a new use for many of the Urban Center-Mixed-Used (MU) designated parcels. The applied FLUM designations enable transect zones with specific building and site standards that will be found in the second deliverable, the Code update. The Code document will be considered for adoption concurrently with this amendment in or around October and November of 2017. The third deliverable is an infrastructure plan that will include the S. Orange Ave. improvements led by the Florida Department of Transportation (FDOT), a brownfields program led by the Environmental Protection Division, and a Green Infrastructure Plan.

The area of Pine Castle proposed for the Urban Center concept is composed of 679 parcels proximate to S. Orange Ave. that would have direct impact on the transformation of the corridor. The size of the district is ~558 acres and the future land use designations within the area are Industrial (IND), Commercial (C), Low-Medium Density Residential (LMDR), ~~and~~ a small portion of Office (O), Planned Development-Commercial (PD-C) and Planned Development-Office/Commercial/Medium Density Residential (PD-O/C/MDR). The majority of these are single-use designations that do not allow for a mixture of uses.

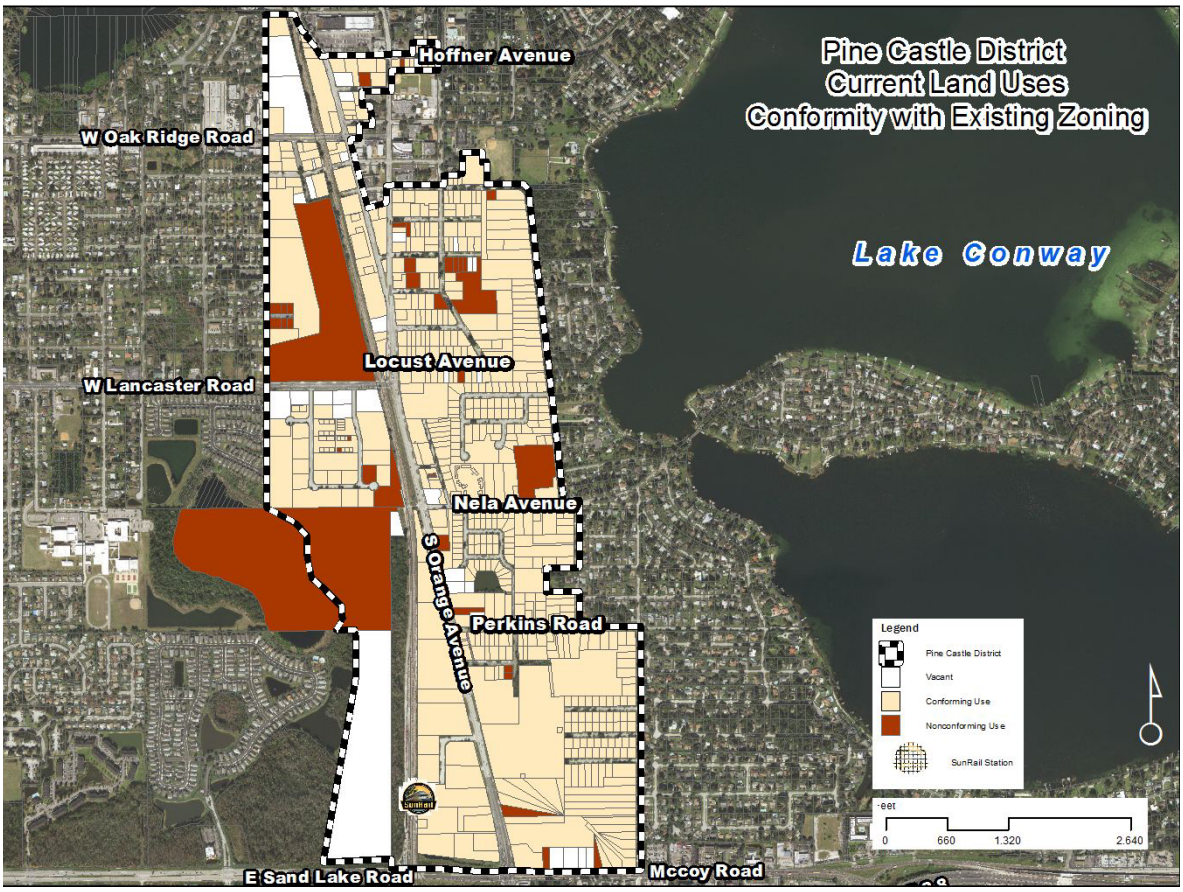
Analysis of the properties within the proposed Pine Castle Urban Center indicates 48% (330 out of 679) of the parcels have inconsistent future land use and zoning, as shown on Figure 1 below. Property owners must reconcile inconsistencies through a Future Land Use Amendment or rezoning prior to redeveloping a site. A primary benefit of applying the new future land use designations and transects to these properties is these inconsistencies will be resolved and redevelopment of properties will be much more streamlined.

Figure 1. Pine Castle District - Future Land Use and Zoning Consistency



Analysis of the current use of the properties in comparison to their zoning district indicates 42 out of the 679 are non-conforming (6%) and 35 out of the 679 are vacant (5%), as shown in Figure 2. Again, the Urban Center concept will bring many of the uses on these properties into conformity and allow for a streamlined process when property owners wish to redevelop or expand existing buildings and homes.

Figure 2. Pine Castle Non-Conforming Uses



Analysis

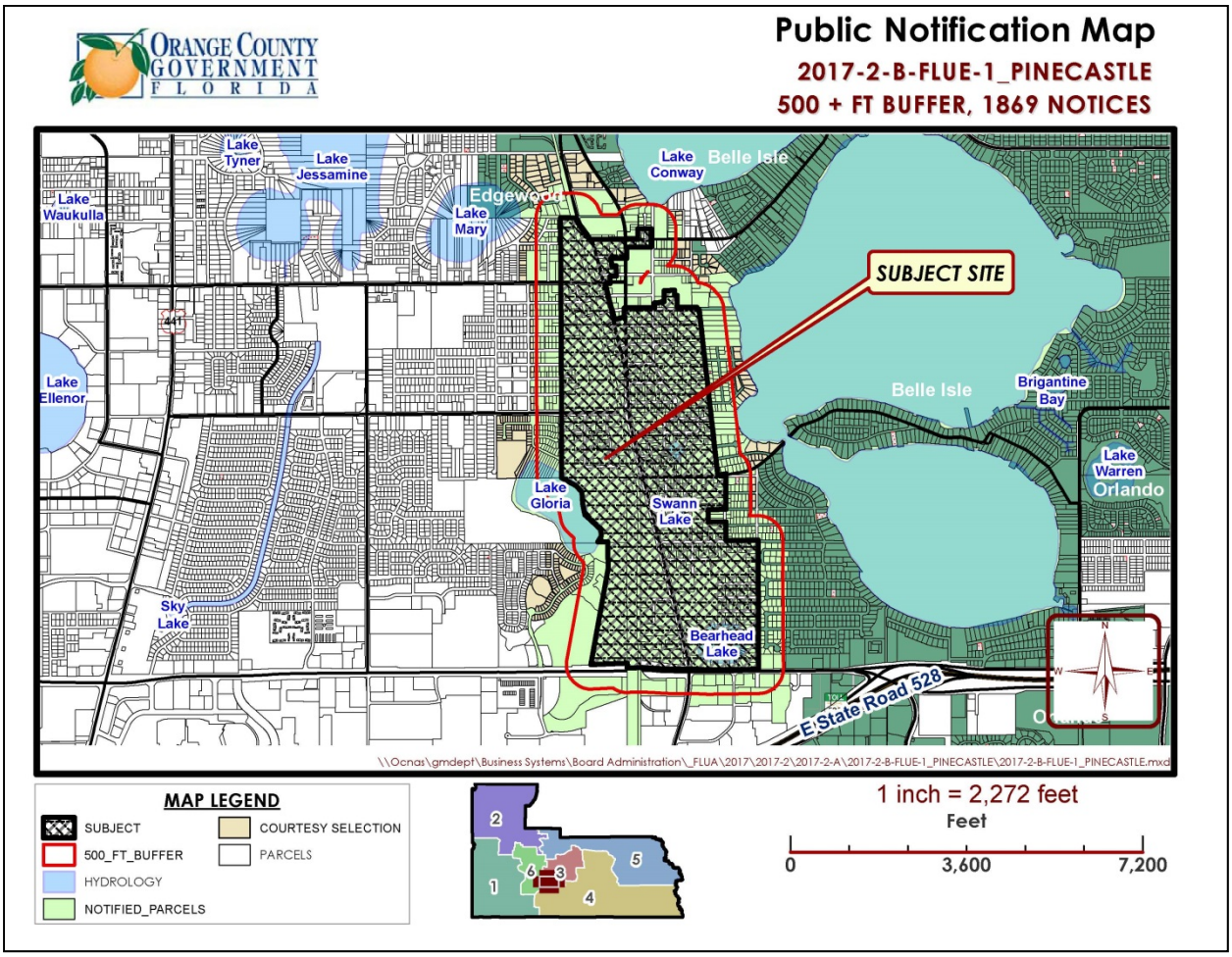
Consistent with the proposed Urban Center policies, this portion of Pine Castle along S. Orange Ave. is at least 100 acres in size, connected to the region by SunRail, and its designation as an Urban Center with conforming Urban Center future land use designations is staff-initiated. The three proposed future land use designations within the Pine Castle Urban Center are positioned based on the existing conditions of the area. The Urban Center- Suburban Neighborhood (SN) designation is located along the eastern boundary of the study area, on properties with a strong single-family residential character. These properties currently have the Low-Medium Density Residential (LMDR) FLUM designation, which permits up to 10 DU/AC, and the SN designation retains the same density. The goal is to preserve this existing single-family residential area, while bringing the future land use and zoning into consistency.

The Urban Center- Urban Neighborhood (UN) designation has a proposed residential density of 11-20 DU/AC and the vision is to enable attached single-family residential development that will act as a transition from the single-family area to the higher intensity MU properties. Many of these parcels are already developed with duplexes and property owners will be able to redevelop consistent with the existing character. The UN designation enables limited amounts of non-residential for properties proximate to the MU designation.

Finally, the Urban Center-_Mixed-Use (MU) designation is applied to properties along the S. Orange Ave. corridor in order to encourage redevelopment with the most flexible building standards and

permitted uses. Existing businesses along the S. Orange Ave. corridor are quasi-industrial in character with many light manufacturing, warehousing, wholesale commercial, and retail commercial uses. As mentioned before, many of these properties have inconsistent zoning and future land use, which makes redevelopment of the properties difficult due to the lengthy future land use amendment or rezoning processes. The proposed residential density is 21-150 DU/AC to enable high density residential that will be supported by local businesses and transit.

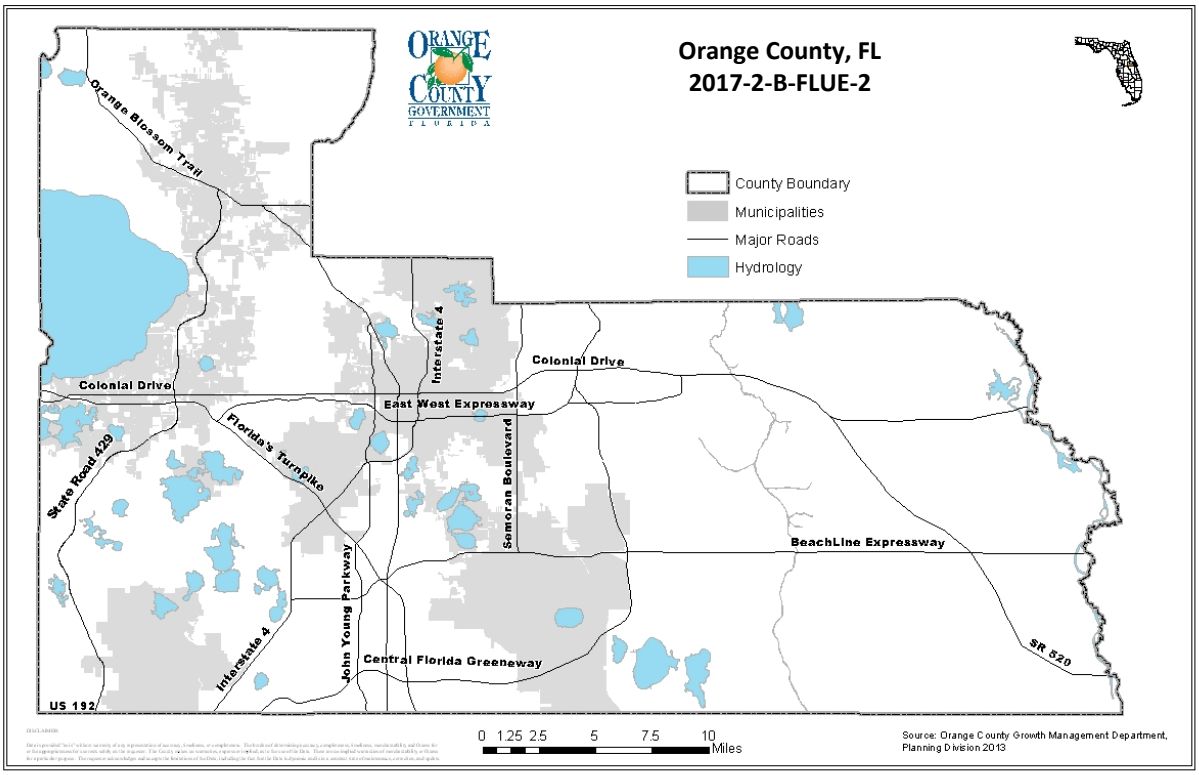
PUBLIC NOTIFICATION MAP



Notification Area

500 ft. buffer plus homeowner associations within a one (1) mile radius of the subject site

1,869 notices sent



The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal	Recommend Transmittal (8-0)
	BCC Transmittal	July 11, 2017
	Agency Comments	August 2017
	LPA Adoption	October 19, 2017
	BCC Adoption	November 14, 2017

Project/Legal Notice Information
Title: Amendment 2017-2-B-FLUE-2
Divisions: Planning
Request: Text amendments to the Future Land Use Element establishing the maximum floor area ratio intensities for the Commercial (C)and Office (O) Future Land Use designations
Revision: FLU1.1.4 (A), FLU1.4.6, FLU8.1.1 (a)

Staff Recommendation

Make a finding that the proposed plan amendment is complete, is consistent with the Comprehensive Plan and in compliance and TRANSMIT Amendment 2017-2-B-FLUE-2.

A. Background

The Future Land Use Element of the Orange County Comprehensive Plan specifies the maximum permitted densities and intensities for residential and non-residential development. Maximum residential densities are represented for each residential Future Land Use (FLU) Designation as a specific number of dwelling units allowed per acre. Maximum non-residential intensities are represented for each non-residential Future Land Use designation as a specific floor area ratio (FAR). The Orange County Comprehensive Plan calculates the FAR by dividing the total square footage of a structure by the net developable land area of the subject property. The net developable land area is defined as the gross land area, with any surface waters, certain conservation areas, and other non-developable land removed from consideration.

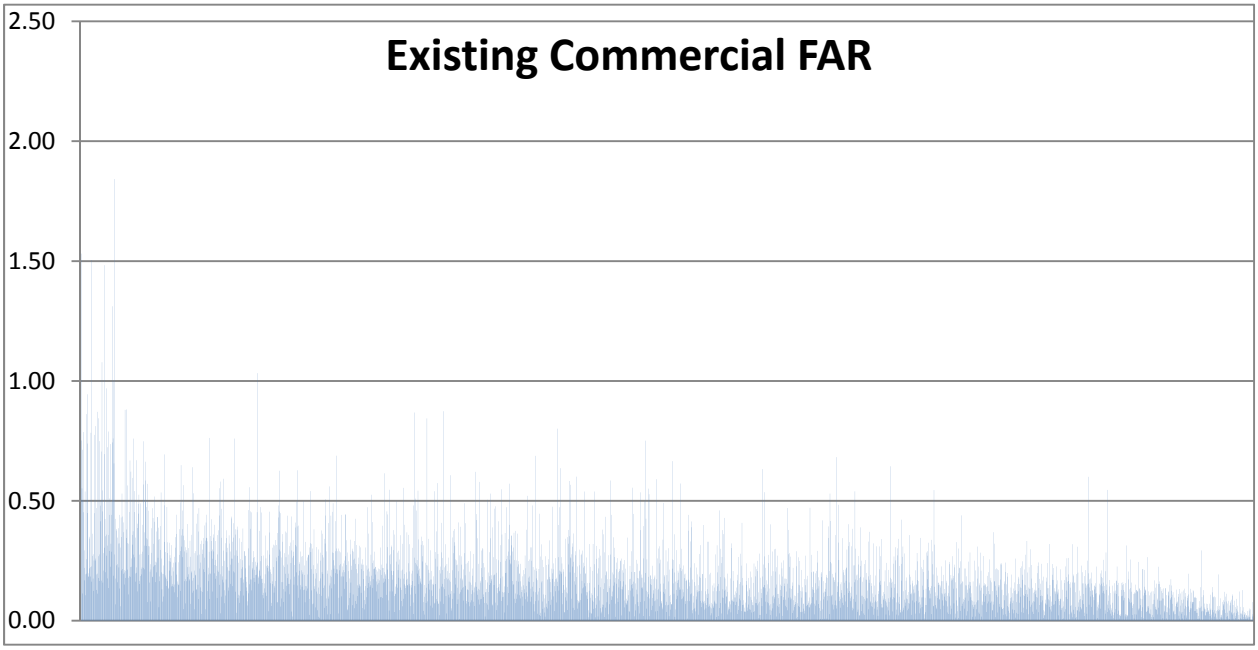
Each year the Comprehensive Planning Section of the Orange County Planning Division reviews between 30 and 50 large and small scale Future Land Use Amendment requests throughout the County. Many such requests involve changing the FLU designation of a subject property to Office (O) or Commercial (C). The Comprehensive Plan identifies the maximum allowable FAR as 3.0 for the Office (O) and Commercial (C) FLU designations. In reviewing such requests, County staff base their analysis on the worst case or maximum amount of development that could be allowed under the requested FLU. For example, if a property owner were to request to amend the FLU designation of a one (1) acre property to Office (O) or Commercial (C), the County staff would base their review of the request on the assumption that the property owner could construct up to 130,680 square feet of non-residential development on the subject property (i.e. 43,560 sq. ft. X 3.0 = 130,680). However, site constraints such as the presence of wetland areas and development standards such buffers, setbacks, parking minimums, maximum building height, and drainage make such an intense development program unachievable, and perhaps not even in line with the applicant's desired development plans.

Orange County Planning Division Staff have evaluated 3,400 existing Commercial developments within unincorporated Orange County. Figure 1 shows that only 10 properties developed to a FAR of higher than 1.0, with four exceeding a 1.5 FAR. All four of those properties are hotels in the I-Drive/Orange County Convention Center area. Overall, the average FAR was 0.18 for those 3,400 commercial developments. Similarly, Figure 2 shows that out of 569 existing Office developments within unincorporated Orange County, only 31 developed to a FAR of higher than 1.0, with an average of 0.21FAR.

Additionally, staff looked at the comprehensive plans of 20 counties and municipalities in the extended Central Florida region and identified the maximum allowable intensities for commercial and office Future Land Uses under their respective standards. Table 1 shows that the maximum allowable FARs for these jurisdictions was generally much lower, with only Lake County, the City of Ocoee, and certain parts of the City of Orlando matching the 3.0 FAR allowed in Orange County's Comprehensive Plan.

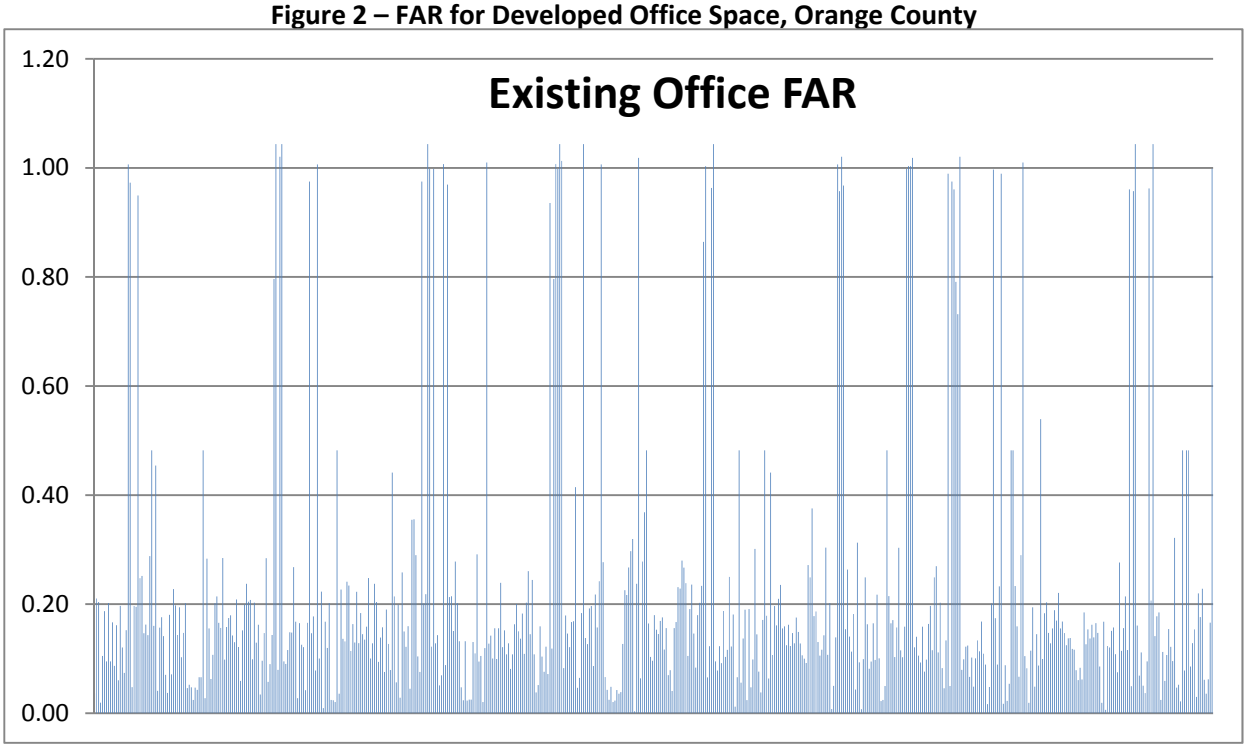
The proposed text amendment would change the maximum allowable FAR for the Commercial (C) Future Land Use to 1.50 and the maximum allowable FAR for the Office (O) Future Land Use to 1.25 to be more consistent with the existing development trends and the policies of surrounding jurisdictions. An exception is provided for both commercial and office intensity if other policies or special planning areas identify circumstances where exceptionally high densities are desired.

Figure 1 – FAR for Developed Commercial Space, Orange County



*3,400 parcels analyzed

Figure 2 – FAR for Developed Office Space, Orange County



*568 parcels analyzed

Table 1

Maximum FAR by Florida Jurisdiction			
	Commercial	**Office**	**Mixed Use**
Orange County	**3.0**	**3.0**	
Orlando	(Neighborhood AC)-**0.3**, (Community AC AC)-**0.7**, (Urban AC)-**1.0**, (Metro AC)-**3.0**, (Downtown AC)-**4.0,**	(Low Intensity)-**0.4**, (Med Intensity)-**0.7**, (High Intensity)-**1.0**	(M/U High)-**1.0**, (M/U Med)-**0.5**
Winter Park	**0.45**	**0.45**	**0.6**
Apopka	**0.3**	**0.25**	
Ocoee	**3.0**	**3.0**	
Winter Garden	(Neighborhood)-**0.35**, (Activity Center)-**0.5**, (Downtown)-**0.75**	(General)-**0.35**, (Activity Center)-**0.75**	
Seminole County	**0.35**	**0.35**	
Altamonte Springs	(Commercial/Office)-**0.35**	(Office Residential)-**0.3**	
Lake County	**3.0**	**3.0**	
Clermont	**0.25**	**1**	
Mount Dora	**1**	**0.65**	
Osceola County	**0.35**	**2.0**	
Kissimmee	**2.5**	**1.0**	Downtown: **1.5**, Commercial Corridor Main Street: **2.0**, Downtown Transit Station Area: **2.5**, Medical Campus Area: **3.0**, Commercial Core/Wine St.: **2.0**, Lake TOHO Waterfront: **0.1**
Volusia County	**0.55**	**0.55**	
Pinellas County	(Neighborhood)-**0.30**, (General)-**0.50**	(Neighborhood)-**0.30**, (General)-**0.50**	
Palm Beach	Commercial Low (Neighborhood Commercial) - **0.10 to 1.0** Commercial High (Community/Regional Commercial)- **0.35 to 1.0**	Commercial Low / Office - **0.20 to 0.35** Commercial High / Office - **0.35 to 0.85**	
Brevard County	Community Commercial (Regional serving) – **1.0** Neighborhood Commercial (Neighborhood serving) - **.75** Viera (Town Center) -**3.0** Viera (Outside Town Center) – **2.0**	Community Commercial (Regional serving) – **1.0** Neighborhood Commercial (Neighborhood serving) - **.75** Viera (Town Center) -**3.0** Viera (Outside Town Center) – **2.0**	
Polk County	**0.35 to 0.50**	**0.3 to 0.35**	**0.25 to 0.30**
Sarasota County	**1.2**	**1.2**	Mixed use projects, industrial developments and targeted redevelopment areas may exceed the maximum FAR of 1.2 by up to an additional 50% pursuant to an approved Critical Area Plan,
Flagler County	Low Intensity - **0.30**, High Intensity - **0.40**	Low Intensity - **0.30**, High Intensity - **0.40**	Low Intensity - **0.20**, High Intensity - **0.40**

B. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed revisions are shown in *~~strikethrough~~*/*underline* format. Staff recommends adoption of this amendment.

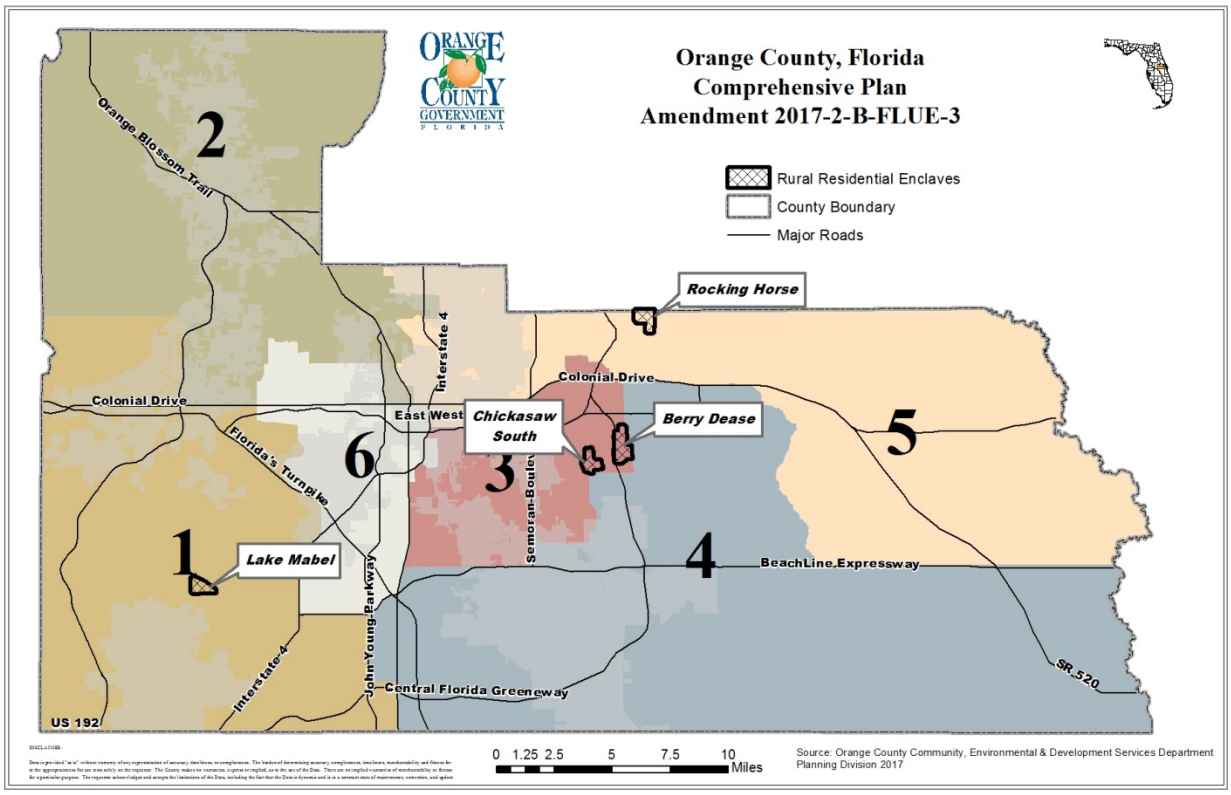
FLU1.1.4 A. OTHER URBAN RELATED OPTIONS – The following are non-residential Future Land Use designations that are predominately found in the Urban Service Area. These may also be located within Rural Settlements on a limited basis. (See specific policies within Chapter 5)

FLUM Designation	General Description	Density/Intensity
Urban Non-Residential – Predominantly urban in use		
Office (O)	Office uses include professional office and office park-style development. Office uses can be considered as a transitional use between two different types of land use or land use intensities.	~~3.0~~ 1.25 FAR (0.15 FAR for Rural Settlements per FLU6.2.9) unless otherwise or increased by County policy or code
Commercial (C)	Commercial uses include neighborhood and commercial scale commercial and office development that serves neighborhood or community or village needs. Examples include neighborhood center, community center and village commercial.	~~3.0~~ 1.50 FAR (0.15 FAR for Rural Settlements per FLU6.2.9) unless otherwise or increased by County policy or code
***		

FLU1.4.6 The following guidelines illustrate different types of commercial and retail development consistent with the Orange County Comprehensive Plan. It is the goal of the 2030 CP to increase densities and intensities in the Urban Service Area in order to accommodate projected growth. The Commercial floor area ratio (FAR) shall be ~~3.0~~ 1.50 unless otherwise restricted or increased by County policy or code (See FLU1.1.4A, FLU2.2.4 – FLU2.2.7, and FLU3.2.1 – FLU3.2.13). The basis for increasing densities and intensities is the finding that productive use of vacant land within the Urban Service Area is critical to the County's future urban form. Therefore, with respect to new development and redevelopment, the County is seeking more integrated forms of commercial and non-residential development, including vertical mixed use design and complementary land uses in close proximity to one another, in its desired development pattern for the County's Urban Service Area. (Policy 3.2.4 and 3.2.5-r; Amended 10/10, Ord. 10-13)

FLU8.1.1 (a) The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). Orange County's **Zoning and Future Land Use Correlation** is referenced herein as follows:

Zoning and Future Land Use Correlation		
FLUM Designation	Density/Intensity	Zoning Districts
***		
Urban and/ or Non-Residential		
Office (O)	~~3.0~~ 1.25 FAR (0.15 FAR for Rural Settlements per FLU6.2.9) unless otherwise restricted or increased by County policy or code	P-O, PD
Commercial (C)	~~3.0~~ 1.50 FAR (0.15 FAR for Rural Settlements per FLU6.2.9) unless otherwise restricted or increased by County policy or code	C-1, C-2, C-3, P-O, PD
***		



Schedule and outcome of public meetings and hearings:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal June 15, 2017	Recommend Transmittal (6-2)
	BCC Transmittal	July 11, 2017
	State Agency Comments	August 2017
	LPA Adoption	October 19, 2017
	BCC Adoption	November 14, 2017

Project/Legal Notice Information
Title: Amendment 2017-2-B-FLUE-3
Division: Planning
Request: Text amendments to the Future Land Use Element incorporating the recommendations of the Rural Residential Enclaves Small Area Study
Revisions: FLU4.1.9, FLU8.1.1 **Creation:** FLU2.4.7, FLU2.4.8, FLU2.4.9, Map 25 of FLUM Series

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan; determine that the proposed text and map amendments are in compliance, and **TRANSMIT** proposed amendment 2017-2-B-FLUE-3 related to the ***Rural Residential Enclaves Small Area Study***.

A. Background Information

Stable neighborhoods are at the core of Orange County's enduring desirability. They are essential in creating a more sustainable future, and play a critical role in supplying a variety of lifestyles and housing choices that foster rich, diverse, and vibrant places.

As suburban land development intensified since the 1970s, older rural or semi-rural areas in Orange County have transitioned towards comparatively denser patterns of development. Consequently, some of those established communities began to experience a mismatch between local expectations of a rural lifestyle, and the predominantly suburban character of their neighbors.

Small Area Studies are a proven and effective method by which planning interfaces directly with the public at the neighborhood scale: These studies are narrowly scoped to address place-specific challenges, and tailored to achieve place-specific outcomes.

The ***Rural Residential Enclaves Standards and Guidelines*** is a Small Area Study that has been developed to support and enhance local communities by addressing compatibility challenges, while maintaining the necessary consistency with the County's long-term goal of achieving a more compact and efficient urban fabric.

B. Summary of Proposed Change

The ~~immediate~~ purpose of this text amendment is to enable the implementation of the standards and guidelines associated with the ***Rural Residential Enclaves Standards and Guidelines***, which will be considered for adoption concurrent with this text amendment in October and November of 2017. ~~However, the *Neighborhood Planning Overlay* will also facilitate future implementation of other small area studies once they are recognized by the Board of County Commissioners. The overlay boundaries will be depicted on Map 25 of the Future Land Use Map Series and Policy FLU2.4.10, and these would be amended in the future to include additional study areas.~~ This amendment includes the establishment of the ***Rural Residential Enclaves Overlay*** which defines the geographic boundaries of ***Rural Residential Enclaves***, which are shown on as proposed Map 25 of the Future Land Use Map Series.

This amendment is supported by three new Future Land Use Element policies (FLU2.4.7 through FLU2.4.9) that implement the new overlay and require properties within to abide by the Rural Residential Enclaves Standards and Guidelines. Also, revisions to existing policies (FLU4.1.9 and FLU8.1.1) address consistency and compatibility challenges.

The small area study considered the County's Rural Country Estate (R-CE) standards as a baseline for compatibility, even while acknowledging that the actual historic pattern in certain cases may in fact be of a lower density than the 1-acre minimum required associated with R-CE districts.

However, since R-CE is currently not allowed as a development option within the Urban Service Area (USA), amendments to policy 8.1.1 are required to allow future lower-intensity development that would be compatible with the existing character of these areas.

The specific challenges experienced by Lake Mable residents meanwhile, are addressed through amendments to policy FLU4.1.9, which will allow greater consistency of development with the neighborhood's underlying R-CE zoning.

~~Revisions to Future Land Use Element Policies FLU4.1.9 and FLU8.1.1 are required to address specific circumstances presented by the Rural Residential Enclaves Small Area Study. Properties within the Lake Mable enclave have Village (V) Future Land Use and this must be addressed in FLU4.1.9. One of~~

~~the primary recommendations of the study is to enable R-CE (Rural Country Estate) zoning district standards for properties with Low Density Residential (LDR) Future Land Use within a Rural Residential Enclave. Therefore, FLU8.1.1 is to be revised to make the R-CE zoning district consistent with LDR future land use for properties within a recognized Rural Residential Enclave.~~

C. Proposed Policy Amendments

Following are the policy changes proposed by this amendment. The proposed policy changes are shown in underline/~~strikethrough~~ format and asterisks (***) represent existing, unchanged policies. Staff recommends **transmittal** of the amendment.

Future Land Use Element
Goals, Objectives and Policies

OBJ FLU2.4 **SMALL AREA STUDIES. Orange County shall use Small Area Studies as an appropriate urban strategy to facilitate infill, mixed use development, and redevelopment in a manner compatible with existing communities. Small Area Studies shall incorporate public outreach techniques, such as charrettes, community meetings, and other public involvement, to ensure they reflect the community's preferred vision for the area's future.**

POLICIES

State Road 436/State Road 50 Area Redevelopment Plan

***

Rural Residential Enclaves

FLU2.4.7 The ***Rural Residential Enclaves Standards and Guidelines***, as adopted by the Board of County Commissioners on *[November XX, 2017]*, supports local communities by addressing land development compatibility challenges and guiding future development within Rural Residential Enclaves. These neighborhoods are generally characterized by a homogenous and stable pattern of development, well-defined boundaries, and densities that are commonly associated with rural settings.

~~A ***Neighborhood Planning Overlay*** is hereby established to allow predictable, context-sensitive development and redevelopment within specific neighborhoods of unincorporated Orange County. The overlay boundaries are defined on Map 25 of the Future Land Use Map Series.~~

FLU2.4.8 The ***Rural Residential Enclaves Overlay*** is hereby established, to be included as Map 25 of the Future Land Use Map Series. Future overlay designations shall only be considered as staff-initiated amendments as directed by the Board of County Commissioners.

~~Development and redevelopment within Neighborhood Planning Overlay boundaries must be consistent with the associated standards and guidelines.~~

FLU2.4.9 Development within designated Rural Residential Enclaves shall be consistent with the adopted Rural Residential Enclaves Standards and Guidelines.

~~The following ***small area studies*** are recognized by the Board of County Commissioners for inclusion in the Neighborhood Planning Overlay:~~

~~Small Area Study~~	~~Date~~	~~Standards & Guidelines / County Code~~
~~Rural Residential Enclaves Small Area Study~~	~~[Insert Hearing Date]~~	~~[Insert final Division, Section, Article of Orange County Land Development Code Reference]~~

***

FLU4.1.9 ~~Beyond the approved boundaries of the six Villages, the property~~ Until and unless an SAP is approved by the Board of County Commissioners, property in the Village Land Use Classification shall maintain the future land use designation existing prior to the Village Land Use Classification Amendment (e.g. Rural: 1 dwelling unit per 10 acres, Conservation, Rural Settlement), except for ~~those~~ vested projects ~~that are vested~~, or properties included in a ~~**Neighborhood Planning**~~ **Rural Residential Enclaves Overlay.** All applications for development approval (i.e. lot splits, special exceptions, variances, etc.) on any property within the Village Land Use Classification shall be reviewed on a case-by-case basis for the effects of such development approval on adopted Villages.

The property in the Village Land Use Classification that is adjacent to the boundaries of an approved Village may apply to amend the Village boundary to include said property through a Comprehensive Plan Amendment. Addition or deletion of properties to/from an existing Village shall not result in creation of remnant areas or fragmented Villages.

Within the approved Village boundaries, all applications for development approval (i.e. lot splits, special exceptions, variances) under the existing zoning shall be evaluated for compatibility with all applicable policies of the Comprehensive Plan.

Changes and adjustments to the land use designations for each Village shall be processed as a Planned Development (PD) rezoning (if property does not yet have a PD zoning designation), or PD Land Use Plan Amendment, or Change Determination Request (CDR) to the existing PD. Such changes and adjustments shall be evaluated for consistency with the following, and shown on the Horizon West Special Planning Area Land Use Map when approved:

- General Village principles outlined in FLU4.1.1;
- Minimum densities for each Village summarized in FLU4.1.4;
- Consistency with Adequate Public Facilities (APF) and open space requirements for each Village identified in FLU4.2.2, FLU4.6.8 and/or APF Ordinance; and

Consistency with Village Greenbelt requirements of FLU4.5.1 and Transfer of Development Rights (TDR) provisions for each Village identified in FLU4.5.3, FLU4.5.4 and/or TDR Ordinance.

***

FLU8.1.1 (a) The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning

district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). Orange County's **Zoning and Future Land Use Correlation** is referenced herein as follows:

Zoning and Future Land Use Correlation		
FLUM Designation	*Density/Intensity*	*Zoning Districts*
Urban Residential		
Low Density Residential (LDR)	(0 to 4 du/ac)	R-CE* R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V ~~* R-CE is not available as a rezoning request in USA.~~
***	***	***
Area Specific		
Neighborhood Center (NC) Neighborhood Activity Corridor (NAC) Neighborhood Residential (NR)	40 DU/AC (2.0) 25 DU/AC (1.0) 20 DU/AC (.40) Study required per FLU8.3.1	NC NAC NR
Village Classification (V) (Horizon West)	See SAP See: Policy FLU4.1.9	PD within adopted Specific Area Plan (SAP) Densities and Intensities determined at PD based on the adopted SAP. See: Policy FLU4.1.9
Traditional Neighborhood Development (TND)		PD
Growth Center (GC)	See FLUE	PD
Innovation Way Overlay (Scenario 5)	See Chapter 4	PD within adopted Detailed Area Plan (DAP) or PD consistent with DRI Development Order or Future Land Use Map amendment. Compliance with FLU8.1.4.
I-Drive District Overlay	See Conceptual Regulating Plan, Map 23 of Future Land Use Map Series	PD, C-1, C-2, I-2/I-3
~~Neighborhood Planning Overlay~~		~~PD-RP, R-CE~~
***	***	***

* Rural Settlement only. R-CE is not available as a rezoning request in the USA, except where permitted by the Board of County Commissioners, through their inclusion in the ~~Neighborhood Planning~~ Rural Residential Enclave Overlay.

** Limited to 4 dwelling units per acre.

*** Consistent with FLU6.2.3.

Note. As of adoption of the 2030 update, the CVC FLUM designation no longer will be available as a FLUM request. Existing CVC-designated properties shall not be considered inconsistent as a result of this change. See FLU8.5.8.

Note: Please see FLU8.2.5, FLU8.2.5.1, and FLU8.2.5.2 to determine whether a rezoning is required prior to a special exception, or to determine whether a rezoning is required in specific cases of inconsistent zoning and future land use.

Note: Consistency of A-1, A-2 and A-R zoning districts with a Rural Settlement FLUM designation is limited to: residential uses permitted by right or by special exception approval; and, non-residential uses requiring approval by special exception and which are common to all zoning districts consistent with a Rural Settlement FLUM designation. A use that is not common to all listed districts is not consistent with a Rural Settlement designation.

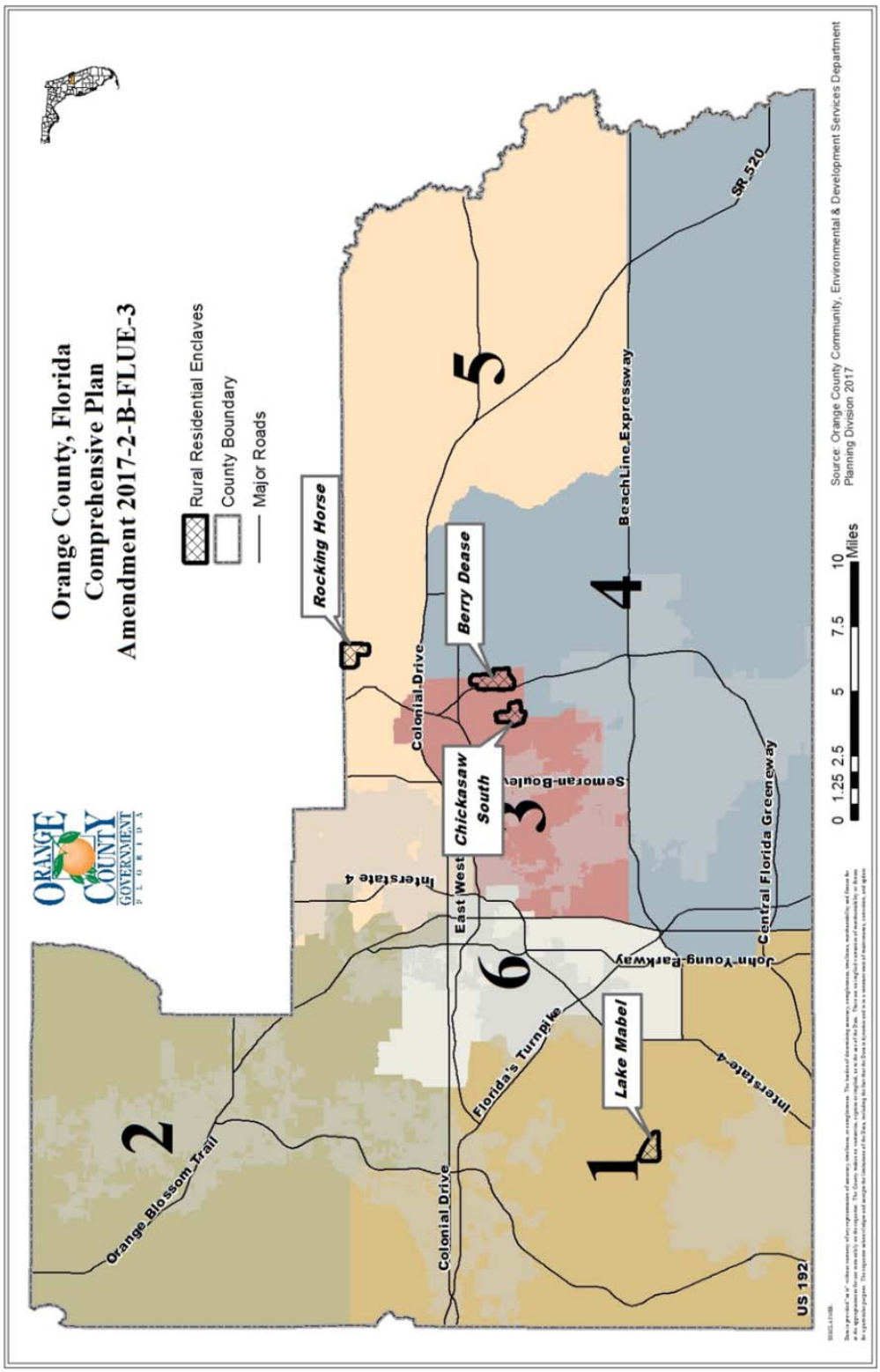
Note: Uses that may be permitted in a Planned Development zoning district are limited to those uses permitted by right or by special exception approval for districts consistent with the specific FLUM designation.

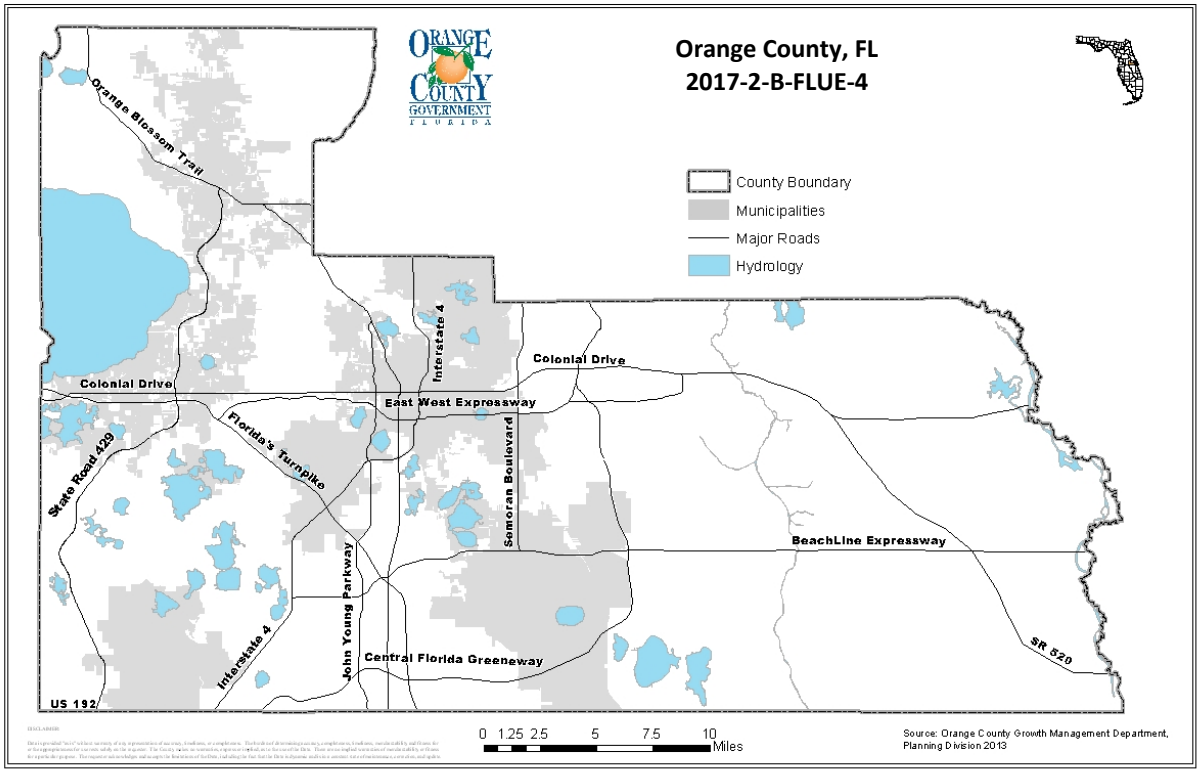
(b) In making the transition from the Future Land Use Map designation to the most

appropriate zoning district classification, it shall be permissible to require use of a PD District that provides for fewer uses than permitted with a standard zoning district classification. Furthermore, in making the transition for residential development, the Future Land Use Map shall establish only the maximum permitted density and intensity of development. It is permissible to impose a more restrictive zoning district classification as an interim use until such time as the property is found through an administrative decision-making process to be suitable and ready for ultimate development.

(c) In determining consistency with the Comprehensive Plan, the Zoning and Future Land Use Policy Correlation in FLU8.1.1 shall be coordinated and considered in conjunction with FLU8.2.5, FLU 8.2.5.1, FLU8.2.5.2 and other applicable policies of the CP. The zoning categories indicated in the Zoning and Future Land Use correlation are those in effect as of the date of the consistency determination.

Map 25 of Future Land Use Map Series – Neighborhood Planning Overlay





The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal	Recommend Transmittal (8-0)
	BCC Transmittal	July 11, 2017
	Agency Comments	August 2017
	LPA Adoption	October 19, 2017
	BCC Adoption	November 14, 2017

Project/Legal Notice Information
Title: Amendment 2017-2-B-FLUE-4
Divisions: Planning
Request: Text amendment to the Future Land Use Element establishing a new residential Future Land Use designation between Medium Density Residential (MDR) and High Density Residential (HDR)
Revision: FLU1.1.2B, FLU8.1.1(a)

Staff Recommendation

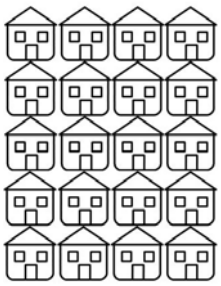
Make a finding that the proposed plan amendment is complete, is consistent with the Comprehensive Plan and in compliance and TRANSMIT Amendment **2017-2-B-FLUE-4.**

A. Background

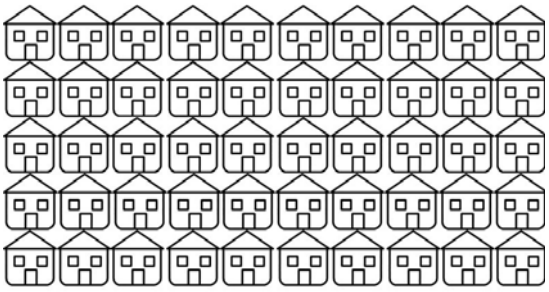
The Orange County Comprehensive Plan recognizes four (4) urban residential future land uses:

- Low Density Residential (LDR) allows a maximum density of 4 dwelling units per acre
- Low-Medium Density Residential (LMDR) allows a maximum density of 10 dwelling units per acre
- Medium Density Residential (MDR) allows a maximum density of 20 dwelling units per acre
- High Density Residential (HDR) allows a maximum density of 50 dwelling units per acre

The current urban residential land uses that permit multi-family residential development increase in density from twenty (20) dwelling units per acre to fifty (50) dwelling units per acre, a sixty percent (60%) increase in density. This increase is illustrated in the images below that compare the different densities.

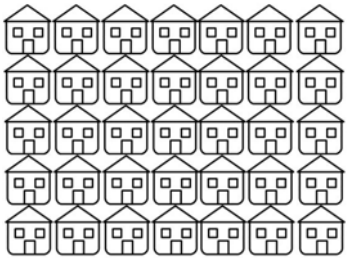


Medium Density Residential (MDR) 20 du/ac



High Density Residential (HDR) 50 du/ac

Staff is proposing a residential Future Land Use, Medium-High Density Residential (MHDR), which would provide additional flexibility to provide multi-family housing. This category would allow a maximum density of thirty-five (35) dwelling units and acre. Medium-High Density Residential development will be less dense than High Density Residential and would allow for development that could support public transit and neighborhood serving amenities within a reasonable pedestrian walk shed. This type of development is suited for an area where High Density Residential is too intense to be compatible with the surrounding area but Medium Density Residential does not provide the density needed to support neighborhood serving amenities. This provides an opportunity to provide walkable neighborhood living as opposed to suburban development or high-intensity urban-style development. Further, this allows the High Density Residential land use to be reserved for more highly urbanized areas.



Medium-High Density Residential (MHDR) 35 du/ac

Staff reviewed the maximum allowable densities for the urban residential Future Land Use designations of the municipalities within Orange County, those counties which share a county line with Orange County, and the ten most populous Florida counties. With the exception of Broward County, all other jurisdiction's High Density Residential Future Land Use permits densities below 50 dwelling units per acre. Staff finds that the proposed MHDR land use which would allow up to 35 dwelling units per acre would be appropriately in line with the High Density Residential development standards of surrounding and similar jurisdictions. The table below illustrates the findings.

	Low Density	Low-Medium or Medium- Low Density	Medium Density	Medium/High Density	High Density	Mixed-Use Development	Special Categories
Orange County	4	10	20		50		
Brevard[1]	4	6	10	15	30		
Broward	3	10	16	25	50		
Duval	5		15		45		
Hillsborough	9	12	16	20	35		
Lake	4		7		4-12		
Lee	4		10		15		
Leon	3		4-10		4-20		
Miami/Dade	2.5-6	6-13	13-25	25-60	60-125		
Osceola	3-8		8-18		18+	5-25	
Palm Beach	2-3	4-5	6-8	8-12	18		
Pinellas	5	7.5	10	15	30		
Polk	5		7		15		
Seminole	4		10		20	30	20-50[2]
Volusia	4		4-8		8-20		
Municipalities within Orange County							
Apopka	5	7.5	10		15	15	
Edgewood	0-4		4-7		7-16		
Maitland	4.5	4.5-10	10-19.8				
Oakland	3.49	3.5-8	8.1-35				
Ocoee	0-4		4-8		8-16		
Orlando	12		12-30		30-200		
Windermere	75' lots 1 du per 0.288 acre / 80' lots 1 du per 0.303 acre / 100' or larger 1 du per 0.385 acre / 1 acre lots 1 du/ac						
Winter Garden	2-6		3-10	13			25[3]

Brevard County Future Land Use categories are named for the density they allow, for example, Residential 30 allows up to 30 du/ac

[2] Seminole County has four (4) Planned Development Future Land Use categories with maximum density ranging from 20 du/ac to 50 du/ac.

Winter Park	10		17		25		

Policy Amendments

Following are the policy changes proposed by this amendment. The proposed revisions are shown in *~~strikethrough~~*/*underline* format. Staff recommends transmittal of this amendment.

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

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

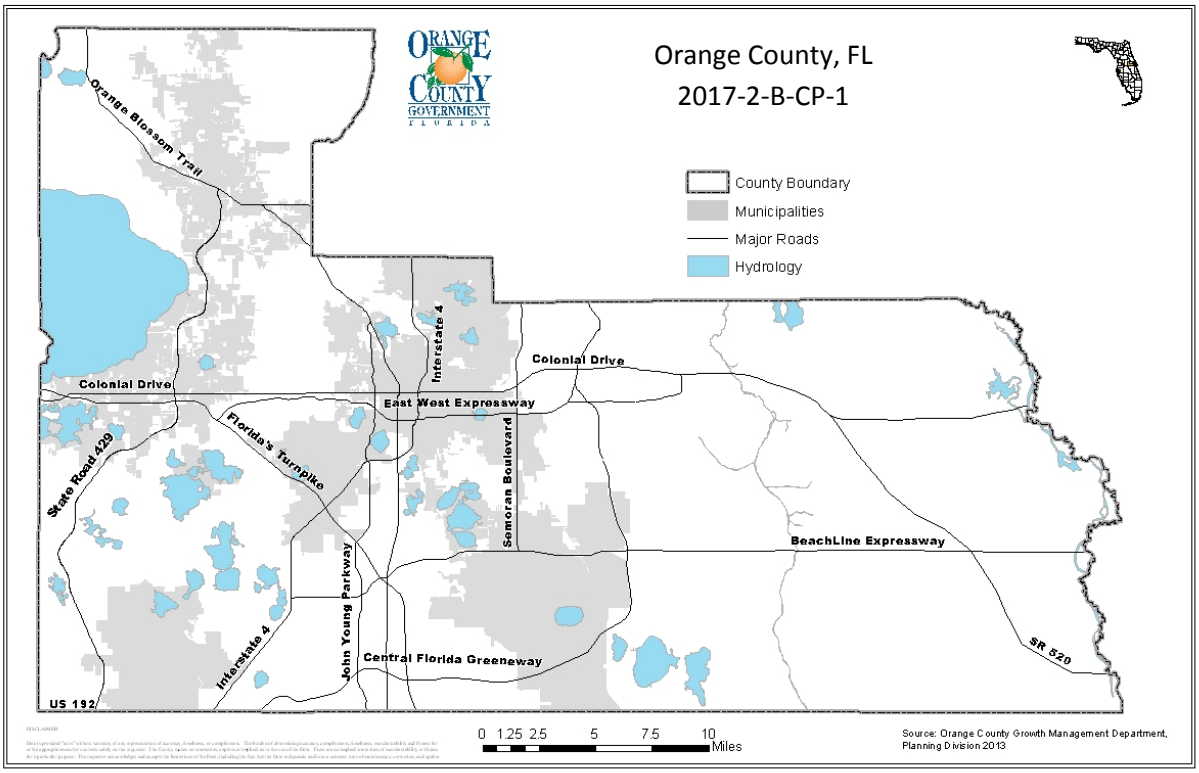
FLU1.1.2 (F) Student housing may be permitted only on property with a future land use designation of Medium Density Residential, Medium-High Density Residential, High Density Residential, or Planned Development (in which medium or high density student housing is included as a single use or part of a mix of uses). A Planned Development zoning classification shall be required for all student housing projects.

*****FLU8.1.1 (a)** The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum

[3] Winter Garden has special land use categories that permit a mix of residential and commercial use with maximum densities of 4 du/ac, 6 du/ac, 10 du/ac, and 25 du/ac

and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). Orange County's Zoning and Future Land Use Correlation is referenced herein as follows:

Zoning and Future Land Use Correlation		
FLUM Designation	**Density/Intensity**	**Zoning Districts**
Urban Residential		
Low Density Residential (LDR)	(0 to 4 du/ac)	R-CE* R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, RT-1, R-T-2, R-L-D, PD, U-V* R-CE is not available as a rezoning request in USA.
Low-Medium Density Residential (LMDR)	(0 o 10 du/ac) + workforce housing bonus	R-1, R-1A, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	(0 to 20 du/ac) + workforce housing bonus	R-~~3~~2, R-~~2~~3, UR-3, PD, U-V
Medium-High Density Residential (MHDR)	(0 to 35 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
High Density Residential (HDR)	(0 to 50 du/ac) + workforce housing bonus	R-~~3~~2, R-~~2~~3, UR-3, PD, U-V
***		
Area Specific		
Neighborhood Center (NC) Neighborhood Activity Corridor (NAC) Neighborhood Residential (NR)	40 DU/AC (2.0) 25 DU/AC (1.0) 20 DU/AC (.40) Study required per FLU8.3.1	NC NAC NR
Village Classification (V) (Horizon West)	See SAP	PD within adopted Specific Area Plan (SAP) Densities and Intensities determined at PD based on the adopted SAP.
Traditional Neighborhood Development (TND)		PD
Growth Center (GC)	See FLUE	PD
Innovation Way Overlay ~~(Scenario 5)~~	See Chapter 4	~~PD within adopted Detailed Area Plan (DAP) or PD consistent with DRI Development Order or Future Land Use Map amendment. Compliance with FLU8.1.4.~~ Innovation Way – Planned Development – Regulating Plan (IW-PD-RP)
I-Drive District Overlay	See Conceptual Regulating Plan, Map 23 of Future Land Use Map Series	PD, C-1, C-2, I-2/I-3



The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal	Recommend Transmittal (8-0)
	BCC Transmittal	July 11, 2017
	Agency Comments	August 2017
	LPA Adoption	October 19, 2017
	BCC Adoption	November 14, 2017

Project/Legal Notice Information
Title: Amendment 2017-2-B-CP-1
Divisions: Planning
Request: Text amendments to the Future Land Use, Public Schools Facilities, Capital Improvements, Intergovernmental Coordination and Potable Water, Wastewater and Reclaimed Water elements to clarify the locations for public school siting and to promote public school siting coordination between Orange County and Orange County Public Schools (OCPS).
Revision: FLU1.1.4 (A), FLU1.4.22, FLU6.2.12, FLU 8.7.1, FLU8.7.4, FLU8.7.5, FLU8.7.6, FLU8.7.7, FLU8.7.8, FLU8.7.9, FLU8.7.10, PS2.2.2, PS5.1.3, PS5.1.5, PS5.1.10, PS5.1.12, PS5.2.1, PS5.2.2, PS5.2.4, PS5.2.5, P#5.3.5, PS6.1.4, PS6.1.7, OBJPS6.2, PS6.3.7, PS6.4.3, CIE1.3.18, ICE1.14.4ICE1.15.1-1.15.3, ICE1.16.3, ICE1.16.4, ICE1.16.6, ICE1.16.7, PW1.4.2, PW1.5.2, WW1.4.3, WW1.5.2

Staff Recommendation

Make a finding that the proposed plan amendment is complete, is consistent with the Comprehensive Plan and in compliance and recommend TRANSMITTAL of Amendment 2017-2-B-FLUE-2.

A. Background

A review of public, i.e. Orange County Public Schools (OCPS), school siting criteria in the Orange County Code led to an ordinance amending Chapter 38 of the Code, which was adopted by the BCC on April 25, 2017. These changes modified zoning categories where schools are permitted or are a special exception, prohibited new high schools in rural settlements, reduced the minimum acreage required for schools by type of public school types, reflected more commonly recognized standards for school siting, modified school location and site development criteria and made other adjustments to the Code. Further review of land use, public school and intergovernmental coordination policies of the Comprehensive Plan found some redundancies and needed siting modifications to help effectuate code revisions and to be consistent with current siting practices.

B. Summary of Proposed Changes

More specifically, the Future Land Use Element policy FLU1.4.22 is proposed to be modified to indicate that the policy applies to traditional utilities and public facilities and not schools, though schools may be allowed in some Institutional land use designations. Policy FLU8.7.1 recognizes the current configuration of campuses to allow grades K-8 at a single facility. Amendments to recognize K-8 schools appear in other policies as well.

Policy FLU8.7.5 has been reorganized to identify land use categories within the Urban Service Area where schools may be located, either as permitted uses or as special exceptions. Policy FLU8.7.6 addresses where schools may be located within a Rural Settlement and prohibits high schools from locating in a Rural Settlement. Policy FLU8.7.7 calls for new schools to have a land use designation of EDU if allowed in Rural/Agricultural and Policy FLU8.7.9 would allow existing schools in a Rural Settlement or Rural Service Area to be amended to be Institutional or Educational.

The Public School Facilities Element has had several policies modified to reflect OCPS and Orange County coordination for planning purposes, as called for by an existing interlocal agreement between the two parties which was adopted in 2011. Since policies PS5.2.1, PS5.2.2 and PS5.2.5 were redundant to the school siting policies of the Future Land Use Element, the Public School Element policies were revised to simply refer back to the corresponding Future Land Use policies. Additional policy changes were made to recognize that County staff and OCPS staff are entitled to participate on specific planning committees as non-voting members where their particular interests were involved.

C. Policy Amendments

Following are the policy changes proposed by this amendment and organized by Plan Element. The proposed revisions are shown in *~~strikethrough~~*/*underline* format. Staff recommends adoption of this amendment.

FUTURE LAND USE ELEMENT

FLU1.1.4 In addition to FLU1.1.2(B), permitted densities and/or intensities for residential and non-residential development can be established through additional Future Land Use designations. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). The Future Land Use and Zoning Correlation is found in FLU8.1.1.(Added 8/92, Ord. 92-24 8/93, Ord. 93-19, Policy 1.1.11-r; Amended 6/10, Ord. 10-07)

A. OTHER URBAN RELATED OPTIONS – The following are non-residential Future Land Use designations that are predominately found in the Urban Service Area. These may also be located within Rural Settlements on a limited basis. (See specific policies in ~~Chapter 5~~ within OBJ FLU6.2).

* * *

FLUM Designation	General Description	Density/Intensity
Educational (EDU)	Educational~~ recognizes~~ includes public elementary, K-8, middle, and high schools and ninth grade centers. ~~Future Land Use change required for all schools proposed for RSA, and for high schools and ninth grade centers proposed in Rural Settlements.~~	2.0 FAR

* * *

FLU1.4.22 Electrical, natural gas, telecommunication, solid waste, water, wastewater, and similar ~~U~~utilities and public facilities, excluding pipes and lines, shall have a Future Land Use Map designation of Institutional. ~~If permitted to locate in or~~

~~through conservation areas, mitigation shall be required consistent with County, State and Federal regulations.~~ Pipes and lines shall be allowed in all Future Land Use designations, consistent with applicable zoning restrictions. (Policies 4.1.15 and 4.3.1)

* * *

FLU6.2.12 [4] Any proposed use within a Rural Settlement intended for the new construction of a structure(s) with a Gross Buildable Area of 50,000 SF (on a cumulative basis) or more or projected to have a weekly trip rate of 10,000 total trips may be considered inappropriate for a Rural Settlement if the following conditions exist:

- The proposed use is located in a Rural Settlement that has maintained a rural and historic character, consistent with the intent of Rural Settlements.
- It is determined that the proposed use(s) by size, massing and traffic, will unduly impact the historic and rural character of the Rural Settlement;
- The use, as determined by a market study, is primarily intended for those whose daily life activities do not occur within the Rural Settlement.
- It is not demonstrated that other potential sites were evaluated as being suitable.

* * *

OBJ FLU8.7 **SCHOOLS. Orange County shall promote safe and adequate school site locations.**

FLU8.7.1 Orange County shall support and encourage the location of new elementary, K-8, and middle schools~~, unless otherwise required,~~ internal to residential neighborhoods (Added12/00, Ord. 00-25, Policy 3.2.18)

* * *

FLU8.7.4 To the extent feasible, ~~E~~educational facilities shall be accessible from sidewalks and bikeways. (Policy 3.2.20)

FLU8.7.5 ~~Public elementary schools shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density~~

[4] FLU6.2.12 is not proposed for amending and so will not be included in the eventual adopted ordinance, but is included here as a reference for Policy FLU8.7.6.

~~Residential, Institutional, Activity Center Residential and Educational. Public middle schools and free-standing ninth-grade centers shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Medium Density Residential, High Density Residential, Institutional Activity Center Residential and Educational. Public middle schools and free-standing ninth-grade centers shall be allowed as special exceptions in the following land use categories located in the Urban Service Area: Low Density Residential and Low-Medium Density Residential. Public elementary schools, middle schools, and free-standing ninth-grade centers shall be allowed as special exceptions in the following land use categories located in the Rural Settlement Areas: 1/1, 1/2, 1/5, Low Density Residential, Low-Medium Density Residential, and Institutional.~~ Within the Urban Service Area, Orange County Public Schools' (OCPS) elementary, K-8, middle, high schools, and ninth-grade centers developed in conjunction with high schools shall be allowed as permitted uses or may be allowed as special exceptions as stated in the Public School Siting Regulations of Article XVIII, Chapter 38, Orange County Code in each of the following future land use designations: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, Medium-High Density Residential, High Density Residential, Institutional, Activity Center Residential, and Educational. OCPS high schools and ninth-grade centers developed in conjunction with high schools shall also be allowed as permitted uses or may be allowed as special exceptions as stated in the Public School Siting Regulations of Article XVIII, Chapter 38, Orange County Code in Office, Commercial, and Industrial future land use designations. In addition to the locations identified above, public OCPS elementary schools, middle schools and freestanding ninth-grade centers shall be allowed as ~~a~~ permitted uses or may be allowed as special exceptions in all future land use categories if identified in an area-specific Future Land Use overlay, regulating plan, special planning area, (e.g. Horizon West, Innovation Way, Holden Heights, International Drive, etc.) or a Planned Development Land Use Plan approved by the Board of County Commissioners. (Added 9/96, Ord. 96-28; Amended 10/02, Ord. 02-16, Policy 3.2.21)

FLU8.7.6 ~~Within a Rural Settlement, Orange County Public Schools' (OCPS) elementary, K-8, middle schools, and freestanding ninth-grade centers may be allowed within Planned Development Land Use Plans or as special exceptions in any Rural Settlement Future Land Use designation provided for in Policy FLU1.1.4H. Any such school in a Rural Settlement is exempt from policy FLU6.2.12. OCPS high schools shall not be permitted in a Rural Settlement.~~ Within a Rural Settlement, Orange County Public Schools' (OCPS) elementary, K-8, middle schools, and

freestanding ninth-grade centers may be allowed within Planned Development Land Use Plans or as special exceptions in any Rural Settlement Future Land Use designation provided for in Policy FLU1.1.4H. Any such school in a Rural Settlement is exempt from policy FLU6.2.12. OCPS high schools shall not be permitted in a Rural Settlement. (Added 9/96, Ord. 96-28; Amended 10/02, Ord. 02-16. Policy 3.2.21.1)

FLU8.7.7 In the event that the School Board determines a public school facility is required in an area designated Rural/Agricultural on the Future Land Use Map, an amendment to the Future Land Use Map as EDU or INST shall be required. The School Board may request an amendment to the Future Land Use Map at no cost. (Added 9/96, Ord. 96-28, Policy 3.2.21.2)

FLU8.7.8 All new public school locations shall be subject to the terms and limitations established in the ~~s~~School ~~S~~Siting Regulations ordinance developed jointly by Orange County and the School Board, as it may be amended from time to time. The expansion of water and wastewater facilities in a Rural Settlement to serve public school sites shall not be the justification or impetus for future development in a Rural Settlement. (Added 9/96, Ord. 02-16, Policy 3.2.21.3)

FLU8.7.9 Public educational facilities shall be allowed in future land use designations specified in Policies FLU8.7.5 through FLU8.7.7 as amended. Subsequent to their construction, the Future Land Use Map ~~shall~~ may be amended ~~to reflect an Educational designation~~ to EDU. Such plan amendments in the Rural Service Area or in a Rural Settlement shall be designated EDU or INST. (Added 10/02, Ord. 02-16, Policy 3.2.21.5-r).

FLU8.7.10 Reserved. ~~Orange County shall implement the School Siting Criteria contained in the Land Development Code.~~ (Added 12/00, Ord. 00-25, Policy 3.2.22)

* * *

PUBLIC SCHOOL FACILITIES ELEMENT

PS2.2.3 Support and encourage the location of new elementary, K-8, and middle schools, unless otherwise required, internal to residential neighborhoods.

* * *

PS5.1.3 The Board of County Commissioners and the Orange County School Board shall endeavor to meet annually, ~~and publicly to review and discuss the Public School Facilities Element and other issues of~~ but shall meet at least once every two years to review and discuss any issues of mutual concern.

* * *

PS5.1.5 Orange County shall ~~A~~assign a County representative to serve as ~~an ex-officio member on the School Board Facilities Review Committee.~~ a non-voting member on the School Board Advance Planning Committee. Per s. 163.3174(1), F.S., Orange County's Local Planning Agency shall include a representative of the School Board as a non-voting member to attend those meetings at which the Agency considers comprehensive plan amendments and rezonings that would, if approved, increase residential density on the property that is the subject of the application. School Board representatives shall also be authorized to participate as non-voting members of the County's Development Review Committee.

* * *

PS5.1.10 Pursuant to the adopted Amended Interlocal Agreement for Public School Facility Planning and School Concurrency First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, adopted in 2011, as may be amended from time to time (Interlocal Agreement), a Technical Advisory Committee comprised of representatives from the County, Municipalities, OCPS and the Regional Planning Council shall be established to discuss issues of mutual concern. OCPS shall be responsible for making arranging meetings arrangements, providing notification and maintaining a written summary of meeting actions. (Added 6/08, Ord. 08-11)

* * *

PS5.1.12 Pursuant to the Interlocal Agreement referenced in Policy PS5.1.10, Orange County shall provide an update of information on approved developments, phases of development and estimated build out by phase to the OCPS Planning Department on an annual as needed basis. (Added 6/08, Ord. 08/11)

* * *

PS5.2.1 Within the Urban Service Area, public schools shall be allowed as set forth in Policy FLU8.7.5.

PS5.2.2 Within a Rural Settlement or the Rural Service Area, public schools shall be allowed as set forth in Policy FLU8.7.6 and FLU8.7.7, respectively. ~~Public high schools and ninth-grade centers developed in conjunction with high schools shall be allowed as permitted uses in the following land use categories located in the Urban Service Area: Commercial, Industrial, Institutional, and Activity Center Mixed Use. Public high schools and ninth-grade centers developed in conjunction with high schools shall be allowed as special exceptions in the following land use categories located in the Urban Service Area: Low Density Residential, Low-Medium Density Residential, Medium Density Residential, High Density Residential, Office, and Activity Center Residential. Public high schools and ninth-grade centers developed in conjunction with high schools shall be allowed as a special exception in the following land use categories located in the~~

~~Rural Settlement Areas: 1/1, 1/2, 1/5, Low Density Residential, Low Medium Density Residential, Office, Commercial, Industrial, and Institutional. In addition to the locations identified above, public high schools and ninth-grand centers developed in conjunction with high schools shall be allowed as a permitted use in all future land use categories if identified in a Planned Development Land Use Plan approved by the Board of County Commissioners.~~

* * *

PS5.2.4 All new public school locations shall be subject to the terms and limitations established in the Public ~~s~~School ~~s~~Siting Regulations ordinance developed jointly by Orange County and the School Board, as it may be amended from time to time.

PS5.2.5 ~~Orange County shall amend the Land Development Regulations to allow schools as permitted uses and special exceptions in appropriate categories, consistent with Future Land Use Policies FLU3.2.21, FLU3.2.21.1, and FLU3.2.21.2.~~ Reserved

*** * ***

PS5.3.5 Where central water and sewer service is not available to a public school site, a temporary on-site water and sewer system may be approved consistent with Potable Water Policy PW1.2.8 and Wastewater Policy WW1.2.9, provided that connection to public supply shall be required when utilities are available to the site. Schools located in a Rural Settlement are also subject to FLU8.7.8.

*** * ***

PS6.1.4 Any changes or modifications to the adopted LOS shall follow the process and guidelines as outlined in ~~Section 13 of~~ the Interlocal Agreement referenced in Policy PS5.1.10. (Added 6/08, Ord. 08-11)

*** * ***

PS6.1.7 Any changes or modifications to the adopted CSAs shall follow the process and guidelines as outlined in ~~Section 14 of~~ the Interlocal Agreement referenced in Policy PS5.1.10. (Added 6/08, Ord. 08-11)

*** * ***

OBJ PS6.2 OCPS, in conjunction with the County, consistent with ~~Section 14 of~~ the Interlocal Agreement referenced in Policy PS5.1.10 shall establish, and annually review, school Concurrency Service Areas (CSA), which will be used to evaluate capacity of schools available to accommodate students generated by proposed development. (Added 6/08, Ord. 08-11)

* * *

PS6.3.7 Consistent with ~~Section 16.2 of~~ the Interlocal Agreement referenced in Policy PS5.1.10, the following residential uses shall be exempt from the requirements of school concurrency:

a. Any proposed residential development considered de minimis as defined by PSFE Policy PS6.3.5.

b. One single-family house, one (1) duplex, and/or one accessory dwelling unit being developed on an existing platted residential lot of record.

c. Any building or structure that has received a building permit as of the effective date of the Interlocal Agreement, or is described in section 163.3167(8), Florida Statutes.

d. Any new residential development that has site plan approval for a site pursuant to a specific development order approved prior to the effective date of school concurrency, including the portion of any project that has received final subdivision plat approval as a residential subdivision into one (1) dwelling unit per lot.

e. Any amendment to any previously approved residential development, which does not increase the number of dwelling units or change the type of dwelling units (e.g., converts single-family to multi-family, etc.).

f. Any age-restricted community that qualifies as one of the three types of communities designed for older persons as "housing for older persons" in the Housing for Older Persons Act, 42 USC §3607(b). This exemption shall be applied in conformity with the principles set forth in Volusia County v. Aberdeen at Ormond Beach, L.P., 760 So. 2d, 126 (Fla. 2000). Provided, however, that any senior housing community or dwelling unit that loses its qualification as housing for older persons shall be required to meet applicable school concurrency requirements in effect at the time the qualification as housing for older persons is lost.

g. Alterations or expansion of an existing dwelling unit where no additional dwelling units are created.

h. The construction of accessory buildings or structures which will not create additional dwelling units.

i. The replacement of a dwelling unit where no additional dwelling units are created and where the replacement dwelling unit is located on the same lot. If the type of dwelling unit is different from the original dwelling unit type,

the exemption shall be limited to an exemption based on the current student generation rate for the original dwelling unit type, documentation of the existence of the original dwelling unit must be submitted to the concurrency management official.

j. School concurrency shall not apply to property within a Development of Regional Impact (DRI) for which a Development Order was issued prior to July 1, 2005, or for which a DRI application was submitted prior to May 1, 2005, unless the developer elects otherwise or unless the developer files a Notice of Proposed Change (NOPC) and/or Substantial Deviation to increase the total number of residential dwelling units; however, such exemption shall expire upon withdrawal, denial, or expiration of the application for a Development Order. If such Development of Regional Impact has been approved, or is approved, through a development order, such exemption shall expire for any phase of the Development Order upon expiration of the Development Order build-out date for such phase, or for the entire Development Order upon expiration of the Development Order, or upon any material default of the school mitigation conditions of the Development Order or a related development agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.

k. The portion of any residential development that, prior to July 1, 2005, is the subject of a binding and enforceable development agreement or Capacity Enhancement Agreement designated as a Capacity Commitment Agreement by resolution of the School Board; however, such exemption shall expire upon expiration of the development agreement, Capacity Enhancement Agreement, or upon any material default of the school impact mitigation conditions of such development agreement or Capacity Enhancement Agreement, unless such project, or portions of such project, remains exempt pursuant to another exemption provision.

l. Any residential development with a letter vesting it for purposes of complying with school concurrency, or which would be vested at common law for purposes of such concurrency requirement implemented by this Agreement, provided that the School Board may contest a vested rights determination as provided in the land development regulations.

m. Group living facilities that do not generate students and including residential facilities such as local jails, prisons, hospitals, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse sleeping quarters, dormitory-type facilities for post-secondary students, and religious non-youth facilities, regardless of whether

such facilities may be classified as residential uses. (Added 06/08, Ord. 08-11)

* * *

PS6.4.3 Proportionate Share Mitigation may include payments of money, construction of schools, donations of land, expansion of permanent capacity of existing school campuses, payment of funds necessary to advance schools contained in the ten (10) year DCOP, establishment of charter schools that meet State Requirements for Educational Facilities (SREF) standards, payments into mitigation banks, establishment of an Educational Facilities Benefit District, Community Development District, or other methods identified in ~~Section 17.6(b) of~~ the Interlocal Agreement referenced in Policy PS5.1.10 and as may be negotiated between developer and OCPS and, as appropriate, Orange County. (Added 06/08, Ord. 08-11)

*** * ***

CAPTIAL IMPROVEMENTS ELEMENT

CIE1.3.18 Consistent with ~~Section 15 of~~ the ~~First Amended and Restated~~ Interlocal Agreement referenced in Policy PS5.1.10, the LOS standards shall be applied consistently within Orange County and by the School Board to all schools of the same type. All CSAs must achieve the adopted LOS standards identified in CIE1.3.16 and PS6.1.3 by the end of the 5th year of the Capital Improvements Schedule, with the exception of the backlogged CSAs which have been placed in a long term concurrency management system. Each backlogged CSA must meet the adopted LOS within the 10-year period identified within the respective adopted Long Term Concurrency Management System for Schools (LTCMSS). The backlogged CSAs are identified in Table A and Table B, along with the existing LOS and projected 5- year and 10-year LOS. Table A reflects the LTCMSS adopted by Amendment 2010-1-BCIE-1 on April 20, 2010. Table B reflects the LTCMSS adopted by Amendment 2011-1-BCIE-1 on April 5, 2011 (Amended 4/11, Ord. 11-03):

School Type	**Adopted LOS**
Elementary	110% of Adjusted FISH Capacity by 2011. The interim LOS for backlogged facilities is shown in Figure 13 of the Data, Inventory and Analysis. The following elementary school CSAs is designated as backlogged

	facilities: A, DD, U, and Arbor Ridge. The utilization of these CSAs may not increase beyond its level of April 1, 2008, as designed in Figure 6 of the Data, Inventory and Analysis, and must achieve a LOS of 110% by 2017.
Middle	100% of Adjusted FISH Capacity by 2011. The interim LOS for backlogged facilities is shown in Figure 14 of the Data, Inventory and Analysis. The following middle school CSAs are designated as backlogged facilities: Apopka MS, Chain of Lakes MS, Gotha MS, Meadow Woods MS, and Walker MS. The utilization of these CSAs may not increase beyond its level of April 1, 2008, as designed in Figure 8 of the Data, Inventory and Analysis, and must achieve a LOS of 100% by 2017.
High	100% of Adjusted FISH Capacity by 2011. The interim LOS for backlogged facilities is shown in Figure 15 of the Data, Inventory and Analysis. The following high school CSAs are designated as backlogged facilities: Freedom HS and University HS. The utilization of these CSAs may not increase beyond its level of April 1, 2008, as designed in Figure 10 of the Data, Inventory and Analysis, and must achieve a LOS of 100% by 2017.
(Added 06/08, Ord. 08-11)	

*** * ***

INTERGOVERNMENTAL COORDINATION ELEMENT

ICE1.14.4 The County shall comply with the ~~Amended~~ Interlocal Agreement ~~for Public School and Implementation of Concurrency adopted in 2008~~ <u>referenced in Policy PS5.1.10</u>.(Added 06/08, Ord. 2008-11)

*** * ***

ICE1.15.1 ~~Pursuant to the requirement of Section 163.3177(6)(h)2, FS, Orange County and OCPS entered into the Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency in 2008.~~ <u>Orange County shall use the Interlocal Agreement referenced in Policy PS5.1.10 to meet the applicable requirements of Section 163.3177(6)(h)2, FS.</u>

ICE1.15.2 The County shall meet regularly with OCPS and municipal representatives to plan for the location of future public educational facilities and the needed infrastructure necessary to support future public education facilities, per the requirements of the ~~Amended~~ Interlocal Agreement ~~for Public School Facility Planning and the Implementation of Concurrency~~ <u>referenced in Policy PS5.1.10</u>.

ICE1.15.3 The County shall continue to coordinate joint population projections, public school siting and the timing of infrastructure with the Orange County School Board, per the requirements of the Amended Interlocal Agreement ~~*for Public School Facility Planning and the Implementation of Concurrency*~~ referenced in Policy PS5.1.10.

* * *

ICE1.16.3 Pursuant to the adopted ~~Amended~~ Interlocal Agreement ~~for Public School Facility Planning and Implementation of Concurrency~~ referenced in Policy PS5.1.10, a Technical Advisory Committee (TAC) comprised of representatives from the County, Municipalities, OCPS and the Regional Planning Council shall be established to discuss issues of mutual concern. TAC shall meet quarterly, or as needed, to discuss issues and formulate recommendations regarding coordination of land use and school facilities. (~~Also~~ See Public Schools Facilities Element, Policies PS5.1.10 and PS5.1.11)

ICE1.16.4 Pursuant to the Interlocal Agreement referenced in Policy PS5.1.10, Orange County shall provide an update of approved developments, phases of development and estimated build out by phase to the OCPS Planning Department on an annual basis. (~~Also~~ See Public Schools Facilities Element, Policy PS5.1.12)

* * *

ICE1.16.6 The County and OCPS, consistent with the Interlocal Agreement referenced in Policy PS5.1.10 shall establish, and annually review, school Concurrency Service Areas (CSAs), which will be used to evaluate capacity of schools available to accommodate students generated by proposed development. (~~Also~~ See Public Schools Facilities Element, Objective PS6.2)

ICE1.16.7 Orange County and OCPS shall develop and maintain throughout the planning period a joint process for the implementation of School Concurrency as provided for in the adopted Interlocal Agreement referenced in Policy PS5.1.10. (~~Also~~ See Public Schools Facilities Element, Objective PS6.3)

* * *

POTABLE WATER, WASTEWATER AND RECLAIMED WATER ELEMENT

PW1.4.2 Potable water service shall not be extended to areas outside the Urban Service Area except in the following circumstances:

A. The facilities to be extended will serve a Growth Center, public school, or other exception areas as provided in the Comprehensive Plan (CP);

B. The Board of County Commissioners has made an affirmative finding that a public health hazard exists for existing development. Such facilities shall not serve as the basis for additional new development;

C. The facilities are to be extended to provide adequate fire flows to existing developments which are located within one-half (1/2) mile of an existing water transmission main;

D. For approved sector plans as provided for in the CP; and

E. The circumstances described under Policy PW1.5.2 and Policy PW1.5.3.

This policy is not intended to preclude the use of conservation or rural areas for withdrawal or treatment facilities. (Added 12/00, Ord. 00-25)

* * *

PW1.5.2 When the provision of central water facilities for a Rural Settlement(s) is proposed, the Board of County Commissioners shall approve such a proposal(s) only when the Board makes two findings. First, the Board shall make a finding of need of central water facilities for the particular Rural Settlement. Second, the Board shall make a finding of consistency with the Comprehensive Plan, including the policies of the Potable Water and Future Land Use Elements. The provision of water services to a school located in a Rural Settlement is also subject to FLU8.7.8. (Added 12/00, Ord. 00-25)

* * *

WW1.4.3 Central wastewater facilities, consisting of wastewater treatment facilities, pump stations, force and gravity mains shall not be extended beyond the boundary of the Urban Service Area except in the following circumstances:

A. The facilities to be extended will serve a Growth Center, public school, or other exception areas within Specific Area Plan (SAP) boundaries as provided for in the Comprehensive Plan (CP);

B. The Board of County Commissioners has made an affirmative finding that a public health hazard exists for existing development. Such extended facilities shall not serve as a basis for additional new development;

C. For approved sector plans as provided for in the CP;

D. Those circumstances described under Policy WW1.5.2 herein.

This policy is not intended to preclude the use of conservation or rural areas for wastewater treatment facilities or the interconnecting of the overall system. (Added 12/00, Ord. 00-25)

* * *

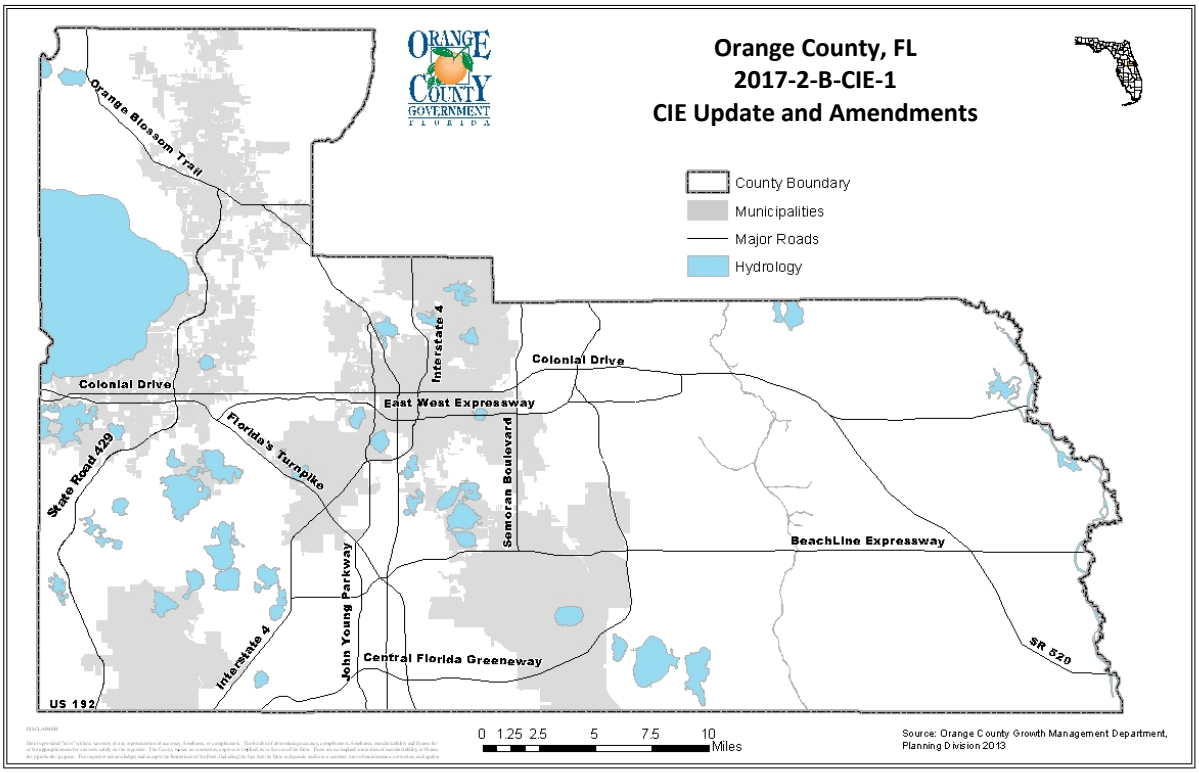
WW1.5.2 New central wastewater facilities shall not be constructed and existing facilities shall not be expanded to serve Rural Settlements except under the following circumstances:

A. The Board of County Commissioners has made an affirmative finding that the facilities are necessary to support existing future land use designations on the adopted Future Land Use (FLU) map consistent with the Future Land Use Objective FLU2.1. The future land use designations referenced in this policy are those reflected on the adopted FLU map as of the date of adoption of this policy. Facility expansion under this policy must be incorporated into the County's five-year Capital Improvements Program (CIP); or

B. The Rural Settlement has experienced a State documented economic decline as a result of the loss of a major area employer. The central wastewater facilities may be expanded for the purpose of revitalizing the area by attracting new commercial and industrial businesses and offering incentives to existing businesses to remain in the area. This policy shall apply only to the Zellwood Rural Settlement, consistent with the Future Land Use Element.

C. The Board of County Commissioners has made an affirmative finding that the facilities are necessary and available to remedy or prevent contamination of ground or surface water within the Wekiva Study Area.

D. <u>The provision of wastewater services to a school located in a Rural Settlement is also subject to FLU8.7.8. (Added 12/00, Ord. 00-25; Amended 12/07, Ord. 07-20)</u>



The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal	Recommend Transmittal (8-0)
	BCC Transmittal	July 11, 2017
	Agency Comments	August 2017
	LPA Adoption	October 19, 2017
	BCC Adoption	November 14, 2017

Project/Legal Notice Information
Title: Amendment 2017-2-B-CIE-1
Divisions: Planning
Request: Text amendments to Capital Improvements Element
Revision: CIE1.1.1, CIE1.1.5, CIE1.1.6, CIE1.1.13, CIE1.1.14, CIE1.1.15, and CIE1.1.16.

Staff Recommendation

Make a finding that the proposed plan amendment is complete, is consistent with the Comprehensive Plan and in compliance and TRANSMIT Amendment 2012-2-B-CIE-1, revising Capital Improvements Element Policies CIE1.1.1, CIE1.1.5, CIE1.1.6, CIE1.1.13, CIE1.1.14, CIE1.1.15 and CIE1.1.16.

A. Background

The 2011 Growth Management Legislation (House Bill 7207) revised the process and requirements related to the annual update of the Capital Improvements Element (CIE). These revisions included the provision of an option to complete the annual CIE update by ordinance rather than by the Comprehensive Plan amendment process.

House Bill 7207 eliminated the option of allowing local governments to adopt the CIE update via the small scale amendment process. This option was replaced with another option to allow local governments to complete simple updates to the 5-year capital improvements schedule through the adoption of a local ordinance. If text amendments to the Capital Improvements Element are proposed, then the CIE update must be handled as a regular cycle Comprehensive Plan amendment, which requires transmittal and adoption public hearings.

The changes to Policies CIE1.1.1, CIE1.1.5, CIE1.1.6 and CIE1.1.16 shown below are proposed to make the wording of those policies more consistent with Section 163.3177(3), Florida Statutes, which speaks to the content of a capital improvements element and a capital improvements schedule. The changes to Policy CIE1.1.13 are proposed to remove the specific references to the title and adoption date of the current year's Capital Improvements Program (CIP), as modified by the Transportation 5-Year Capital Improvements Schedule and the Water and Wastewater CIE CIP. As it is currently written, Policy CIE1.1.13 requires that the annual update to the Capital Improvements Element be reviewed as a large scale Comprehensive Plan Amendment because it specifies the current CIP title and adoption date; i.e. requires a text amendment. The proposed revision to Policy CIE1.1.13 discussed below will allow the Planning Division to conduct the annual update to the Capital Improvements Schedule by ordinance, and not as a formal amendment to the Comprehensive Plan. Finally, the amendment proposed to CIE1.1.14 will indicate the location on the County's website where a copy of the Capital Improvements Program may be more easily accessed by the public.

B. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed revisions are shown in *~~strikethrough~~*/*underline* format. Staff recommends transmittal of this amendment.

CIE1.1.1 Orange County shall annually ~~continue to~~ prepare ~~an annual~~ a 5-year schedule of capital improvements, also referred to as a Capital Improvements Program (CIP), for County departments, and those authorities and special districts which depend on funds allocated by the Board of County

Commissioners to guide the timing and location of capital expenditures. The CIP shall be consistent with and prepared pursuant to Section 163.3177(3)(a)4. and 5., Florida Statutes.

CIE1.1.5 All County capital improvements shall be made in accordance with ~~the~~ this adopted Capital Improvements Program, including amendments, and as outlined in the comprehensive plan.

CIE1.1.6 The County ~~annually~~ shall annually review and update the Capital Improvements Element in order to maintain a ~~financially feasible~~ 5-year schedule of capital improvements, or Capital Improvements Program. The Capital Improvements Budget will be based on the multi-year Capital Improvements Program. Future capital improvements expenditures necessitated by changes in population, changes in real estate development, or changes in economic base will be calculated and included in capital improvements budget projections.

CIE1.1.13 The Capital Improvements Budget will be adopted and incorporated into the annual Orange County Budget. ~~Orange County's (2015-16) Capital Improvements Program adopted on September 17, 2015, as modified by the Transportation 5-Year Capital Improvements Schedule and the Water and Wastewater CIE CIP, is hereby adopted as part of the annual update to the Capital Improvements Element. The Long-Term Transportation Concurrency Management System Capital Improvements Schedule is also hereby adopted into the Capital Improvements Element.~~ (Amended 04/10, Ord. 10-03; Amended 04/11, Ord. 11-03; Amended 02/13, Ord. 13-03; Amended 6/16, Ord. 2016-15)

CIE1.1.14 The ~~Orange County~~ Capital Improvements Program for each five year period shall be adopted by the Board of County Commissioners concurrently with approval of the annual budget. Modifications and d~~D~~eviations from the adopted Capital Improvements Budget or Capital Improvements Program will require approval by the Board of County Commissioners. Copies of the Capital Improvements Program as adopted by the Board concurrently with the budget, and as modified from time to time, shall be made available to the public at www.orangecountyfl.net/PlanningDevelopment.aspx.

CIE1.1.15 Reserved. (Policy CIE1.1.15 deleted 09/13, Ord. 2013-19)

CIE1.1.16 Consistent with s.163.3177(3)(b)~~1~~, FS, the following modifications ~~changes~~ may be adopted by ~~local~~ ordinance, provided they are consistent with the Comprehensive ~~Policy~~ Plan, and such modifications may not be deemed to be amendments to the Comprehensive Plan:

- Corrections and modifications of the cost of a project already included in the Capital Improvements Program,
- Corrections and modifications to revenue sources identified in the Capital Improvements Program, and/or
- The acceptance of facilities pursuant to dedications

CIE1.1.17 Public facility and service commitments established in development agreements shall be annually incorporated into the Capital Improvements Program.

CIE1.1.18 Orange County shall identify, include and maintain in its annual 5-year Capital Improvement Program budget update a listing, description and budget cost for water-related projects and improvements outlined in the first 5 years of the Orange County Water Supply Facilities Work Plan

(Work Plan) to ensure consistency between the Potable Water, Wastewater, and Reclaimed Water Element and the Capital Improvements Element.

CIE1.1.19 The Work Plan and Policies PW3.1.6, PW3.1.7 and PW3.1.8 of the Potable Water, Wastewater and Reclaimed Water Element contain the water-related projects and improvements that shall be included as part of the County's 5-year schedule of capital improvements. (Added 5/09, Ord. 09-14)

Community Meeting Memorandum

DATE: April 26, 2017

TO: Alberto A. Vargas, MArch., Planning Manager

FROM: Sue Watson, Planner

SUBJECT: Amendment 2017-2-A-1-1 (OCPS Site #20 International Drive Area School)
Community Meeting Synopsis

C: Project File

Location of Project: Generally described as located on the east side of International Drive South, south of Lake Forest Drive, and north of Lake Bryan Beach Boulevard

Meeting Date and Location: Wednesday, April 26, 2017 at 6:00 PM at Sand Lake Elementary School, 8301 Buena Vista Woods Boulevard, Orlando, FL 32836

Attendance:

District Commissioner	District 1 Commissioner Betsy VanderLey Diana Dethlefs, Commissioner's Aide, District 1
PZC/LPA Commissioner	District 1 Commissioner Jimmy Dunn At-Large Commissioner Paul Wean
Orange County Staff	Sue Watson and Jennifer DuBois, Planning Division Diana Almodovar, Manager, Development Engineering Division
Applicant	Julie Salvo, Orange County Public School (OCPS)
Residents	195 notices sent; 8 residents in attendance

Overview of Project: The applicant, Tyrone K. Smith, OCPS, is requesting to change the Future Land Use Map (FLUM) designation of the 19.97-acre subject property from Activity Center Mixed Use (ACMU) to Educational (EDU) to allow for the development of a public elementary school facility up to 100,000 square feet in size and up to 50,000 square feet of future ancillary office space.

Meeting Summary: Planner Sue Watson opened the meeting at 6:02 PM and introduced District 1 Commissioner Betsy VanderLey, Orange County Local Planning Agency At-Large Commissioner Paul Wean, Jennifer DuBois, Senior Planner, Orange County Planning Division, OCPS' representative Julie Salvo, and the subject properties owners' attorney Paul Rosenthal. Ms. Watson provided an overview of the project and informed those in attendance that the applicant is seeking to change the future land use designation of the subject site from ACMU to

EDU. Staff summarized the Future Land Use Map Amendment process and the schedule for the LPA and BCC public hearings. Ms. Watson asked the citizens if they had any questions. There were no questions and staff turned the meeting over to Commissioner VanderLey.

Commissioner VanderLey thanked the citizens for attending the meeting. She informed the citizens that she is one of seven members who will vote on the proposed FLUMA and she informed them about the need for the proposed elementary school in the area. Commissioner VanderLey told them that they could contact her office if they had any questions and she provided her contact information as well as the contact information for the Mayor and the other Commissioners. Commissioner VanderLey also introduced District 1 LPA Commissioner Jimmy Dunn and her aide, Diana Dethlefs who came in after the meeting had begun. She then turned the meeting over to the applicant, Julie Salvo.

Ms. Salvo provided an overview of her proposal. She informed the citizens that OCPS is requesting the FLUMA in order to build a public elementary school. She told the residents that the school is required to eliminate overcrowding at Tangelo Park and Waterbridge Elementary Schools and she described the attendance boundary location of the two school zones. Ms. Salvo explained how OCPS determines where a new school is needed by utilizing the Florida Department of Health birth rate data and tracking development approvals in the area. She told the residents that the two school zones above have two of the highest birth rates, 450 births in 2015, and that the majority of these children will start kindergarten in 2020, the projected school's opening according to OCPS' Capital Improvement Plan. She informed the residents that at this point she doesn't know the school's zone or how the school will be located on the property. This will come at a later date at the site design process. Ms. Salvo asked the residents if they had any questions. They did not have any, but one resident in attendance stated that there was a need for the new school. Commissioner VanderLey commented that the proposed new school will go through the County's approval process. Commissioner Paul Wean asked about the height of the proposed school and Commissioner VanderLey stated the maximum building height is three stories and Ms. Salvo stated that OCPS would start the design process for the proposed school in 2018. There were no more questions and the meeting adjourned at 6:15 P.M. The overall tone of the meeting was **POSITIVE**.

Community Meeting Memorandum

DATE: June 27, 2017

TO: Alberto A. Vargas, MArch., Planning Manager

FROM: Jennifer DuBois, Senior Planner

SUBJECT: Amendment 2017-2-A-2-2 (Jim Cooper for CLRM Investment Co.) – Community Meeting Synopsis

C: Project File

Location of Project: 100 E. McCormick Road., 44 W. McCormick Road, and 9201 Trout Lake Road; Generally located south of E. McCormick Road, west of N. Apopka-Vineland Road., and north of Clarcona-Ocoee Road.

Meeting Date and Location: Wednesday, April 5, 2017, at 6:00 PM at the Clarcona Community Center, 5771 N. Apopka-Vineland Road, Orlando, FL 32818

Attendance:

District Commissioner	District 2 Commissioner Bryan Nelson
Orange County Staff	Greg Golgowski, Jennifer DuBois, and Misty Mills, Planning Division
Applicant Team	Jim Cooper and Kathy Hattaway, Poulos & Bennett, LLC
Residents	2,264 notices sent; 35 members of the public in attendance

Overview of Project: The applicant, Jim Cooper, is requesting to change the Future Land Use Map (FLUM) designation of the 212.3-acre subject property—located within the Clarcona Rural Settlement, the County's Rural Service Area, and the Wekiva Study Area—from Rural Settlement 1/5 (RS 1/5), with an associated maximum density of one dwelling unit per five acres, to Rural Settlement Low Density (RSLD 2/1), with a permitted maximum density of two dwelling units per acre. The property, comprised of 158.1 upland acres and 54.2 acres of surface water and wetlands, is the site of a single-family home and an airstrip and hangar, historically known as Carter Airport. The applicant is seeking the RSLD 2/1 designation to allow for the development of a cluster subdivision featuring up to 316 single-family dwelling units, in accordance with the County's Comprhensive Plan policies pertaining to residential development within Rural Settlements in the Wekiva Study Area.

Meeting Summary: Senior Planner Jennifer DuBois opened the meeting at 6:00 p.m. and provided an overview of the proposed Future Land Use Map Amendment. She informed the meeting attendees of the upcoming June 15, 2017, Local Planning Agency (LPA) and July 11, 2017, Board of County Commissioners (BCC) transmittal public hearing dates. Ms. DuBois explained that if this amendment is transmitted to the Florida Department of Economic Opportunity (DEO), it will return for adoption hearings before the LPA on October 19, 2017, and

before the BCC on November 14, 2017. She asked the citizens if they had any questions about the nature of the request or the public hearing process. As none were raised, she turned the meeting over to Kathy Hattaway of Poulos and Bennett, LLC.

Ms. Hattaway also provided an overview of the requested amendment and displayed a conceptual plan depicting the potential layout of the site. She informed the meeting attendees that due to the property's location within the Wekiva Study Area, only 30 percent of the subject property's 158.1 upland acres are proposed for residential development, with the remaining 70 percent intended for preservation as permanently-protected open space. Ms. Hattaway explained that the 316 residential lots would be clustered at the interior of the site, with the extensive existing tree canopy and onsite wetlands and water bodies intended to serve as a natural buffer between adjacent residential and institutional parcels within the Clarcona Rural Settlement. She noted that the subject property is bounded to the south by the Forest Trails subdivision within the City of Ocoee, developed at a density of four dwelling units per acre. She stated that the desired RSLD 2/1 future land use designation would serve as a transitional density between the urban land uses in the City of Ocoee and the large-lot residential development and low-intensity agricultural and institutional activity within the Clarcona Rural Settlement. In response to area residents, Ms. Hattaway confirmed that the required traffic study and environmental analysis had been submitted to the County.

The members of the public in attendance, all of whom appeared to reside in the Clarcona Rural Settlement, voiced their opposition to the project. Meeting participants expressed their belief that the adoption of the proposed RSLD 2/1 future land use designation and the subsequent development of a 316-unit residential subdivision on the subject site would not be in keeping with the character and history of the Rural Settlement. They further stated that the project, if developed, would compromise the integrity of the Rural Settlement and the rural lifestyle they value.

In answer to a meeting participant, Ms. DuBois explained that under the current RS 1/5 future land use designation, 31 homes could potentially be developed on the subject property's 158.1 upland acres and that the preservation of a minimum of 50 percent of that upland acreage as permanently-protected open space would be required. Although the residents in attendance seemed comfortable with the development of up to 31 homes under the RS 1/5 designation, they were of the opinion that more intense residential activity is inappropriate for the area.

Several meeting participants raised questions about the methodology used by the applicant to calculate the project density. Ms. Hattaway and Ms. DuBois clarified that the unit count of 316 single-family homes was derived via the application of Open Space Element Policy OS1.3.4, which establishes that clustering is intended to be density neutral and that lot sizes may be adjusted as needed to accommodate preserved open space. Per this "density neutral" concept, the desired RSLD 2/1 designation would yield a maximum of 316 units (158.1 net acres x 2 dwelling units per acre). However, the employment of the clustering mechanism on the 47.4 acres would result in an anticipated internal density of 6.67 dwelling units per acre (316 units / 47.4 acres). The residents in attendance expressed their belief that this density would be too high for the Clarcona Rural Settlement.

One meeting participant voiced their opinion that the applicant has not adequately complied with the requirements of Future Land Element Policy FLU6.6.8**,** which establishes that land uses within the Rural Service Area portion of the Wekiva Study Area shall be limited to very low and

low intensity uses to the greatest extent possible and that any petitioner for a Future Land Use Map Amendment must submit documentation substantiating that a particular need exists in the community or area in which the change is being proposed, with the documentation clearly identifying the particular need and describing how the proposed change is anticipated to satisfy that need. Ms. Hattaway refuted that assertion, stating that Policy FLU6.6.8 was properly addressed in the application package.

In addition to the issue of density, meeting attendees expressed concern about the increase in traffic that would result from the development of a 316-unit residential subdivision, stating that N. Apopka-Vineland Road and other area roads are already congested. Other participants voiced their worry about the project's potentially negative environmental impacts, including the possible degradation of Trout Lake and abutting wetlands from excessive development and the loss of wildlife habitat. The area residents reiterated that the project, as currently proposed, is too intense for the Clarcona Rural Settlement and restated their opposition to the requested Future Land Use Map Amendment.

Ms. DuBois and Chief Planner Greg Golgowski thanked the meeting attendees for their participation.

The meeting concluded at 7:10 p.m. The tone of the meeting was **NEGATIVE**.

Community Meeting Memorandum

DATE: May 31, 2017
TO: Gregory Golgowski, Chief Planner, Comprehensive Planning
FROM: Amy Bradbury, Planner and Misty Mills, Planner
SUBJECT: Amendment 2017-2-A-3-1 & RZ-17-06-012 Community Meeting Synopsis
C: Project File

Location of Project: 711 E. Lancaster Rd.; Generally located north of E. Lancaster Rd., east of Anno Ave., south of E. Oak Ridge Rd., west of S. Orange Ave.

Parcel ID: 24-23-29-8680-31-000

Meeting Date and Location: April 26, 2017 at Lancaster Elementary School

Attendance:

District Commissioner	Pete Clarke, Commissioner
	Mercedes Fonseca, Aide
	Marya Labrador, Aide
PZC Commissioner	Tina Demostene, District 3 Representative
Orange County Staff	Amy Bradbury, Planning Division
	Misty Mills, Planning Division
	Steven Thorp, Planning Division
	Brian Sanders, Transportation Planning Division
	Tim Maslow, Planning Division
	Alex Stringfellow, Planning Division
Residents	448 notices sent; 3 attendees

Overview of Project:

The applicant, John McCutcheon, has requested to change the Future Land Use Map (FLUM) designation for a 25.52 gross-acre site from **Commercial (C)** to **Industrial (IND)** and to rezone from **C-3 (Wholesale Commercial District)** to **I-1/I-5 (Industrial District)**. The site has been developed since 1955 and used as a facility for the manufacturing and warehousing of cardboard, which is a non-conforming use within the C-3 zoning district. International Paper purchased the current 244,144 sq. ft. facility in 2012 and proposes a 70,000 sq. ft. expansion for roll stock storage and additional warehousing. The proposed FLUM designation and zoning district would allow for the expansion and bring the site into conformity.

Meeting Summary:

The meeting began at approximately 6:35pm and Ms. Bradbury introduced Orange County staff, the applicant team, District 3 PZC Representative Demostene, and District 3 County Commissioner Clarke. Ms. Bradbury summarized the Future Land Use Map Amendment and rezoning processes – noting the upcoming Local Planning Agency (LPA) and Board of County Commissioners (BCC) public hearings as additional opportunities for public input on the concurrent requests. Following an overview of the property's location, history and the proposed

land use change, the meeting was turned over to Mr. McCutcheon with the applicant team to provide more detailed information about the proposal including a history of the site and reason for the proposed expansion. The floor was then opened for attendees to ask questions and make comments regarding the proposal.

The first concern was raised by an attendee about the future use of the site. If the property is approved as Industrial (IND), there is the potential for adult entertainment uses to be introduced on the site in the future. Staff responded that the proposed zoning district of I-1/I-5 does not permit adult entertainment businesses and that a restriction could be applied to the rezoning request that specifically prohibits such establishments on the site.

Second, the attendee asked why the future land use map amendment and rezoning were necessary for this expansion, when the facility has been expanded in the past without going through these processes. The attendee also stated this is spot zoning and having industrial land proximate to residential would decrease property values. The applicant team stated the facility has not been expanded since the 1970s and staff added that the Land Development Code may have permitted such cardboard manufacturing and warehousing in the C-3 district in the past. Mr. McCutcheon also stated the expansion is to create more storage space. Currently, the company is using off-site storage and it requires transporting the product to another warehousing facility. The expansion will ultimately decrease the transportation impacts on surrounding roads and allow for heightened efficiency on-site.

Third, two attendees inquired about stormwater retention, if there will be new ponds that will tie into existing ponds and where the water will be directed. An engineer with the applicant team responded to the questions, stating the existing pond will be expanded to accommodate the new development footprint.

Finally, an attendee asked how access will be provided. Mr. McCutcheon stated the existing access from Lancaster Road will continue to be used and no new access points will be created.

The meeting adjourned at 7:45 pm and the overall tone was **NEUTRAL**.

Community Meeting Memorandum

DATE: June 16, 2017
TO: Gregory Golgowski, Chief Planner, Comprehensive Planning
FROM: Amy Bradbury, Planner
SUBJECT: Amendment 2017-2-B-FLUE-1 & 2017-2-B-FLUM-1 Community Meeting Synopsis
C: Project File

Location of Project: Pine Castle Urban Center, generally bounded by Hoffner Avenue to the north, Matchett Road and Gondola Drive to the east, Sand Lake road to the south, and Anno Avenue to the west.

Parcel ID: 679 parcels, Parcel ID numbers on-file with Planning Division

Meeting Date and Location: June 14, 2017 at Lancaster Elementary School

Attendance:

District Commissioner	Pete Clarke, Commissioner
	Mercedes Fonseca, Aide
	Marya Labrador, Aide
PZC Commissioner	Tina Demostene, District 3 Representative
Orange County Staff	Planning Division: Amy Bradbury, Tim Maslow, Steven Thorp, Alex Stringfellow, Marcos Bastian, Alberto Vargas
	Transportation Planning Division: Alissa Barber-Torres
	Development Engineering Division: Diana Almodovar
	Environmental Protection Division: Robert Durant, Sarah Bernier
Residents	1,869 notices sent; 44 attendees

Overview of Project:

The proposal is for text and map amendments to the Future Land Use Element to establish guiding policies for the Urban Center concept and create the Mixed-Use, Urban Neighborhood, and Suburban Neighborhood Future Land Use designations. Also, to apply the Urban Center Place Type to a portion of the Pine Castle community by changing the future land use for 679 parcels from Industrial (IND), Commercial (C), Office (O), Low-Medium Density Residential (LMDR), Planned Development-Commercial (PD-C) and Planned Development-Office/Commercial/Medium Density Residential (PD-O/C/MDR) to Urban Center-Mixed-Used (MU), Urban Center-Urban Neighborhood (UN) and Urban Center-Suburban Neighborhood (SN).

Meeting Summary:

The meeting began at approximately 6:05pm and Ms. Bradbury introduced Orange County staff and District 3 County Commissioner Clarke, who formally opened the meeting. A presentation followed, that began with background information on how the vision for the Pine Castle community was formed through previous studies on the Sand Lake Road SunRail Station and community outreach thus far. The implementation plan was presented as a three part strategy

that begins with amendments to the Comprehensive Plan, which enables an update to the Land Development Code, and finally ends with an infrastructure plan. An overview of existing conditions of the study area was provided, followed by an introduction to the proposed Future Land Use Map designations. The intent of each future land use was then discussed as well as the residential densities and non-residential intensities associated with each. A brief overview of the Code update was presented that described the transect zones consistent with the Future Land Use Map designations. The floor was then opened for comments and questions, the following items were discussed:

Future Land Use

- Comment: Extend the Suburban Neighborhood (SN) designation westward to protect more of the existing single-family homes.
- Why increase the residential densities? Planning stated that residential densities are critical to supporting transit and introducing residential to commercial and industrial properties will help spur redevelopment of the corridor through increasing property values.
- What is the allowed height in the Urban Neighborhood (UN) designation (concerned that new development will impact privacy of existing single-family homes)? The allowed height for transects in UN is three stories and the allowed height for the transect in SN is two stories. This is a proper transition.

Infrastructure

- What are the proposed improvements to Orange Avenue improvements? The Transportation Planning Division responded, stating that although there is no planned widening of the roadway, the Florida Department of Transportation (FDOT) is proposing projects such as signal timing, access management improvements, enhancements to bus stops, and improvements to crosswalks and sidewalks.
- A resident inquired if particular intersections will be signalized in the future. Ms. Torres directed all attendees to www.cflroads.com to stay informed on such improvements for state roads.
- If Orange Avenue cannot be widened, can the County provide more parallel roads to offset the traffic? The Planning division responded that the proposed Code will include a proposed street network and as redevelopment occurs, developers will be required to provide new roadways based on block configuration standards. The roads built in association with new projects will be dedicated to the County as public facilities. For context, the transect map was shown on the screen that depicts the street network and a few roads that will be parallel to Orange Avenue.
- Schools
- Does the County have plans for drainage projects or other stormwater improvements? The Development Engineering Division responded that the County works with developers during the site plan review stage to ensure capacity is available for new projects and if capacity is not available, the project cannot be approved or the builder must enter into agreements to provide new infrastructure. Also, the Planning Division shared information about the Green Infrastructure Plan that will accompany the new Code.

Code

- Comment: Beautification of the S. Orange Ave. corridor is desirable. The Planning Division responded that the new Code will require development to provide enhanced landscaping and open space.
- What uses will be prohibited? The Planning Division stated there is an existing S. Orange Ave. Corridor Zoning Overlay District that lists prohibited uses. The new Code document will add to this list, in particular used car lots.
- The Planning Division stated a second community meeting will be held in the late summer/early fall to discuss the Code in more detail.

The meeting adjourned at 7:45 pm and the overall tone was **NEUTRAL**.

Sheriff Jerry L. Demings

ORANGE COUNTY SHERIFF'S OFFICE

INTEROFFICE MEMORANDUM

May 24, 2017

TO: Nicholas M. Thalmueller
Orange County Planning Division

FROM: Daniel Divine, Manager
Research & Development

SUBJECT: 2017-2 Regular Cycle Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2017-2 Regular Cycle Comprehensive Policy Plan Amendments (CPPA). Based on the existing and proposed development scenarios, the Sheriff's Office staffing needs for existing are 15.84 deputies and 7.73 support personnel and proposed are 5.88 deputies and 2.87 support personnel to provide the standard level of service (LOS) to these developments.

Comprehensive Policy Plan Amendment #2017-2-A-2-2 is a proposed development that comprises single family dwelling units. This development is located in Sheriff's Office Patrol Sector One. Sector One is located in the northwestern portion of Orange County and is approximately 117.420 square miles. In 2016 the Sheriff's Office had 1,303,940 calls for service and 170,213 of these calls were in Sector One. In 2016 the average response times to these calls were 00:16:03 minutes for Code 1 [non emergency service calls]; 00:28:06 minutes Code 2 [non life threatening emergency calls]; and 00:06:26 minutes Code 3 [life-threatening emergency calls].

Comprehensive Policy Plan Amendment #2017-2-A-3-1 is a proposed industrial use development located in Sector Four. Sector Four is centrally located and is approximately 70.605 square miles. In 2016 Sector Four had 274,830 calls for service. In 2016 the average response times to these calls were 00:18:25 minutes for Code 1; 00:27:04 minutes Code 2; and 00:05:25 for minutes Code 3.

Comprehensive Policy Plan amendment #2017-2-A-1-1 is a proposed elementary school and office use development in Sector Five. Sector Five is located in the Southwestern portion of Orange County and is approximately 22.664 square miles. In 2016 Sector Five had 107,977 calls for service. In 2016 the average response times to these calls were 00:10:55 minutes for Code 1; 00:13:26 minutes Code 2; and 00:04:50 minutes Code 3.

Comprehensive Policy Plan amendment #2017-2-A-1-2 is a mixed use development that comprises commercial and multi-family-dwelling units. These developments are in Sector Six. Sector Six is located in the Southern portion of Orange County and is approximately 31.233 square miles. The Cities of Bay Lake and Lake Buena Vista are within this sector. In 2016 Sector Six had 94,085 calls for service. In 2016 the average response times to these calls were 00:08:04 minutes for Code 1; 00:13:59 minutes Code 2; and 00:06:00 minutes Code 3.

The Orange County Sheriff's Office measures service requirements based on the number of calls for service generated and the number of staff needed to respond to those calls. All development generates impact, but at varying levels. In the 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.

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.D.
D.P.D.

DPD/bga

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

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

May 24, 2017

TO: Alberto Vargas, Manager, Planning

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

SUBJECT: Facilities Analysis and Capacity Report
2017-2 Regular Cycle Comprehensive Policy Plan Amendments

The Parks and Recreation Division have reviewed the 2017-2 Regular Cycle Comprehensive Policy Plan Amendments. Based on the information provided the development impacts do not exceed our countywide available parkland capacity (see attached chart), however, the projects still need to meet applicable development requirements for parks and recreation.

The Future Land Use Amendment maps have been compared to our existing and proposed park and trail facilities and there are no direct impacts. Although no direct impacts the applicants for the 2017-2-A-2-2 CLRM Investment Co. might want to consider adding residential access to the West Orange Trail that runs along the southern border of their proposed project.

BT:bt

c: Matt Suedmeyer, Manager, Parks and Recreation
Bob Goff, Project Manager, Parks and Recreation
Bill Thomas, Planner III, Parks and Recreation
File: Comp Plan Amendments

Facilities Analysis and Capacity Report

2017-2 Regular Cycle Comprehensive Policy Plan Amendments

(Amendments with Parks Level-of-Service Impacts)

Amendment Number	Proposed Future Land Use	Residential Dwelling Units	Population (2.56/unit)	Active Recreation Acreage Required (1.5 ac/1,000 pop)	Resource Recreation Acreage Required (6.0 ac/1,000 pop)
2017-2-A-1-2 Flamingo Crossings	East Portion: Growth Center-Commercial/High Density Residential (GC-C/HDR); West Portion: Growth Center-Commercial/High Density Residential/Conservation (GC-C/HDR/CONS)	2,600	6,656	10.0	39.9
2017-2-A-2-2 CLRM Investment Company	Rural Settlement Low Density (RSLD 2/1)	316	809	1.2	4.9
		Total Required Acres		11.2	44.8
		Available Capacity (as of July 2016)		360.3	8,081.3

Orange County Public Schools
School Capacity Report

DATE ISSUED June 2, 2017

JURISDICTION ORANGE COUNTY

CASE 2017-2-A-1-2

PROPERTY ID 21-24-27-0000-00-003 (portion of), 21-24-27-0000-00-005 (portion of), 28-28-24-27-0000-00-001, 24-27-0000-00-021

ACREAGE +/- 154.35

LAND USE CHANGE From: RCID-Mixed Use (east portion); RCID-Mixed Use/Conservation (west portion)

To: GC-C/HDR (east portion); GC-C/HDR/CONS (west portion)

PROPOSED USE Single Family Units: 0 , Town Homes Units: 0 Multi Family Units: 2,600

CONDITIONS AT AFFECTED SCHOOLS (AS OF OCTOBER 15, 2016)

School Information	Keene's Crossing ES	Bridgewater MS	WEST ORANGE HS
Capacity (2016 - 2017)	859	1,176	3,292
Enrollment (2016 - 2017)	1,002	1,826	4,340
Utilization (2016 - 2017)	117.0%	155.0%	132.0%
Adopted LOS Standard	110.0%	100.0%	100.0%
Students Generated	387	164	182

COMMENTS/CONDITIONS OF APPROVAL:

Applicant must apply for formal capacity determination.

For more information on this analysis, please contact:

Julie Salvo, AICP at 407.317.3700 x2022139

Orange County Public Schools
School Capacity Report

DATE ISSUED June 2, 2017

JURISDICTION ORANGE COUNTY

CASE 2017-2-A-2-2

PROPERTY ID 33-21-28-0000-00-007, 33-21-28-0000-00-020, 34-21-28-0000-00-022

ACREAGE +/- 212.30

LAND USE CHANGE From: RS 1/5 To: RSLD 2/1

PROPOSED USE Single Family Units: 316 Town Homes Units: 0 Multi Family Units: 0

CONDITIONS AT AFFECTED SCHOOLS (AS OF OCTOBER 15, 2016)

School Information	Prairie Lake ES	Ocoee MS	Wekiva HS
Capacity (2016 - 2017)	885	1,424	2,797
Enrollment (2016 - 2017)	896	1,449	2,274
Utilization (2016 - 2017)	101.0%	102.0%	81.0%
Adopted LOS Standard	110.0%	100.0%	100.0%
Students Generated	60	30	41

COMMENTS/CONDITIONS OF APPROVAL:

Applicant must apply for formal capacity determination.

For more information on this analysis, please contact:

Julie Salvo, AICP at 407.317.3700 x2022139

ORANGE COUNTY GOVERNMENT FLORIDA

Interoffice Memorandum

Date: May 24, 2017

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

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

Andres Salcedo 5/25/17

Subject: Facilities Analysis and Capacity Report
2017-2 Regular Cycle Comprehensive Plan Amendments

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

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

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

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

cc: Raymond E. Hanson, P.E., Director, Utilities Department
Teresa Remudo-Fries, P.E., Deputy Director, Utilities Department
Lindy Wolfe, P.E., Assistant Manager, Utilities Engineering Division LW 5/25/17
Laura Tatro, P.E., Senior Engineer, Utilities Engineering Division 5/25/17
Gregory Golgowski, Chief Planner, Planning Division
Nicolas Thalmueller, Planner, Planning Division
File: 37586; 2017-2 Regular Cycle

Potable Water and Wastewater Facilities Analysis for 2017-2 Regular Cycle Comprehensive Policy Plan Amendments

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2017-2-A-1-1	23-24-28-0000-00-004 26-24-28-5844-00-100	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24 inch main on International Drive WW: 30 inch forcemain on International Drive RW: 12 inch and 24-inch main on International Drive	Education (EDU)	0	0	150,000	0.014	0.011	0.014	0.011	Yes	South
2017-2-A-1-2	21-24-27-0000-00-003 (portion of), 21-24-27-0000-00-005 (portion of), and 28-24-27-0000-00-001/021	PW: RCID WW: RCID RW: RCID	PW: Contact RCID WW: Contact RCID RW: Contact RCID	East Portion: Growth Center-Commercial/High Density Residential (GC-C/HDR); West Portion: Growth Center-	2600	0	150,000	N/A	N/A	N/A	N/A	N/A	N/A
2017-2-A-2-2	33-21-28-0000-00-007/020 and 34-21-28-0000-00-022	PW: Orange County Utilities* WW: Orange County Utilities* RW: Orange County Utilities*	PW: WW: See Notes RW:	Rural Settlement Low Density (RSLD 2/1)	316	0	0	0.087	0.071	0.087	0.071	Yes	West
2017-2-A-3-1	24-23-29-8680-31-000	PW: Orlando Utilities Commisssion WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 24-inch gravity main on E. Landcaster Road RW: Not Currently Available	Industrial (IND)	0	0	833,738	N/A	0.063	N/A	0.063	No	South

NOTES:

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

2017-2-A-2-2: Water, wastewater, and reclaimed water demands and connection points will be addressed as the project proceeds through the DRC and construction permitting processes.

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

Abbreviations: PW - Potable Water; WW - Wastewater; RW - Reclaimed Water; WM - Water Main; FM - Force Main; GM - Gravity Main; MUP - Master Utility Plan; TBD - To be determined as the project progresses through Development Review Committee, MUP and permitting reviews; TWA - Toho Water Authority; RCID - Reedy Creek Improvement District

Interoffice Memorandum

DATE: May 25, 2017

TO: Alberto Vargas, Manager
Planning Division

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

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

SUBJECT: Facilities Analysis and Capacity Report Request for the
2017-2 Regular Cycle Comprehensive Plan Amendments

As requested, Environmental Protection Division staff reviewed the subject Comprehensive Plan Amendments. We understand that the first public hearing for these requests will be on June 15, 2017 before the Local Planning Agency. Attached are summary charts with the environmental analysis results.

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

Attachment

SB/JG

cc:

Greg Golgowski, Chief Planner, Comprehensive Planning
Nicolas Thalmueller, Planner, Comprehensive Planning
Lori Cunniff, Deputy Director, Community, Environmental and Development Services
Elizabeth Johnson, Environmental Programs Administrator, Natural Resource Management

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2017-2 Regular Cycle Comprehensive Plan Amendments

1) Amendment # 2017-2-A-1-1
Adams Property - Elementary School
FLU from: Activity Center Mixed Use (ACMU)
To: Education (EDU)
Zoning from: R-CE (Country Estate District and A-2 (Farmland Rural District)
To: PD (Planned Development District)
Owner: Adams Property Holdings, LLC 1/2 Int and Adams-Orlando, LLC 1/2 Int
Agent: Tyrone K. Smith, AICP, Orange County Public Schools
Parcels: 23-24-28-0000-00-004, 26-24-28-5844-00-100
Address: east of International Dr., south of Lake Forest Dr.
District: 1
Area: 19.97 gross acres

EPD Comments:
The aerial photographs and soil maps indicate that wetlands may be present on site. Provide copies of the documents submitted to the Water Management District and/or the Florida Department of Environmental Protection as part of the Environmental Resource Permitting (ERP) process to the Orange County Environmental Protection Division.

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

2) Amendment # 2017-2-A-1-2 (fka 2016-1-A-1-6)
LUP-16-04-147 Flamingo Crossings
FLU from: East Portion: Reedy Creek Improvement District (RCID)-Mixed Use; West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation
To: East Portion: Growth Center-Commercial/High Density Residential (GC-C/HDR); West Portion: Growth Center-Commercial/High Density Residential/Conservation (GC-C/HDR/CONS)
Owner: Flamingo Crossings, LLC and Reedy Creek Improvement District
Agent: Kathryn Hattaway, HCi Planning & Development
Parcels: Portions of 21-24-27-0000-00-003/005, 28-24-27-0000-00-001/021
Address: 12831, 12840, and 13325 Flamingo Crossings Blvd.
District: 1
Area: 154.35 gross / 121.59 net developable acres

EPD Comments:
There are wetlands and surface waters located onsite, including a portion of Lake Britt. The applicant shall satisfy Orange County's wetland permitting requirements, in addition to any state or federal wetland permitting requirements. Prior to development approvals, the Environmental Protection Division (EPD) will require a completed Conservation Area Determination (CAD),

and if encroachments are proposed, a Conservation Area Impact (CAI) Permit, consistent with Orange County Code Chapter 15, Article X Wetland Conservation Areas. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

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

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

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 Normal High Water Elevation (NHWE) of Lake Britt was established at 104.14 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.

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

The subject properties had a prior agricultural land use that may have resulted in soil or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection Division (EPD) and the Development Engineering (DE) Division.

3) Amendment # 2017-2-A-2-2
CLRM Investment
FLU from: Rural Settlement 1/5 (RS 1/5)
To: Rural Settlement Low Density (RSLD 2/1)
Zoning from: A-1 (Citrus Rural District)
To: PD (Planned Development District)
Owner: CLRM Investment Co
Agent: Jim Cooper
Parcels: 33-21-28-0000-00-007/020, 34-21-28-0000-00-022
Address: 100 E. McCormick Rd., 44 W. McCormick Rd., 9201 Trout Lake Rd.
District: 2
Area: 212.3 gross / 158.1 net developable acres

EPD Comments:
There are wetlands and surface waters located onsite, including Lake Bream and a portion of Trout Lake. Prior to development approvals, the Environmental Protection Division (EPD) will require a completed Conservation Area Determination (CAD), and if encroachments are proposed, a Conservation Area Impact (CAI) Permit, consistent with Orange County Code Chapter 15, Article X Wetland Conservation Areas. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

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

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

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 Normal High Water Elevation (NHWE) of Trout Lake was established at 63.93 feet NAVD 88 in the Lake Index of Orange County. The NHWE for Lake Bream needs to be established. Clearly label and indicate the NHWE of the lakes on all development plans or permit

applications, in addition to any wetland and setback lines.

Development of the subject properties shall comply with all state and federal regulations regarding wildlife or plants listed as endangered, threatened, or species of special concern. The Ecological Site Assessment conducted by Modica & Associates on February of 2017 reported the presence of gopher tortoises on site. The applicant will need to obtain any required habitat permits from the Florida Fish & Wildlife Conservation Commission (FWC).

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

The subject properties had a prior land use (agricultural timber, airplane landing strip) that may have resulted in soil or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection Division (EPD) and the Development Engineering (DE) Division.

The Vista Landfill and Orange County Transfer Station #2 are located within one mile northwest of the property boundary. The applicant / owner has an affirmative obligation to expressly notify potential purchasers, builders, and/or tenants of this development, through the appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, of the proximity of solid waste management facilities. This notification is required since the County shall not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities. Reference Orange County Comprehensive Plan, Solid Waste Element, Policy SW1.7.4.

4) Amendment # 2017-2-A-3-1
RZ-17-06-012 International Paper Facility Expansion
FLU from: Commercial (C)
To: Industrial (IND)
Zoning from: C-3 (Wholesale Commercial District)
To: I-1/I-5 (Industrial District)
Owner: International Paper
Agent: John McCutcheon
Parcels: 24-23-29-8680-31-000
Address: 711 E. Lancaster Ave
District: 3
Area: 25.52 gross acres

EPD Comments:
Prior to earthwork or construction in the undeveloped vegetated areas, contact the Orange County Environmental Protection Division (EPD) at 407-836-1400 to determine if a Conservation Area Determination (CAD) and/or Impact (CAI) permit is required, consistent with Orange County Code Chapter 15, Article X, Wetland Conservation Areas. Approval of this request does not authorize any direct or indirect encroachments into wetlands or buffer areas.

This site is the location of ongoing waste cleanup. No activity will be permitted on site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division (EPD) of Orange County. For additional information, contact the FDEP Central District at 407-897-4100 with regard to Facility Site ID No. COM_27446.

CLRM PROPERTY
ORANGE COUNTY, FLORIDA

DUE DILIGENCE – ECOLOGICAL SITE ASSESSMENT

February 2017

ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

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CLRM PROPERTY
ORANGE COUNTY, FLORIDA

DUE DILIGENCE
ECOLOGICAL SITE ASSESSMENT

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Exhibit B Site Photographs
Exhibit C Google Earth Aerial Imagery

MODICA & ASSOCIATES

CLRM PROPERTY
ORANGE COUNTY, FLORIDA

DUE DILIGENCE
ECOLOGICAL SITE ASSESSMENT

1.0 INTRODUCTION

Modica & Associates conducted an Ecological Assessment of the 212.33± acre CLRM Property ("Subject Parcel") on February 14 and 16, 2017. The Subject Parcel lies southwest of the intersection of McCormick Road and Clarcona Road in Sections 33 and 34, Township 21S, Range 28E of Orange County **(Figures 1 & 2)**. The intent of the assessment was to evaluate on-site habitats and vegetative communities, to outline any development constraints posed by the presence or potential for presence of protected wildlife species, and to identify any constraints the presence of protected wildlife might pose to development.

Modica & Associates reviewed a variety of data prior to conducting the site evaluation of the CLRM Property. Data evaluated included published literature and publicly available ArcView™ GIS data layers of site soils, vegetation, and anticipated / documented wildlife use in the vicinity of the property, etc. The following resources were accessed as part of the subject assessment:

- Aerial Photographic Imagery, Orange County, Florida;
- U.S. Department of Agriculture (USDA) *Soil Survey of Orange County Florida*;
- Florida Natural Areas Inventory (FNAI) – Species Occurrence Tracking List, Orange County;
- *Florida's Endangered and Threatened Species*, January 2017, FWC;
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, U.S. Department of Transportation.
- Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx);

2.0 PROJECT SITE CONDITIONS

The CLRM Property was reviewed on February 14 and 16, 2017 for this assessment. A field inspection was conducted using pedestrian and vehicular transects throughout the subject property. The following information summarizes the data collected during the in-office review and site inspection.

2.1 Soils

According to the *Soil Survey of Orange County, Florida*, prepared by the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), five (5) soil types and "open water" occur within the property boundaries **(Figure 3)**. The

following presents a brief description of each of these soil types mapped within the CLRM Property; the descriptions are excerpts from the Soil Survey:

Bassinger fine sand, depressional (#3) is a nearly level, very poorly drained soil found in shallow depressions and sloughs and along edges of freshwater marshes and swamps. The surface layer of this soil type generally consists of black fine sand about 7 inches thick. The water table for this soil type is above the surface for 6 to 9 months or more each year and is within 12 inches of the surface for the rest of the year. Permeability of this soil type is rapid throughout.

Candler fine sand, 0 to 5 percent slopes (#4) is a nearly level to gently sloping, excessively drained soil found on the uplands. The surface layer of this soil type generally consists of very dark grayish brown fine sand about 5 inches thick. The seasonal high water table for this soil type is at a depth of more than 80 inches. Permeability of this soil type is rapid in the surface and subsurface layers and is rapid to moderately rapid in the subsoil.

Sanibel muck (#42) is a nearly level, very poorly drained soil found in depressions, freshwater swamps and marshes and in poorly defined drainageways. Typically, the surface layer of this soil type consists of black muck about 11 inches thick. In most years, undrained areas mapped with this soil type are ponded for 6 to 9 months or more except during extended dry periods. Permeability of this soil type is rapid throughout.

Tavares fine sand, 0 to 5 percent slopes (#46) is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the uplands. The surface layer of this soil type generally consists of very dark gray fine sand about 6 inches thick. The seasonal high water table for this soil type is at a depth of 40 to 80 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. Permeability of this soil type is very rapid throughout.

Tavares - Millhopper fine sands, 0 to 5 percent slopes (#47) is a nearly level to gently sloping, moderately well drained soil unit found on low ridges and knolls on the uplands and on the flatwoods. Typically, the surface layer of Tavares and Millhopper soils consists of dark grayish brown fine sand about 6 inches thick. The seasonal high water table for Tavares soil is at a depth of 40 to 72 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. The seasonal high water table for Millhopper soil is at a depth of 40 to 60 inches for 1 to 4 months, and recedes to a depth of 60 to 72 inches for 2 to 4 months. Permeability of Tavares soil is very rapid. Permeability of Millhopper soil is rapid in the surface and subsurface layers and is moderately rapid or moderate in the subsoil.

2.2 Land Use and Land Cover

On-site natural communities and/or land uses were classified using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Five (5) community types including both upland and wetland land uses were identified within the Subject Parcel

and are described below and shown on **Figure 4**. The jurisdictional wetland limits were not delineated during this preliminary evaluation. However, the approximate limits of on-site wetlands and surface waters are reflected on **Figures 4 and 5**.

Uplands

211 – Improved Pasture

There are approximately 19± acres of improved pasture centrally located along the western property boundary. This land use type runs along the eastern boundary of Trout Lake, and along an airstrip located in the central portion of the property. Dominant vegetation is bahia grass (*Paspalum notatum*) that is mowed on a regular basis.

329 – Shrub & Brushland

There are few areas in the central portion of the property that are best described as shrub and brushland. These areas have some scattered live oaks (*Quercus virginiana*) with an understory of bahia grass, mexican clover (*Richardia scabra*) and herbaceous grasses. There are some areas of open sand within this community type.

434- Hardwood-Conifer Mixed

The majority of the property is comprised of this community type. Dominant vegetation is laurel oak (*Quercus laurifolia*), live oak, slash pine (*Pinus elliottii*), and saw palmetto (*Serenoa repens*). There is little to no groundcover within this community type because of the closed canopy.

Wetlands and Surface Waters

520- Lakes

There are four surface waters on the Subject Parcel. Trout Lake is located in the southwestern corner of the property, and Bream Lake is located in the southeastern corner of the property. There are two smaller surface waters located in the northern portion of the property. The central portions of these lakes and surface waters hold water year-round, while the perimeter of the lakes and surface waters may only be inundated during high water events every 10 to 15 years. Vegetation present in the areas that hold water include water lilies (*Nymphaea* spp.) and cattails (*Typha latifolia*). The two smaller surface waters in the northern portion of the property have sand cordgrass (*Spartina bakerii*) along the perimeter of the water line.

Please refer to Section 3.1 of this report for a discussion of wetlands and surface waters as they are jurisdictional to and regulated by the St. Johns River Water Management District (SJRWMD).

2.3 Wildlife

A qualitative review of the site was conducted to determine if any wildlife species using the property are listed as protected by the U.S. Fish and Wildlife Service (USFWS) or

the Florida Fish and Wildlife Conservation Commission (FWC). The following is a list of those species that have been observed utilizing the Subject Parcel during recent evaluations.

Birds
Turkey Vulture (*Cathartes aura*)

Mammals
Pocket gopher (*Geomys pinetis*)

Reptiles
Black racer (*Coluber constrictor*)
Gopher tortoise (*Gopherus polyphemus*)

The Florida Natural Areas Inventory (FNAI) species tracking list for Orange County was accessed to determine the potential for listed species of wildlife that may occur within the habitat types present within Subject Parcel; this tracking list is included as **Exhibit A** for reference. Wildlife species with the potential to occur onsite based on geographic locale, habitat types present and presence of suitable soils or vegetative cover include the American bald eagle, the gopher tortoise, and sand skink. The information outlined below is provided to detail development constraints and permitting requirements, as applicable, associated with listed species occurring on the site or having the potential to occur onsite.

2.3.1 American Bald Eagle

Although no longer listed as a protected species of wildlife, the bald eagle receives protection from the USFWS under the Bald and Golden Eagle Protection Act (Eagle Act) and the Migratory Bird Treaty Act (MBTA). The "Eagle Nest Locator" database website maintained by the FWC was accessed for any information on recorded nests which occur near the project site. In addition, on-site and adjacent areas were visually scanned for the presence of bald eagle (*Haliaeetus leucocephalus*) nest trees.

According to FWC's Eagle Nest Locator database, there are eight (8) documented eagle nests within five miles of the Subject Parcel **(Figure 6**). The closest nests, Nest ID# OR-055 and OR-034, lie 1.6 miles and 1.7 miles south of the nest. Nest ID# OR-055 was last documented as active in 2014 and Nest ID# OR-034 in 1998. The associated primary (330-foot) and secondary (660-foot) management zones do not extend onto the Subject Parcel. Therefore, development within the subject parcel will have no effect on nearby nests and no permitting constraints should apply.

2.3.2 Gopher Tortoise

The gopher tortoise is listed by the FWC as a threatened species. Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and citrus groves. A permit to relocate the resident population of gopher tortoises will be required to facilitate development of the Subject Parcel.

FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. A permit will need to be obtained from the FWC authorizing the relocation of any gopher tortoises within 25-feet of the footprint of development prior to the initiation of any land clearing or construction activities.

A total of 28 potentially occupied gopher tortoise burrows were identified during the February 14 and 16, 2017 site inspection (**Figure 7**). Note that this was not a comprehensive 100% survey and these were just the burrows found when doing the general site inspection. The preliminary survey covered about 30% of the Subject Parcel. Extrapolating the survey results across the entire site, it is possible that there may be 94 potentially occupied burrows present on the Subject Parcel. The FWC assumes a 50% occupancy rate for all potentially occupied gopher tortoise burrows. However, it is the professional experience of Modica & Associates that the occupancy rate in this region is higher than 50%. Assuming 70% occupancy, it is possible that there are up to 66 tortoises present on the site.

It is estimated that the costs associated with gopher torotise permitting, relocation, mitigation contribution fees and recipient site fees may range from $95,000 to $110,000.

Conservation Permit

Because there are more than 10 gopher tortoise burrows within the Subject Parcel that will be impacted by development, a "Conservation Permit" must be obtained from the FWC. A Conservation Permit authorizes the relocation of captured tortoises to a permitted off-site recipient area.

An application to the FWC must be submitted by a state-licensed Authorized Gopher Tortoise Agent. The Conservation Permit only requires a 15% gopher tortoise survey to obtain the permit, but a 100% survey must be conducted no more than 90 days prior to relocation activities. If the relocation effort does not occur within 90-days of the survey date, it will be necessary to repeat the survey prior to conducting the relocation effort.

Permit issuance typically occurs within 45-days following a complete application submittal. Once issued, the permit will be valid for a period of one year, after which time the applicant may apply for a one-time amendment to extend the permit duration for an additional year.

2.3.3 Sand Skinks

The CLRM Property is located within the USFWS Sand Skink Consultation Area. In accordance with the USFWS Sand Skinks and Blue-tailed Mole Skinks Survey Protocol Peninsular Florida ("Protocol"; USFWS, 2012), properties located within the Consultation Area that are underlain by soil types suitable for sand skinks and are at a topographic elevation of 82 feet or higher should be subjected to pedestrian and/or

coverboard surveys to determine skink occupancy before development related soil or vegetative disturbances occur.

Areas of the Subject Parcel contain Tavares and Candler sand and lie above 82 feet above sea level (**Figure 8**). Areas depicted in green on **Figure 8** depict the areas of the Subject Parcel that lie above 82 feet and contain suitable soil types and therefore may be subject to a sand skink survey to conclusively document the absence of this species.

The majority of these areas are in dense hardwood-conifer forests. However, there are some open areas where oak duff and/or pinestraw can be brushed away to reveal white sand (**Exhibit B**). It appears that Area A and Area B (**Figure 8**) will be exempt from sand skink survey requirements because of unsuitable habitat and soil conditions. It is further believed that only small pockets of Area A will require a formal coverboard survey. Modica & Associates recommends consultation with the USFWS to confirm that Area A and Area B are exempt from survey requirements, while only portions of Area A will qualify for a modified survey protocol.

3.0 REGULATORY AGENY PERMITTING

The CLRM Property lies within the jurisdiction of the St. Johns River Water Management District (SJRWMD), Army Corps of Engineers (ACOE) and Orange County Environmental Protection Division (OCEPD). Prior to seeking development approvals, the jurisdictional wetland lines will need to be established in the field.

3.1 St. Johns River Water Management District

The St. Johns River Water Management District (SJRWMD) has authority over any wetlands and surface waters within the subject boundaries. Any proposed development of the site will require a review of jurisdictional wetland delineations and a submittal of a Statewide Environmental Resource Permit (ERP) application to the SJRWMD.

The ERP review period for SJRWMD is typically between 60 and 120 days for permit approval depending on the size and nature of the project and whether or not wetland impacts are proposed. In the event wetland impacts are proposed, the SJRWMD would likely require mitigation. Mitigation for wetland impacts may include creation, restoration, enhancement, or preservation of either on-site or off-site wetland habitat or the purchase of mitigation credits from a permitted mitigation bank. However, the SJRWMD preferred mitigation method is the purchase of credits from an approved wetland mitigation bank. The amount of mitigation required varies depending on the quality of the wetlands that are impacted and the quality and type of mitigation that is provided.

The Subject Parcel is located in the Wekiva River Nested Basin. The Wekiva River Mitigation Bank offers state and federal credits for a price of $110,000/credit.

Each of the four on-site wetlands will be considered to have a "surface water" component as well as a wetland component. The wetland component is the central portion of the system(s) that generally holds water year-round, and may have herbaceous vegetation present. The surface water component is the drier perimeter around the wetland areas, and may only be inundated every 10 to 15 years. Refer to **Exhibit C** for Google Earth aerial imagery to compare wet versus dry years.

The SJRWMD will differentiate between wetland and surface waters during the delineation process. The value of the wetlands and surface waters will be evaluated using the Uniform Mitigation Assessment Method (UMAM), and will be different for wetlands and surface waters. Mitigation is required for impact to both wetlands and surface waters.

3.2 U.S. Army Corps of Engineers

If dredging or filling wetland impacts are planned in "Waters of the U.S.", a permit from the U.S. Army Corps of Engineers (ACOE) will also be required. The ACOE regulates dredging and filling in wetlands (and surface waters) under authority of the Clean Water Act. If any work is proposed in non-isolated waters of the United States, a permit will be required from the ACOE.

Based on professional experience to the immediate southwest of this project, it is believed that the Subject Parcel lies within a closed basin and therefore the on-site wetlands and surface waters will not be jurisdictional to the ACOE. Modica & Associates secured a No Permit Required (NPR) for the adjacent project to the southwest. The on-site wetlands and surface waters do not have any hydrologic connection to off-site surface waters, drainage ditches, swamps or sloughs.

The NPR process is similar to an Approved Jurisdictional Determination (AJD) and requires submittal of a series of maps and information to the ACOE. This process typically takes between 60 and 90 days to complete.

In the event the ACOE determines that the wetlands and surface waters are jurisdictional, project development may require permitting through the ACOE if wetland impacts are proposed.

3.3 Orange County Environmental Protection Division

The Orange County Environmental Protection Division (OCEPD) has stringent criteria regulating wetland impacts, based on impact acreages and wetland classifications. Article X, Section 15-364, Orange County Land Development Code, defines three classes of wetlands (by definition, wetlands are referred to as "conservation areas" in the regulations), and outlines mitigation criteria for each class of wetland.

The three wetland classes are defined as follows; applicable and restrictive portions of the regulation are underlined:

ARTICLE X. WETLAND CONSERVATION AREAS

Sec. 15-364. Definitions. The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Conservation areas shall mean those areas which have the requisites in section 15-378 and which are functional pursuant to section 15-379. Conservation areas may be determined as Class I, II or III.

(a) Class I conservation areas shall mean those wetland areas which meet the following criteria: (1) Have a hydrological connection to natural surface water bodies; or (2) Lake littoral zone; or (3) Are large isolated uninterrupted wetlands forty (40.0) acres or larger; or (4) Provide critical habitat for federal and/or state listed threatened or endangered species.

(b) Class II conservation areas shall mean those wetland areas which meet any of the following criteria: (1) Consist of isolated wetlands or formerly isolated wetlands which by way of man's activities have been directly connected to other surface water drainage; and are greater than or equal to five (5.0) acres; or (2) Do not otherwise qualify as a Class I conservation area.

(c) Class III conservation areas shall mean those wetland areas which meet all of the following criteria: (1) Isolated wetlands less than five (5.0) acres; and (2) Do not otherwise qualify as a Class I or Class II conservation area.

(3) The basis for review for habitat compensation shall be as follows:

a. Class I conservation areas. 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 that will permit a reasonable use of the land or where there is an overriding public benefit. The protection, preservation and continuing viability of Class I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of these areas. When encroachment, alteration or removal of Class I conservation areas is permitted, habitat compensation or mitigation as a condition of development approval shall be required.

b. Class II conservation areas. Habitat compensation for Class II conservation areas should be presumed to be allowed unless habitat compensation is contrary to the public interest.

c. Class III conservation areas. Habitat compensation shall be allowed for Class III conservation areas in all cases.

Because Trout Lake and Bream Lake are named lakes and have natural lake littoral zones, these lakes will likely be claimed as Class I wetlands by OCEPD. Impact to these wetlands or surface waters will only be allowed if the impact is in the public interest or if impact is necessary for site design (i.e. access to developable uplands).

The two smaller wetlands will likely be considered Class III wetlands. Impact to Class III Conservation Areas are approved by OCEPD in all cases, and mitigation is required. Mitigation can be purchased as credits in the Wekiva River Mitigation Bank.

4.0 SUMMARY

Modica & Associates conducted an Ecological Assessment of the CLRM project site on February 14 and 16, 2017. The project area is 212± acres in size and is located within Orange County, Florida.

A total of 28 potentially occupied gopher tortoise burrows were identified during the February 14, 2017 site inspection; this inspection covered approximately 30% of the Subject Parcel. It is estimated that there may be up to 94 potentially occupied burrows on the property. FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. A Conservation Permit will need to be obtained from the FWC authorizing the relocation of any gopher tortoises within 25-feet of the footprint of development prior to the initiation of any land clearing or construction activities. It is estimated that the costs associated with gopher torotise permitting, relocation, mitigation contribution fees and recipient site fees may range from $95,000 to $110,000.

The project area lies within the Sand Skink Consultation Area, contains areas of suitable soils, and has elevations of 82 feet or greater above sea level in certain areas of the property. Modica & Associates believes that two of the three areas identified to be suitable for a sand skink survey will be exempt from survey requirements. Portions of Area A, centrally located on the southern property boundary, may require a limited, formal coverboard survey to conclusively determine the absence of sand skinks. It is recommended that consultation with the USFWS be conducted to obtain concurrence that Area A and Area B are exempt from survey requriements and Area C will qualify for a modified survey protocol.

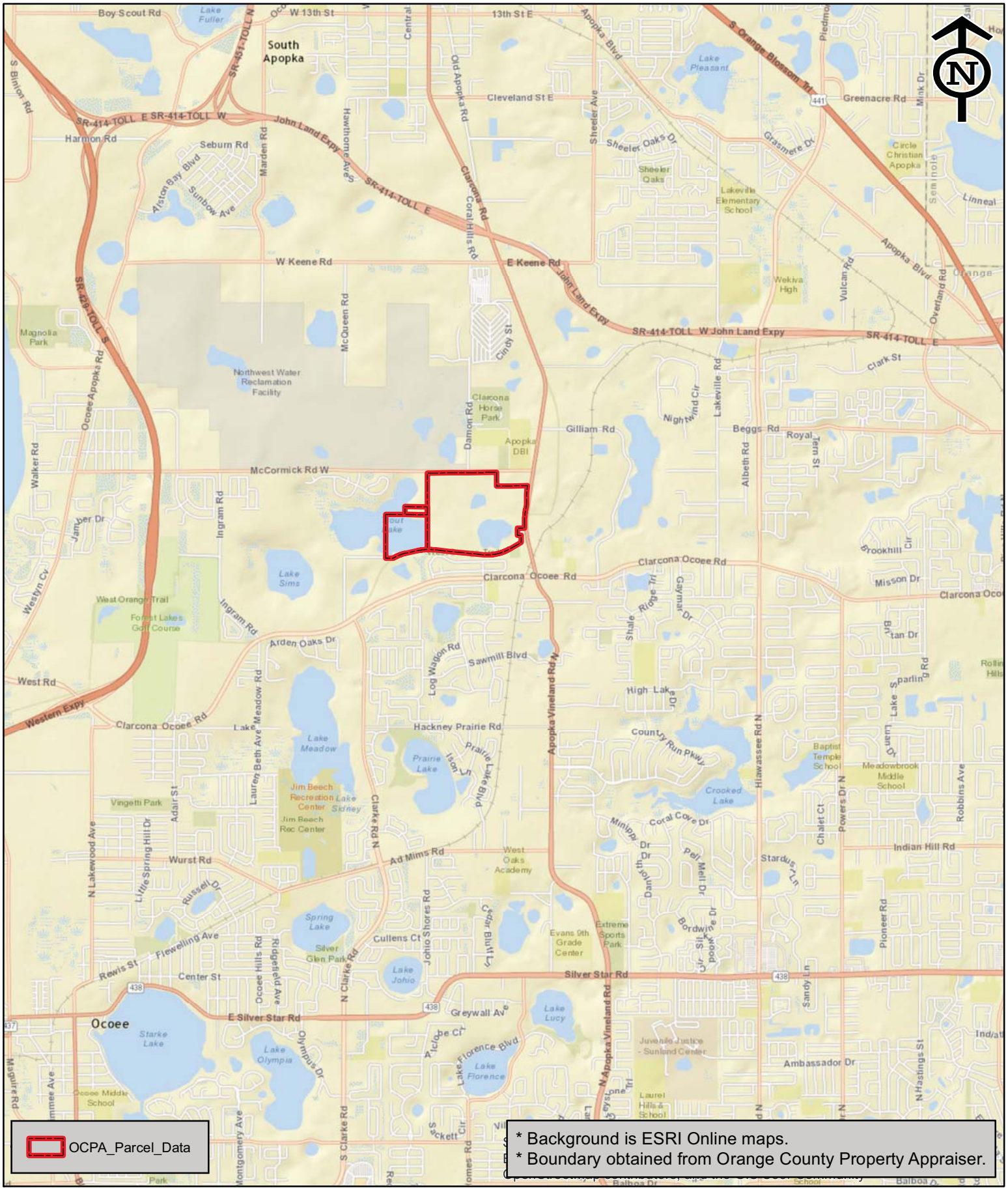
The Subject Parcel does contain wetlands. The jurisdictional wetland and surface water boundaries will need to be established prior to submittal of development applications to the regulatory agencies. It is believed that the on-site wetlands and surface waters are isolated and therefore are not jurisdictional to the ACOE. A No Permit Required can be sought from the ACOE to confirm this assumption. An ERP application will need to be submitted to the SJRWMD to authorize wetland impacts (if proposed) and to facilitate development of the property. Permitting will also be required with OCEDP to authorize impact to on-site wetlands, if proposed. Mitigation can be provided through the purchase of credits from the Wekiva River Mitigation Bank.

5.0 OTHER ENVIRONMENTAL CONCERNS

No other environmental concerns were identified or expected for the subject property. This ecological assessment does not constitute a Phase 1 Environmental Audit and this report makes no representation as to the presence or absence of hazardous materials.

FIGURES

MODICA
& ASSOCIATES



CLRM

Figure 1- Location Map
Sections 33 and 34, T21S, R28E
Orange County, Florida

4,000 2,000 0 4,000 Feet

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Figure 2- Aerial Map
Sections 33 and 34, T21S, R28E
Orange County, Florida

750 375 0 750 Feet

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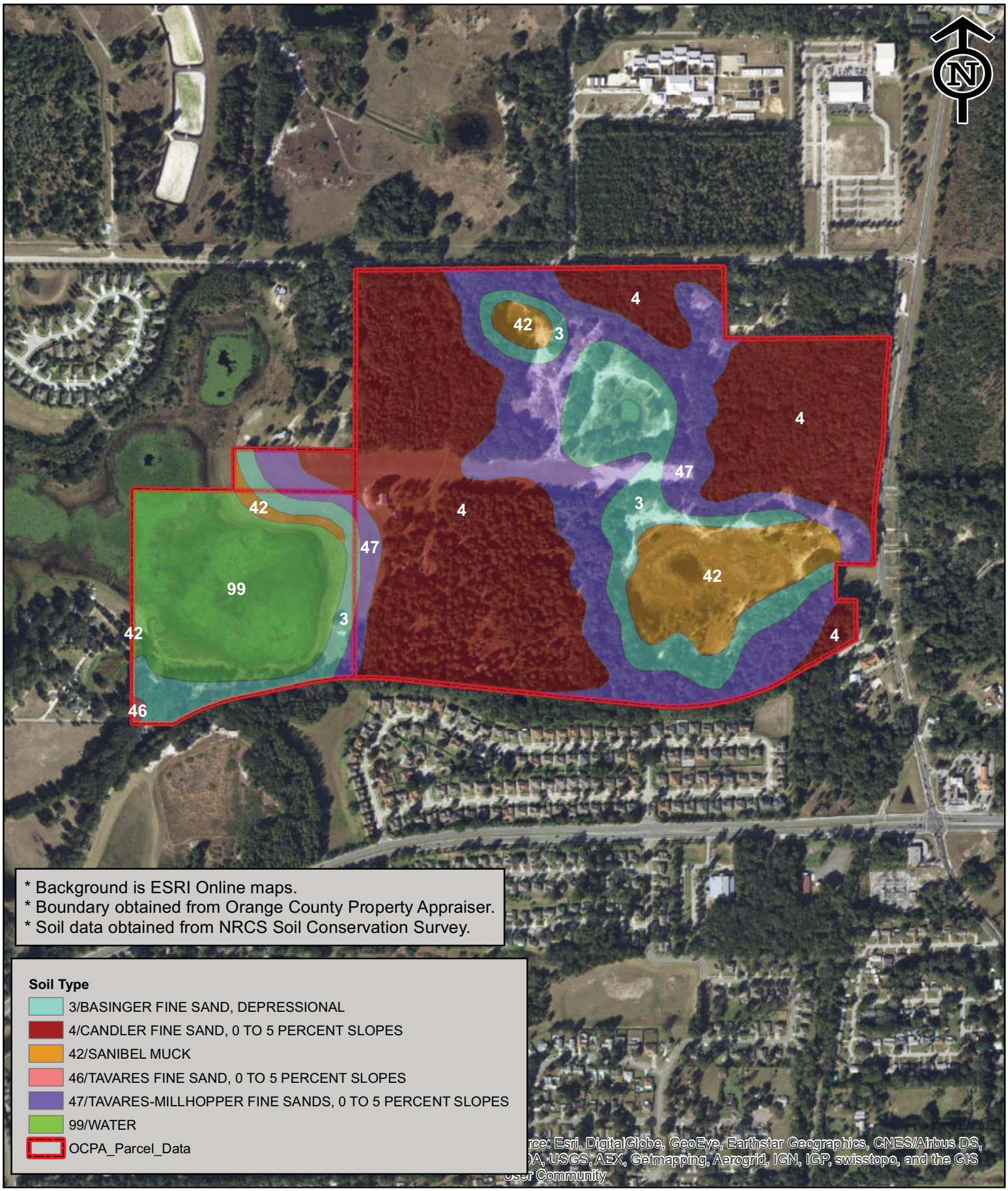

CLRM

Figure 3- Soil Type Map
Sections 33 and 34, T21S, R28E
Orange County, Florida

750 375 0 750 Feet

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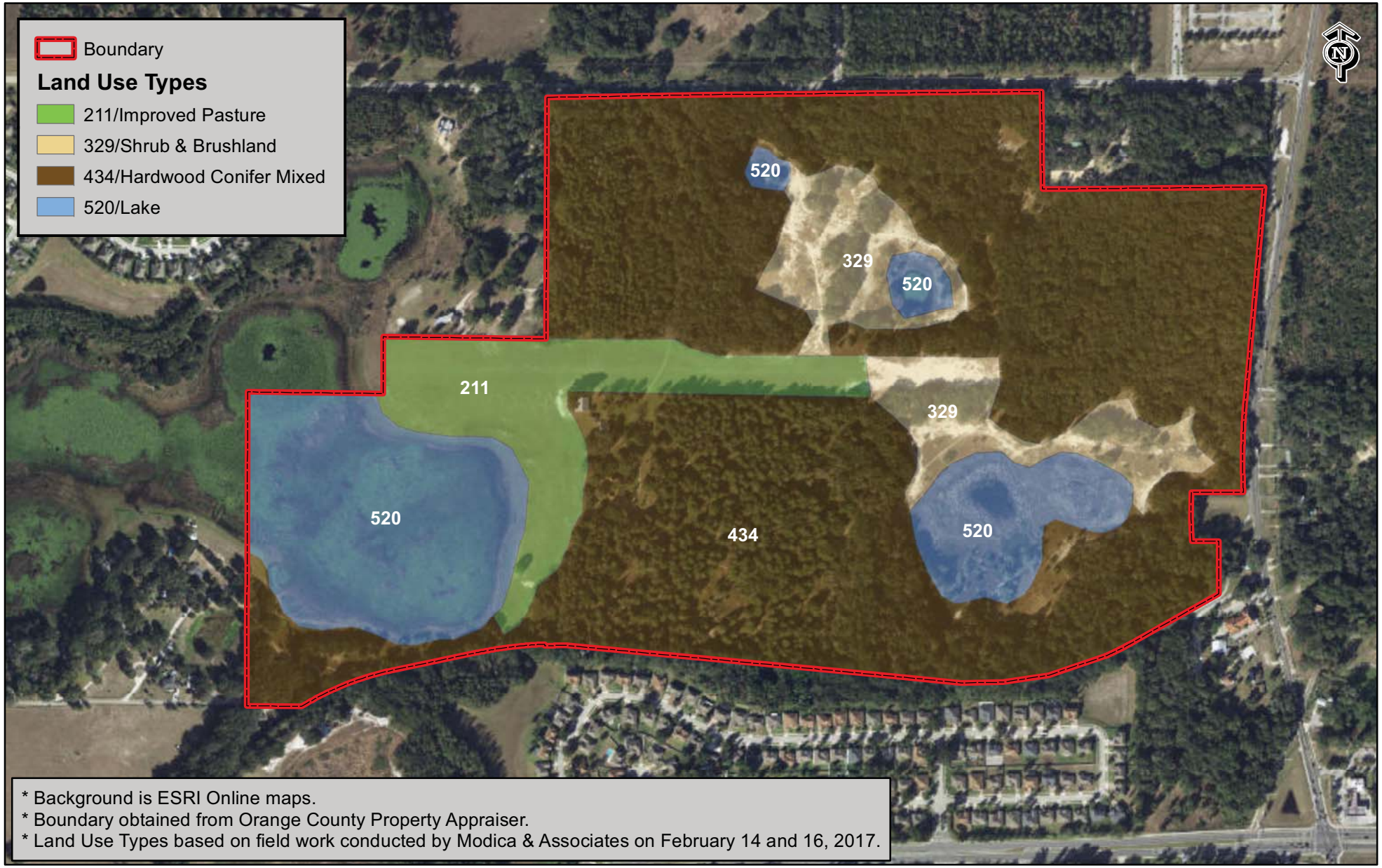

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Figure 4 - Land Use Map
Sections 33 and 34, Township 21S Range 28E
Orange County, Florida

600 300 0 600 Feet

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Figure 5 - Approximate Wetland & Surface Water Limits Map
Sections 33 and 34, Township 21S Range 28E
Orange County, Florida

600 300 0 600 Feet

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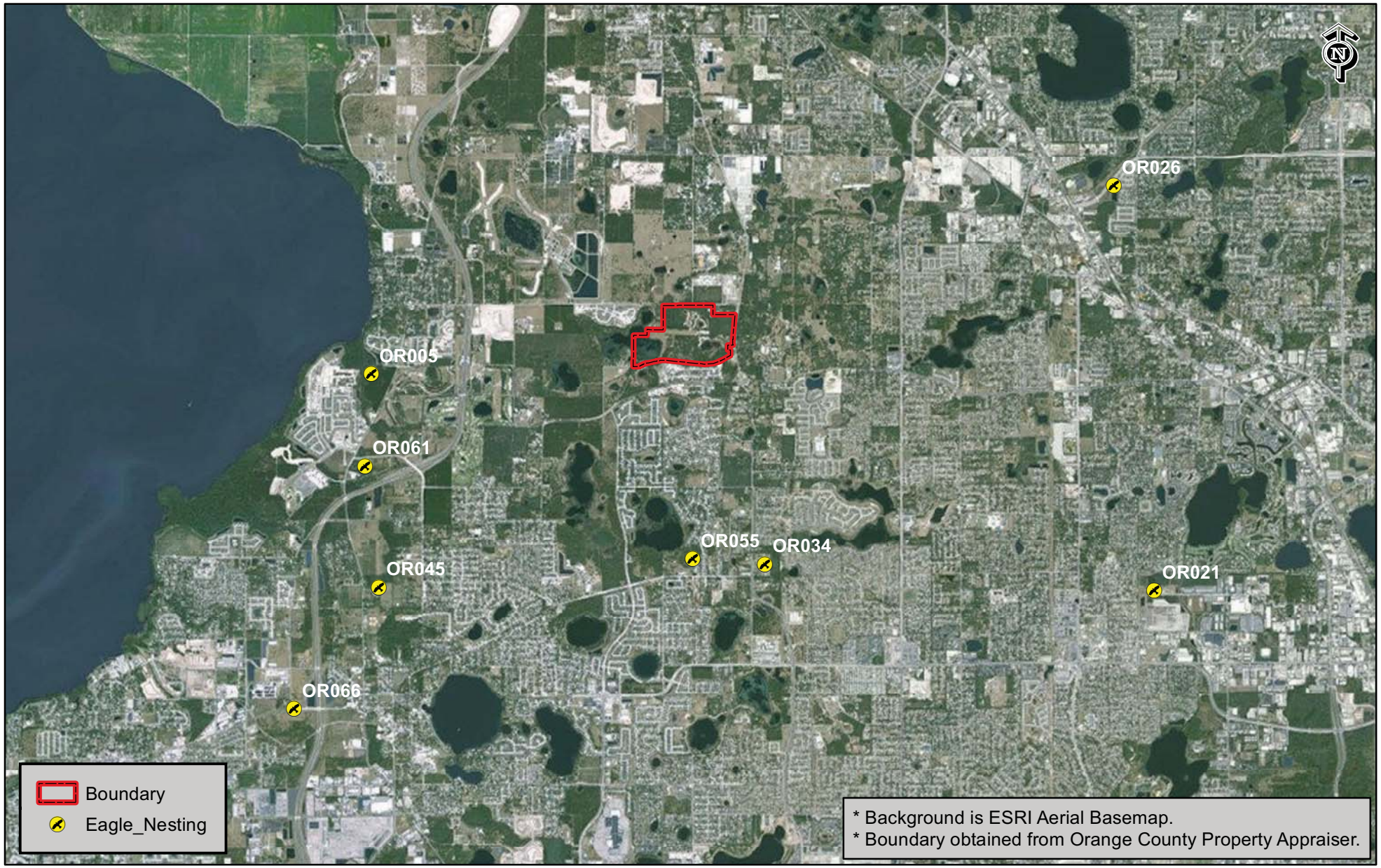

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Figure 6 - Bald Eagle Nest Location Map
Sections 33 and 34, Township 21S Range 28E
Orange County, Florida

6,000 3,000 0 6,000 Feet

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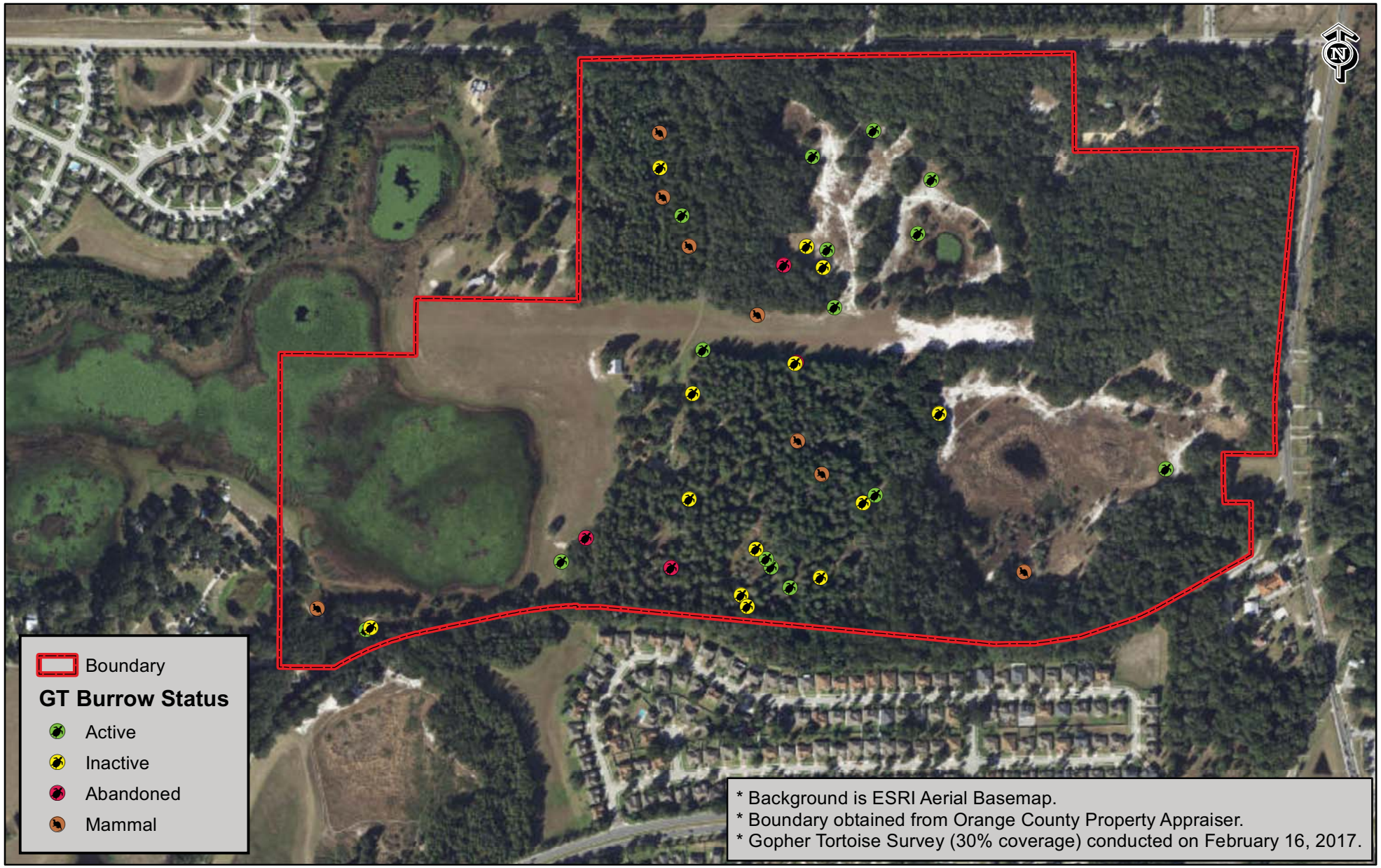

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Figure 7 - Gopher Tortoise Survey Map
Sections 33 and 34, Township 21S Range 28E
Orange County, Florida

600 300 0 600 Feet

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302 Mohawk Road
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P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com

CLRM Property

Figure 8 - Potential Sand Skink Survey Areas
Sections 33 and 34, Township 21S Range 28E
Orange County, Florida

600 300 0 600 Feet

MODICA & ASSOCIATES
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Clermont, Florida 34715
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EXHIBIT A

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& ASSOCIATES

FNAI tracking list

ORANGE COUNTY

47 Vertebrates Found

Last Updated: February 2017

Key

Scientific Name is linked to the FNAI Online Field Guides when available.

- links to **NatureServe Explorer**, an online encyclopedia of more than 55,000 plants, animals, and natural communities in North America, compiled by the **NatureServe** network of natural heritage programs, of which the Florida Natural Areas Inventory is a member.

- links to a species distribution map (**Adobe SVG viewer** required). If your browser does not support Adobe SVG, try this **link**

New Search

SEARCH RESULTS

NOTE: This is not a comprehensive list of all species and natural communities occurring in the location searched. Only elements documented in the FNAI database are included and occurrences of natural communities are excluded. Please see FNAI Land Cover information or Reference Natural Community map for more information on communities.

Fishes

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Ameiurus brunneus	Snail Bullhead	G4	S3		N
Cyprinodon variegatus hubbsi	Lake Eustis Pupfish	G5T2Q	S2		N
Pteronotropis welaka	Bluenose Shiner	G3G4	S3S4		ST

Amphibians

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Lithobates capito	Gopher Frog	G3	S3		N
Notophthalmus perstriatus	Striped Newt	G2G3	S2	C	N

Reptiles

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Alligator mississippiensis	American Alligator	G5	S4	SAT	FT(S/A)
Crotalus adamanteus	Eastern Diamondback Rattlesnake	G4	S3		N
Drymarchon couperi	Eastern Indigo Snake	G3Q	S3	T	FT
Gopherus polyphemus	Gopher Tortoise	G3	S3	C	ST
Graptemys ernsti	Escambia Map Turtle	G2	S2		N
Lampropeltis extenuata	Short-tailed Snake	G3	S3		ST
Lampropeltis getula	Common Kingsnake	G5	S2S3		N
Pituophis melanoleucus	Pine Snake	G4	S3		ST
Plestiodon reynoldsi	Sand Skink	G2	S2	T	FT
Sceloporus woodi	Florida Scrub Lizard	G2G3	S2S3		N

Birds

EXPLANATION

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Status
Aphelocoma coerulescens	Florida Scrub-Jay	G2	S2	T	FT
Aramus guarauna	Limpkin	G5	S3		N
Athene cunicularia floridana	Florida Burrowing Owl	G4T3	S3		ST
Buteo brachyurus	Short-tailed Hawk	G4G5	S1		N
Caracara cheriway	Crested Caracara	G5	S2	T	FT
Egretta caerulea	Little Blue Heron	G5	S4		ST
Egretta thula	Snowy Egret	G5	S3		N
Egretta tricolor	Tricolored Heron	G5	S4		ST
Elanoides forficatus	Swallow-tailed Kite	G5	S2		N
Eudocimus albus	White Ibis	G5	S4		N
Falco columbarius	Merlin	G5	S2		N
Falco peregrinus	Peregrine Falcon	G4	S2		N
Falco sparverius paulus	Southeastern American Kestrel	G5T4	S3		ST

Grus canadensis pratensis		Florida Sandhill Crane	G5T2T3	S2S3		ST
Haliaeetus leucocephalus		Bald Eagle	G5	S3		N
Laterallus jamaicensis		Black Rail	G3G4	S2		N
Mycteria americana		Wood Stork	G4	S2	T	FT
Nyctanassa violacea		Yellow-crowned Night-heron	G5	S3		N
Nycticorax nycticorax		Black-crowned Night-heron	G5	S3		N
Pandion haliaetus		Osprey	G5	S3S4		SSC*
Peucaea aestivalis		Bachman's Sparrow	G3	S3		N
Picoides borealis		Red-cockaded Woodpecker	G3	S2	E	FE
Picoides villosus		Hairy Woodpecker	G5	S3		N
Platalea ajaja		Roseate Spoonbill	G5	S2		ST
Plegadis falcinellus		Glossy Ibis	G5	S3		N
Sternula antillarum		Least Tern	G4	S3		ST

Mammals

EXPLANATION

Scientific Name		Common Name	Global Rank	State Rank	Federal Status	State Status
Corynorhinus rafinesquii		Rafinesque's Big-eared Bat	G3G4	S2		N
Mustela frenata peninsulae		Florida Long-tailed Weasel	G5T3	S3		N
Neofiber alleni		Round-tailed Muskrat	G3	S3		N
Podomys floridanus		Florida Mouse	G3	S3		N
Sciurus niger shermani		Sherman's Fox Squirrel	G5T3	S3		SSC
Ursus americanus floridanus		Florida Black Bear	G5T2	S2		N

New Search

EXHIBIT B

MODICA
& ASSOCIATES

Photograph from site visit on February 14, 2017. Photo of "Area A" on Figure 7.

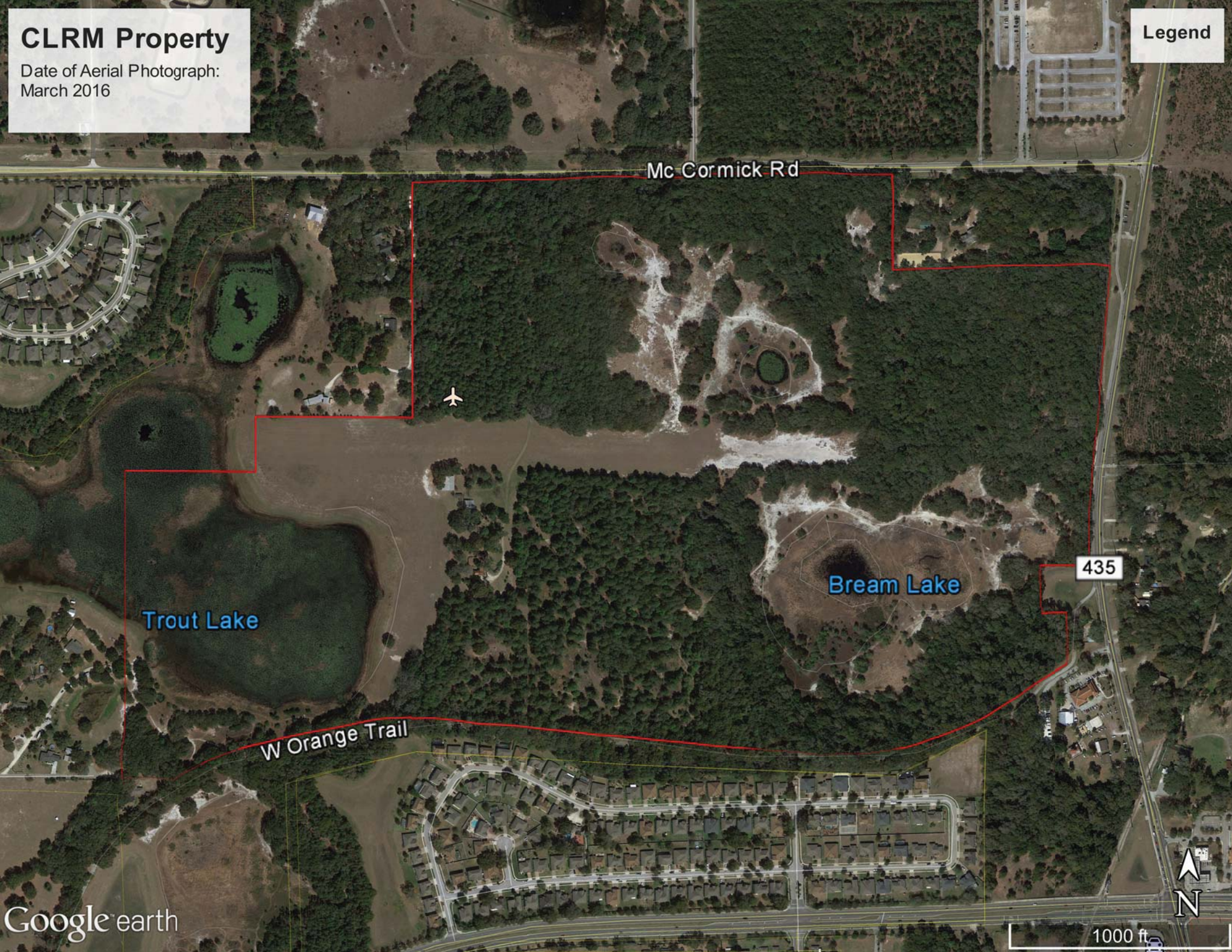
Photograph from site visit on February 14, 2017. Photo of "Area B" on Figure 7.

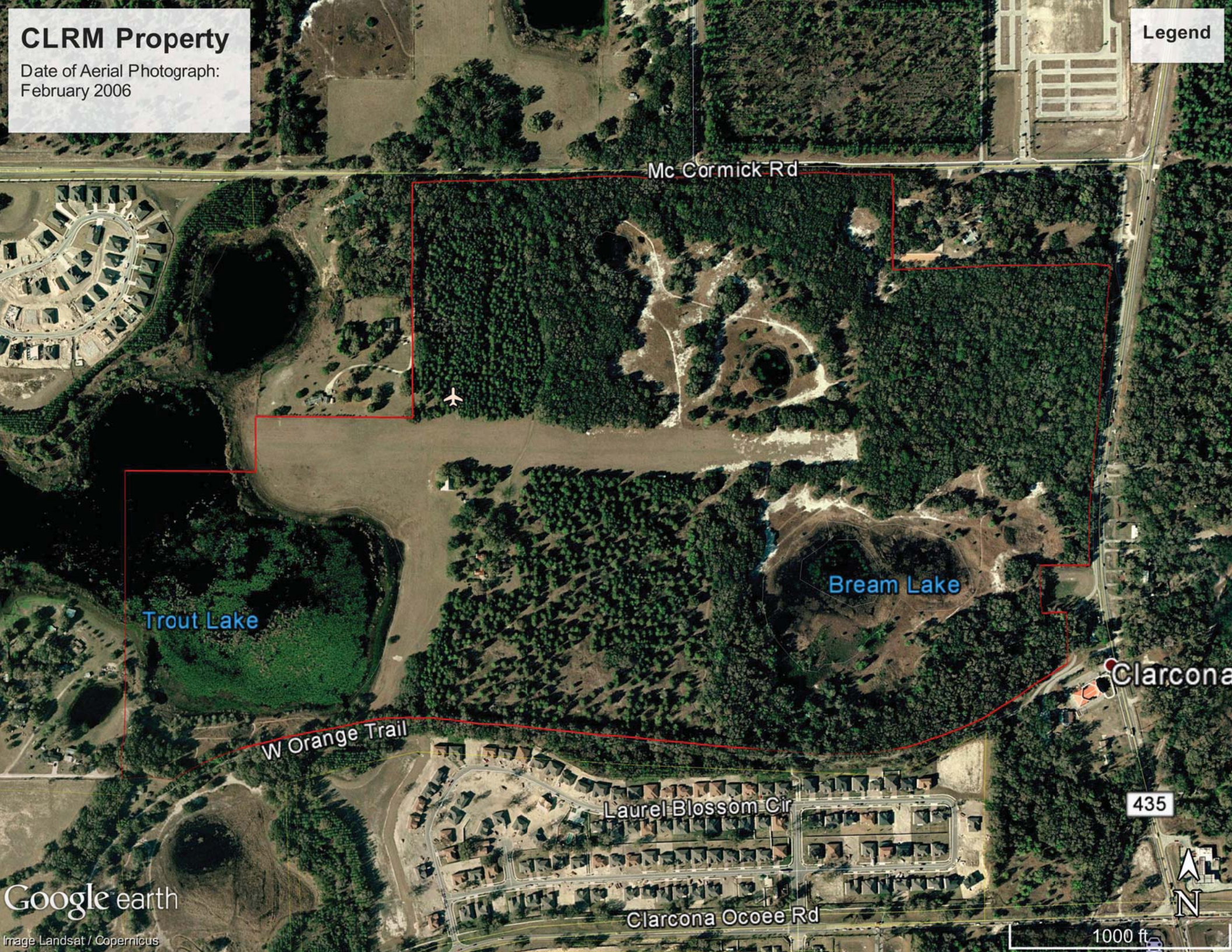
Photograph from site visit on February 14, 2017. Photo of "Area C" on Figure 7.

Photograph from site visit on February 14, 2017. Photo of "Area C" on Figure 7, showing open sand under oak duff.

EXHIBIT C

MODICA
& ASSOCIATES


CLRM Property
Date of Aerial Photograph:
March 2016
Legend
Mc Cormick Rd
Trout Lake
Bream Lake
435
W Orange Trail
N
1000 ft
Google earth


CLRM Property
Date of Aerial Photograph:
February 2006
Legend
Mc Cormick Rd
Trout Lake
Bream Lake
Clarcona
W Orange Trail
Laurel Blossom Cir
435
Clarcona Ocoee Rd
N
1000 ft
Google earth
Image Landsat / Copernicus

Appendix 3:
Traffic Impact Analysis
Traffic & Mobility Consultants, LLC

Amendment 2017-2-A-1-2

Parcel ID:	21-24-27-0000-00-003/005, 28-24-27-0000-00-001/021
Location:	East and West of Flamingo Crossings Blvd., west of SR429, south of Western Way
Acreage:	154.35 gross acres/121.59 net developable acres
Request:	Change east portion from Reedy Creek Improvement District (RCID) – Mixed Use to Growth Center-Commercial/High Density Residential Change west portion from RCID -Mixed Use/Conservation to Growth Center – Commercial/Medium Density Residential/Conservation
Allowable Development:	Based on the adopted Reedy Creek Improvement District Plan, the subject parcels are currently approved for 110,500 square feet of commercial development and 2,835 hotel rooms
Proposed Density/Intensity:	2,600 multi family dwelling units and 150,000 SF commercial use.

Existing Level of Service

Roadway Segments Within a One Mile Radius	# of Lanes	Avail. Cap.	Level of Service
Avalon Road Winter-Garden- Vineland Road: • US 192 to Seidel Road	4	0	F
Hartzog Road • Avalon Road to Western Way • Western Way to Avalon Road	2 2	487 587	C C
Western Beltway • Osceola County Line to Porter Road	4	3,001	B

Road Agreements: None identified

Planned and Programmed Roadway Improvements:

- Avalon Road – Planned roadway improvement to widen to 4 lanes from US192 to SR 50. This project is included in the County's ten year roadway program.
- Hartzog Road – This roadway is planned to realigned and widened to 4 lanes from Flamingo Crossings Blvd. to Avalon Road. Roadway improvements to be done by area developers.

Right of Way Requirements: None identified

Summary

- Based on the Concurrency Management System database dated 06-07-17, there is one failing roadway within the project impact area. Avalon Road from US 192 to Seidel Road is currently operating at level of service F and there is no available capacity. This segment is planned to be widened to 4 lanes and in included in the County's Ten Year Improvement Plan.

- The applicant provided a traffic analysis in support of the proposed amendment request however, the trip generation calculations could not be verified. A revised traffic study is requested for review and approval by the Transportation Planning Division.

Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) as well as an assessment of roadway capacity constraints based on the Transportation Concurrency Management System and the applicant will be required to mitigate any deficiencies that may occur from the proposed development. To ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Amendment 2016-1-A-1-7(no study)

Parcel ID: 08-24-28-8912-00-010/020/050/060/070/0714/1080

Location: West of Winter Garden – Vineland Road and north Perihouse Acres Lane

Acreage: 10.71 gross acres/9.50 net developable acres

Request: Chan Commercial (C) (Rural Settlement (RS)

Allowable Development: 11 Single Family Residential Units

Proposed Density/Intensity: Up to 75,795 SF of Commercial Use

Trip Generation (ITE 9th Edition)

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Allowable development: 11 Single Family dwelling units	14	100%	14
Proposed Development: 75,795 Commercial use	498	62%	309
Net New Trips(Proposed Development - Allowable Development) : 309-14 = 295			

Existing Level of Service

Roadway Segments Within a One Mile Radius	Functional Class	# of Lanes	Avail. Cap. .	Level of Service
Winter Garden-Vineland Road • Buena Vista Drive to Perrihouse Acres Lans • Perrihouse Acres Lane to Sunset Blvd. •	Minor. Arterial Collector	4 4	1,043 1,160	D C
Ponkan Road • Orange Blossom Trail to Plymouth-Sorrento Rd.	Collector	2	913	C

Right of Way Requirements: None within the project impact area.

Road Agreements: None associated with parcel id.

Planned and Programmed Roadway Improvements

- Western Beltway (SR 429) – Planned roadway improvement to construct a new 4 lane roadway from Orange Blossom Trail to I-4. Construction to be determined.

Summary

- The allowable development based on the approved future land use will generate---------- pm peak hour trips
- The proposed use will generate ---------- new pm peak hour trips resulting in a net increase of pm peak hour trips.
- Based on the Concurrency Management System database dated 05-12-15, there is one failing roadway segment within a one mile radius of this development. Orange Blossom Trail from Sadler Road to the Lake County Line is currently operating at level of service F. This segment has a pm peak capacity of 1,580 vehicles however, based on a pm peak hour volume of 1,558 vehicles (OC 2013 Traffic Counts) and the number of trips committed as of 05-12-15, the current remaining vehicular capacity of this segment is zero and therefore operating at level of service F.

- Analysis of the short term or interim Year 2020 conditions indicates that all roadways segments along Orange Blossom Trail from Plymouth –Sorrento Road to Ponkan Road are projected to operate at Level of Service F with and without the proposed land use amendment.
- By the Comprehensive Plan horizon year of 2030, Orange Blossom Trail are projected to continue operating below the adopted level of Service with and without the propose amendment.

Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) as well as an assessment of roadway capacity constraints based on the Transportation Concurrency Management System and the applicant will be required to mitigate any deficiencies that may occur from the proposed development. To ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Amendment 2016-1-A-1-8

Parcel ID:	31-24-27-0000-00-039/040/044
Location:	Southof Hartzog Road, north of Arrowhead Blvd. and west of Vista Del Lago Blvd.olly Street, east of Laughlin Road, west of Round Lake Road and north of Lake Minore in Mt. Dora.
Acreage:	10.88 gross acres
Request:	From Rural Settlement (RS) to Commercial (C) Rural Settlement (RS)
Allowable Development:	2 Single Family dwelling units
Proposed Density/Intensity:	40,000 SF of Commercial Use

Trip Generation (ITE 9th Edition)

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Allowable Development: 2 SF Dwelling units	3	100%	3
Proposed Development: 40,000 SF Commercial use	7	100%	7
Net New Trips(Proposed Development - Allowable Development) : 7-3 = 4			

Existing Level of Service

Roadway Segments Within a One Mile Radius	Functional Class	# of Lanes	Avail. Cap.	Level of Service
Jones Road				
• Orange Blossom Trail to Lake County Line	Collector.	2	277	C
Kelly Park Road				
• Round Lake Rd. to Plymouth Sorrento Rd.	Collector	2	561	B
• Plymouth Sorrento Rd. to Rock Springs Rd.	Collector	2	431	C
Orange Blossom Trail				
• Plymouth Sorrento Road to Ponkan Road	Prin. Art.	4	128	B
• Ponkan Rd. to Sadler Road	Prin. Art.	4	44	B
• Sadler Road to the Lake County Line	Prin. Art.	4	0	F
• **Plymouth Sorrento Road**				
• Lake County Line to Kelly Park Rd.	Collector	2	178	C
• Kelly Park Rd. to Ponkan Rd.	Collector	2	35	D
• Ponkan Rd. to Orange Blossom Trail	Collector	2	913	C
Round Lake Road				
• Ponkan Rd. to Kelly Park Rd.	Collector	2	410	C
Kelly Park Rd. to Lake County Line	Collector	2	494	C
Sadler Road				
• Lake County Line to Orange Blossom Trail	Collector	2	450	C
• Orange Blossom Trail to Round Lake Rd.	Collector	2	531	C

Right of Way Requirements: None within the project impact area.

Road Agreements: None associated with parcel id.

Planned and Programmed Roadway Improvements:

- Mt. Plymouth Road - Planned roadway improvement to widen to 4 lanes from Kelly Park Road to the Lake County Line. Construction schedule to be determined.
- Plymouth Sorrento Road - Planned roadway improvement to woden to 4 lanes from US 441 to the Orange County Line. Construction schedule to be determined.
- Ponkan Road - Planned roadway improvement to widen to 4 lanes from Plymouth Sorrento Rd. to Rock Springs Road. Construction schedule to be determined.
- Wekiva Parkway – Programmed roadway improvement to construct a new 4 lane divided expressway from US 441 to Lake County Line. Construction of the segment from US441 to Ponkan road is acheduled for June 2015.

Summary

- The allowable development based on the approved future land use will generate 3 pm peak hour trips
- The proposed uses will generate 7 pm peak hour trips resulting in a net increase of 4 pm peak hour trips.
- Based on the Concurrency Management System database dated 05-12-15, there is one failing roadway segment within a one mile radius of this development. Orange Blossom Trail from Sadler Road to the Lake County Line is currently operating at level of service F. This segment has a pm peak capacity of 1,580 vehicles however, based on a pm peak hour volume of 1,558 vehicles (OC 2013 Traffic Counts) and the number of trips committed as of 05-12-15, the current remaining vehicular capacity of this segment is zero and therefore operating at level of service F. However, since the trip generation of the proposed project does not exceed one (1) percent of the maximum volume at the adopted Level of service for this segment of Orange Blossom Trail, the proposed development is not considered significant on the area roadways.
- Analysis of the short term or interim Year 2020 conditions indicates that all roadways segments are projected to operate at acceptable levels of service.
- By the Comprehensive Plan horizon year of 2030, all roadway segments within the project impact area are projected to continue operating at the adopted level of Service.

Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) as well as an assessment of roadway capacity constraints based on the Transportation Concurrency Management System and the applicant will be required to mitigate any deficiencies that may occur from the proposed development. To ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Amendment 2015-2-A-3-1

Parcel ID:	24-22-30-0000-00-130
Location:	In the Alternative Mobility Area, north of Valencia College Lane, west of SR417
Acreage:	16.50 gross acres
Request:	No designation (former SR417 ROW) to Planned Development – Office/Commercial (PD-O/C)
Allowable Development:	N/A
Proposed Density/Intensity:	1,000,000 SF Office 1,000,000 SF Commercial

Trip Generation (ITE 9th Edition)

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips	Reduction for Internal Capture and Transit	Net Trips
Allowable Development : N/A	0	0	0	0	0
Proposed Development: 1,000,000 SF Office Use 1,000,000 SF Commercial Use	 1,198 2,802	 92% 82%	 1,102 2,260	 172 353	 1040 1907
Total Trips	4000		3,362	525	2947
Net New Trips(Proposed Development - Allowable Development) : 2947-0 – 2947					

Existing Level of Service Conditions

Roadway	Functional Class	# of Lanes	Avail. Cap.	Level of Service
Chickasaw Trail				
• Lk. Underhill Rd. to Valencia College Ln.	Collector	2	20	D
• Valencia College Ln. to Colonial Drive	Collector	2	30	C
Colonial Drive				
• Goldenrod Rd. to CF Greeneway	Prin. Arterial	6	522	C
• CF Greeneway to Dean Road	Prin. Arterial	6	727	C
Econlockhatchee Trail				
• Lake Underhill Rd. to Valencia College Ln.	Collector	2	4	D
• Valencia College Ln. to Colonial Dr.	Collector	2	1,012	C
Goldenrod Road				
• Lake Underhill Rd. to Valencia College Ln.	Min. Arterial	4	589	C
Valencia College Lane				
• Econlockhatchee Tr. To CF Greeneway	Collector	2	163	C
• CF Greeneway to Goldenrod Rd.	Collector	2	217	C

Road Agreements: None associated with parcel id.

Planned and Programmed Roadway Improvements:

- Valencia College Lane – Planned roadway improvement to widen to 4 lanes from Goldenrod Road to SR 417. Construction schedule has not been determined.
- Valencia College Lane – Programmed roadway improvement to widen to 4 lane. Construction to be determined.
- Econlockahatchee Trail – Programmed roadway improvement to widen to 4 lanes from SR 408 to SR 50. Construction completed March 2015.
- Econlockahatchee Trail – Programmed roadway improvement to widen to 4 lanes from Lake Underhill to SR 408. Construction to be determined.
- Lake Underhill Road – Programmed roadway improvement to widen to 4 lanes from Goldenrod Road to Chickasaw Trail. Construction completed.

Right of Way Requirements: None

Summary

- The maximum allowable development for this site is 2,000,000 square feet which the developer proposes to split evenly between office use and commercial use.
- The requested amendment will result in an additional 2,947 pm peak hour trips on the surrounding transportation network.
- Analysis of existing conditions indicates that all roadway segments currently operate at an acceptable level of service.
- Analysis of the short term or year 2020 conditions indicate the proposed amendment will impact several roadway segments within the project impact area. Chickasaw Trail from Valencia College Lane to Colonial Drive, Econlockhatchee Trail from Lake Underhill Road to Valencia College Lane and Valencia College Lane from the Central Florida Greeneway to Goldenrod Road are all projected to operate at Level of service F.
- In the long term or 2030 horizon year, the roadway network in the study area is projected to operate at adequate level of service except Colonial Drive and Chickasaw Trail.
- This parcel in located in the Alternative Mobility Area (AMA) and per Objective T.2.3.2 of the County's comprehensive Plan, the proposed development is exempt from meeting transportation concurrency requirements. To assess the extent of the alternative transportation network within the project impact area, a review of these facilities was conducted in accordance with Policy 2.3.7 of the Comprehensive Plan to determine the availability of these alternative modes in the area. Based on this review, it was determined that the sidewalk network along the frontage of the site is incomplete and connections will be required at the time of site development. To accommodate bicyclists, on road bicycle lanes are present on the 4-lane section of Valencia College Lane to the east and on the SR408 spur connector to the south however, there are no bicycle lanes to the west of the site. Public transportation is available within a quarter mile walk distance. The site is served by Link 15 which travels along Valencia College Lane adjacent to the property and there is a bus stop located approximately 500 feet to the west of the site. There is also a stop on eastbound leg which is improved with a shelter, and bench. The west bound stop however, has no amenities and consists of a pole sign. Link 104 is also available at the nearby Community College campus.

Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) and by Transportation Planning. The applicant will be required to include site level mobility enhancements on the development plan for this project.

Amendment 2017-2-A-2-2

Parcel ID:	33-21-28-0000-00-007/020 and 34-21-28-0000-00-022
Location:	Southwest of intersection of Apopka-Vineland Road and McCormick Road in West Orange County
Acreage:	212.3 gross acres/158.1net developable acres
Request:	Change from Rural Settlement 1/5 to Rural Settlement Low Density
Allowable Development:	31 Single Family dwelling units
Proposed Density/Intensity:	316 Single family dwelling units

Trip Generation (ITE 9th Edition)

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Maximum use of current FLUM: 3 single family dwelling units	31	100%	37
Proposed Development: 316 single family dwelling units	316	100%	297
Net New Trips(Proposed Development - Allowable Development) : 297-37 = 60			

Existing Level of Service

Roadway Segments Within a 2.5 Mile Radius	# of Lanes	Avail. Cap. .	Level of Service
A.D. Mims			
• Apopka Vineland Road to Wurst Road	2	463	C
Apopka –Vineland Road			
• Silver Star Road to A.D. Mims Road	4	822	C
• A.D. Mims to Clarcona-Ocoee Road	2	0	F
Beggs Road			
• Lakeville Road to Pine Hills Road	2	251	D
Binion Road			
• Lust Road to Ocoee-Apopka Road	2	522	B
Clarcona Road			
• Gilliam Road to Keene Road	2	26	D
Clarcona-Ocoee Road			
• Clarke Road to Apopka-Vineland Road	4	894	C
• Apopka Vineland Road to Hiawassee Road	4	703	C
• Hiawassee Road to Powers Drive	4	825	C
Clarke Road			
• Silver Star Road to A.D. Mims Road	4	1,047	C
• A.D. Mims to Clarcona-Ocoee Road	2	134	C
Hiawassee Road			
• Nester Road to Clarcona-Ocoee Road	4	815	C
• Clarcona-Ocoee Road to Maitland Blvd. Ext.	4	1,034	C
• Maitland Blvd. Ext to Apopka Blvd.	4	1,193	C
Keene Road			
• Clarcona Road to Sheeler Road	2	284	C

Lakeville Road • Clarcona-Ocoee Road to Beggs Road • Beggs Road to Apopka Blvd.	 2 2	 424 442	 C C
Maitland Blvd. • SR429 to Orange Blossom Trail	6	1,617	C
N. Apopka Vineland Road • Clarcona – Ocoee Road to Gilliam Road	2	0	F
N. Bluford Avenue • Silver Star Road to Fullers Cross Road	2	459	C
N. Lakewood Avenue • Fuller's Cross Road to Clarcona –Ocoee Road	2	342	C
Ocoee-Apopka Road • Silver Star Road to West Road • West Road to Binion Road • Binion Road to Harmon Road	 2 2 2	 216 132 310	 C D C
Sheeler Avenue • Keene Road to Apopka Blvd.	2	400	C
West Road/Clarcona Ocoee Road • SR429 to Clarke Road	4	1,104	C
West Road/Ocoee Crown Pointe Parkway • Ocoee-Apopka Blvd. to SR429	4	1,170	C
Wurst Road A.D. Mims road to Clarcona-Ocoee Road	2	530	C

Road Agreements: None within project impact area

Planned and Programmed Roadway Improvements:

- Apopka Vineland Road – Planned roadway improvement to widen to 4 lanes from A.D. Mims Road to Keene Road. Project is included in the County's ten year roadway program.
- Clarcona Road – Planned roadway improvement to widen to 4 lanes from Clarcona-Ocoee Road to Keene Road. Project is included in the County's ten year roadway program.

Right of Way Requirements: Right of way may be required for the planned roadway improvements within the project impact area.

Summary

- Analysis of existing conditions indicates that all roadway segments currently operate at an acceptable level of service.
- The allowable development of 31 single family dwelling units based on the approved future land use will generate 37 pm peak hour trips.
- The proposed development of 316 single family units based on the change from 1 dwelling unit per 5 acres to 2 dwelling units per acre will generate 297 pm peak hour trips. This results in a net increase of 260 pm peak hour trips.
- Analysis of the short term or interim Year 2022 conditions indicates that all roadways within the project area will continue to operate at acceptable level of service conditions except segments of Apopka-Vineland Road from A.D. Mims Road to Clarcona-Ocoee Road and Clarcona Road from Clarcona-Ocoee Road to Keene Road.
- By the Comprehensive Plan horizon year of 2030, the deficient segments on Apopka Vineland Road and Clarcona Road will be improved as a result of the planned roadway improvements

to widen these segments to 4 lanes however, deficiencies will continue to exist on Ocoee-Apopka Road from West Road to Binion Road.

- Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) as well as an assessment of roadway capacity constraints based on the Transportation Concurrency Management System. Based on this review, the applicant will be required to mitigate any deficiencies that may occur from the proposed development and coordinate a proportionate share agreement with the County's Road Agreement Committee prior to obtaining an approved capacity encumbrance letter and building permit. To ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Amendment 2016-1-A-1-7(no study)

Parcel ID: 08-24-28-8912-00-010/020/050/060/070/0714/1080

Location: West of Winter Garden – Vineland Road and north Perihouse Acres Lane

Acreage: 10.71 gross acres/9.50 net developable acres

Request: Chan Commercial (C) (Rural Settlement (RS)

Allowable Development: 11 Single Family Residential Units

Proposed Density/Intensity: Up to 75,795 SF of Commercial Use

Trip Generation (ITE 9th Edition)

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Allowable development: 11 Single Family dwelling units	14	100%	14
Proposed Development: 75,795 Commercial use	498	62%	309
Net New Trips(Proposed Development - Allowable Development) : 309-14 = 295			

Existing Level of Service

Roadway Segments Within a One Mile Radius	Functional Class	# of Lanes	Avail. Cap. .	Level of Service
Winter Garden-Vineland Road • Buena Vista Drive to Perrihouse Acres Lans • Perrihouse Acres Lane to Sunset Blvd. •	Minor. Arterial Collector	4 4	1,043 1,160	D C
Ponkan Road • Orange Blossom Trail to Plymouth-Sorrento Rd.	Collector	2	913	C

Right of Way Requirements: None within the project impact area.

Road Agreements: None associated with parcel id.

Planned and Programmed Roadway Improvements

- Western Beltway (SR 429) – Planned roadway improvement to construct a new 4 lane roadway from Orange Blossom Trail to I-4. Construction to be determined.

Summary

- The allowable development based on the approved future land use will generate---------- pm peak hour trips
- The proposed use will generate ---------- new pm peak hour trips resulting in a net increase of pm peak hour trips.
- Based on the Concurrency Management System database dated 05-12-15, there is one failing roadway segment within a one mile radius of this development. Orange Blossom Trail from Sadler Road to the Lake County Line is currently operating at level of service F. This segment has a pm peak capacity of 1,580 vehicles however, based on a pm peak hour volume of 1,558 vehicles (OC 2013 Traffic Counts) and the number of trips committed as of 05-12-15, the current remaining vehicular capacity of this segment is zero and therefore operating at level of service F.

- Analysis of the short term or interim Year 2020 conditions indicates that all roadways segments along Orange Blossom Trail from Plymouth –Sorrento Road to Ponkan Road are projected to operate at Level of Service F with and without the proposed land use amendment.
- By the Comprehensive Plan horizon year of 2030, Orange Blossom Trail are projected to continue operating below the adopted level of Service with and without the propose amendment.

Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) as well as an assessment of roadway capacity constraints based on the Transportation Concurrency Management System and the applicant will be required to mitigate any deficiencies that may occur from the proposed development. To ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Amendment 2016-1-A-1-8

Parcel ID:	31-24-27-0000-00-039/040/044
Location:	Southof Hartzog Road, north of Arrowhead Blvd. and west of Vista Del Lago Blvd.olly Street, east of Laughlin Road, west of Round Lake Road and north of Lake Minore in Mt. Dora.
Acreage:	10.88 gross acres
Request:	From Rural Settlement (RS) to Commercial (C) Rural Settlement (RS)
Allowable Development:	2 Single Family dwelling units
Proposed Density/Intensity:	40,000 SF of Commercial Use

Trip Generation (ITE 9th Edition)

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Allowable Development: 2 SF Dwelling units	3	100%	3
Proposed Development: 40,000 SF Commercial use	7	100%	7
Net New Trips(Proposed Development - Allowable Development) : 7-3 = 4			

Existing Level of Service

Roadway Segments Within a One Mile Radius	Functional Class	# of Lanes	Avail. Cap.	Level of Service
Jones Road				
• Orange Blossom Trail to Lake County Line	Collector.	2	277	C
Kelly Park Road				
• Round Lake Rd. to Plymouth Sorrento Rd.	Collector	2	561	B
• Plymouth Sorrento Rd. to Rock Springs Rd.	Collector	2	431	C
Orange Blossom Trail				
• Plymouth Sorrento Road to Ponkan Road	Prin. Art.	4	128	B
• Ponkan Rd. to Sadler Road	Prin. Art.	4	44	B
• Sadler Road to the Lake County Line	Prin. Art.	4	0	F
• **Plymouth Sorrento Road**				
• Lake County Line to Kelly Park Rd.	Collector	2	178	C
• Kelly Park Rd. to Ponkan Rd.	Collector	2	35	D
• Ponkan Rd. to Orange Blossom Trail	Collector	2	913	C
Round Lake Road				
• Ponkan Rd. to Kelly Park Rd.	Collector	2	410	C
Kelly Park Rd. to Lake County Line	Collector	2	494	C
Sadler Road				
• Lake County Line to Orange Blossom Trail	Collector	2	450	C
• Orange Blossom Trail to Round Lake Rd.	Collector	2	531	C

Right of Way Requirements: None within the project impact area.

Road Agreements: None associated with parcel id.

Planned and Programmed Roadway Improvements:

- Mt. Plymouth Road - Planned roadway improvement to widen to 4 lanes from Kelly Park Road to the Lake County Line. Construction schedule to be determined.
- Plymouth Sorrento Road - Planned roadway improvement to woden to 4 lanes from US 441 to the Orange County Line. Construction schedule to be determined.
- Ponkan Road - Planned roadway improvement to widen to 4 lanes from Plymouth Sorrento Rd. to Rock Springs Road. Construction schedule to be determined.
- Wekiva Parkway – Programmed roadway improvement to construct a new 4 lane divided expressway from US 441 to Lake County Line. Construction of the segment from US441 to Ponkan road is acheduled for June 2015.

Summary

- The allowable development based on the approved future land use will generate 3 pm peak hour trips
- The proposed uses will generate 7 pm peak hour trips resulting in a net increase of 4 pm peak hour trips.
- Based on the Concurrency Management System database dated 05-12-15, there is one failing roadway segment within a one mile radius of this development. Orange Blossom Trail from Sadler Road to the Lake County Line is currently operating at level of service F. This segment has a pm peak capacity of 1,580 vehicles however, based on a pm peak hour volume of 1,558 vehicles (OC 2013 Traffic Counts) and the number of trips committed as of 05-12-15, the current remaining vehicular capacity of this segment is zero and therefore operating at level of service F. However, since the trip generation of the proposed project does not exceed one (1) percent of the maximum volume at the adopted Level of service for this segment of Orange Blossom Trail, the proposed development is not considered significant on the area roadways.
- Analysis of the short term or interim Year 2020 conditions indicates that all roadways segments are projected to operate at acceptable levels of service.
- By the Comprehensive Plan horizon year of 2030, all roadway segments within the project impact area are projected to continue operating at the adopted level of Service.

Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) as well as an assessment of roadway capacity constraints based on the Transportation Concurrency Management System and the applicant will be required to mitigate any deficiencies that may occur from the proposed development. To ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

Amendment 2015-2-A-3-1

Parcel ID:	24-22-30-0000-00-130
Location:	In the Alternative Mobility Area, north of Valencia College Lane, west of SR417
Acreage:	16.50 gross acres
Request:	No designation (former SR417 ROW) to Planned Development – Office/Commercial (PD-O/C)
Allowable Development:	N/A
Proposed Density/Intensity:	1,000,000 SF Office 1,000,000 SF Commercial

Trip Generation (ITE 9th Edition)

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips	Reduction for Internal Capture and Transit	Net Trips
Allowable Development : N/A	0	0	0	0	0
Proposed Development: 1,000,000 SF Office Use 1,000,000 SF Commercial Use	 1,198 2,802	 92% 82%	 1,102 2,260	 172 353	 1040 1907
Total Trips	4000		3,362	525	2947
Net New Trips(Proposed Development - Allowable Development) : 2947-0 – 2947					

Existing Level of Service Conditions

Roadway	Functional Class	# of Lanes	Avail. Cap.	Level of Service
Chickasaw Trail				
• Lk. Underhill Rd. to Valencia College Ln.	Collector	2	20	D
• Valencia College Ln. to Colonial Drive	Collector	2	30	C
Colonial Drive				
• Goldenrod Rd. to CF Greeneway	Prin. Arterial	6	522	C
• CF Greeneway to Dean Road	Prin. Arterial	6	727	C
Econlockhatchee Trail				
• Lake Underhill Rd. to Valencia College Ln.	Collector	2	4	D
• Valencia College Ln. to Colonial Dr.	Collector	2	1,012	C
Goldenrod Road				
• Lake Underhill Rd. to Valencia College Ln.	Min. Arterial	4	589	C
Valencia College Lane				
• Econlockhatchee Tr. To CF Greeneway	Collector	2	163	C
• CF Greeneway to Goldenrod Rd.	Collector	2	217	C

Road Agreements: None associated with parcel id.

Planned and Programmed Roadway Improvements:

- Valencia College Lane – Planned roadway improvement to widen to 4 lanes from Goldenrod Road to SR 417. Construction schedule has not been determined.
- Valencia College Lane – Programmed roadway improvement to widen to 4 lane. Construction to be determined.
- Econlockahatchee Trail – Programmed roadway improvement to widen to 4 lanes from SR 408 to SR 50. Construction completed March 2015.
- Econlockahatchee Trail – Programmed roadway improvement to widen to 4 lanes from Lake Underhill to SR 408. Construction to be determined.
- Lake Underhill Road – Programmed roadway improvement to widen to 4 lanes from Goldenrod Road to Chickasaw Trail. Construction completed.

Right of Way Requirements: None

Summary

- The maximum allowable development for this site is 2,000,000 square feet which the developer proposes to split evenly between office use and commercial use.
- The requested amendment will result in an additional 2,947 pm peak hour trips on the surrounding transportation network.
- Analysis of existing conditions indicates that all roadway segments currently operate at an acceptable level of service.
- Analysis of the short term or year 2020 conditions indicate the proposed amendment will impact several roadway segments within the project impact area. Chickasaw Trail from Valencia College Lane to Colonial Drive, Econlockhatchee Trail from Lake Underhill Road to Valencia College Lane and Valencia College Lane from the Central Florida Greeneway to Goldenrod Road are all projected to operate at Level of service F.
- In the long term or 2030 horizon year, the roadway network in the study area is projected to operate at adequate level of service except Colonial Drive and Chickasaw Trail.
- This parcel in located in the Alternative Mobility Area (AMA) and per Objective T.2.3.2 of the County's comprehensive Plan, the proposed development is exempt from meeting transportation concurrency requirements. To assess the extent of the alternative transportation network within the project impact area, a review of these facilities was conducted in accordance with Policy 2.3.7 of the Comprehensive Plan to determine the availability of these alternative modes in the area. Based on this review, it was determined that the sidewalk network along the frontage of the site is incomplete and connections will be required at the time of site development. To accommodate bicyclists, on road bicycle lanes are present on the 4-lane section of Valencia College Lane to the east and on the SR408 spur connector to the south however, there are no bicycle lanes to the west of the site. Public transportation is available within a quarter mile walk distance. The site is served by Link 15 which travels along Valencia College Lane adjacent to the property and there is a bus stop located approximately 500 feet to the west of the site. There is also a stop on eastbound leg which is improved with a shelter, and bench. The west bound stop however, has no amenities and consists of a pole sign. Link 104 is also available at the nearby Community College campus.

Final permitting of any development on this site will be subject to further review and approval from the County's Development Review Committee (DRC) and by Transportation Planning. The applicant will be required to include site level mobility enhancements on the development plan for this project.

FLAMINGO CROSSINGS
Project № 17035
May 2017

TRANSPORTATION FACILITIES ANALYSIS
ORANGE COUNTY
FLORIDA

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EXECUTIVE SUMMARY

This study was conducted in support of a Comprehensive Plan Amendment application for the Flamingo Crossings Property, located on Western Way west of SR 429 in Orange County, Florida. The requested amendment is associated with the de-annexation of ±121.59 acres of property from the Reedy Creek Improvement District and their designation as GC-HDR/Commercial/ Conservation in Orange County. The findings of this analysis are as follows:

- The requested development program in Orange County is less intense than the previously approved development in RCID. The amendment will result in a 20% reduction in daily trips and a slight reduction in peak hour trips.

- An analysis of existing conditions indicates that all study segments currently operate at satisfactory LOS.

- In anticipation of growth in the area, various corridors are planned for improvement in the County's Long Range Transportation Plan. These include the expansion of Avalon Road, the expansion of Seidel Road, and the realignment of Hartzog Road. Additionally, the RCID is planning to extend Western Way to Avalon Road.

- Analysis of 2022 Interim Year conditions indicates that all study segments are projected to operate at satisfactory LOS, except for Avalon Road from US 192 to Seidel Road. The proposed amendment will not result in an increase of project trips generated to the transportation network or the deficient segment of Avalon Road.

- Analysis of 2030 Horizon Year conditions indicates that all study segments are projected to operate at satisfactory LOS, except the segment of US 192 in Orange County. This segment will be significantly relieved by the planned Western Way Extension and other planned east-west connections between Orange County and Lake County.

- The proposed development of the site will undergo additional review and will address and mitigate any transportation capacity deficiencies in accordance with the requirements of the Orange County Concurrency Management System.

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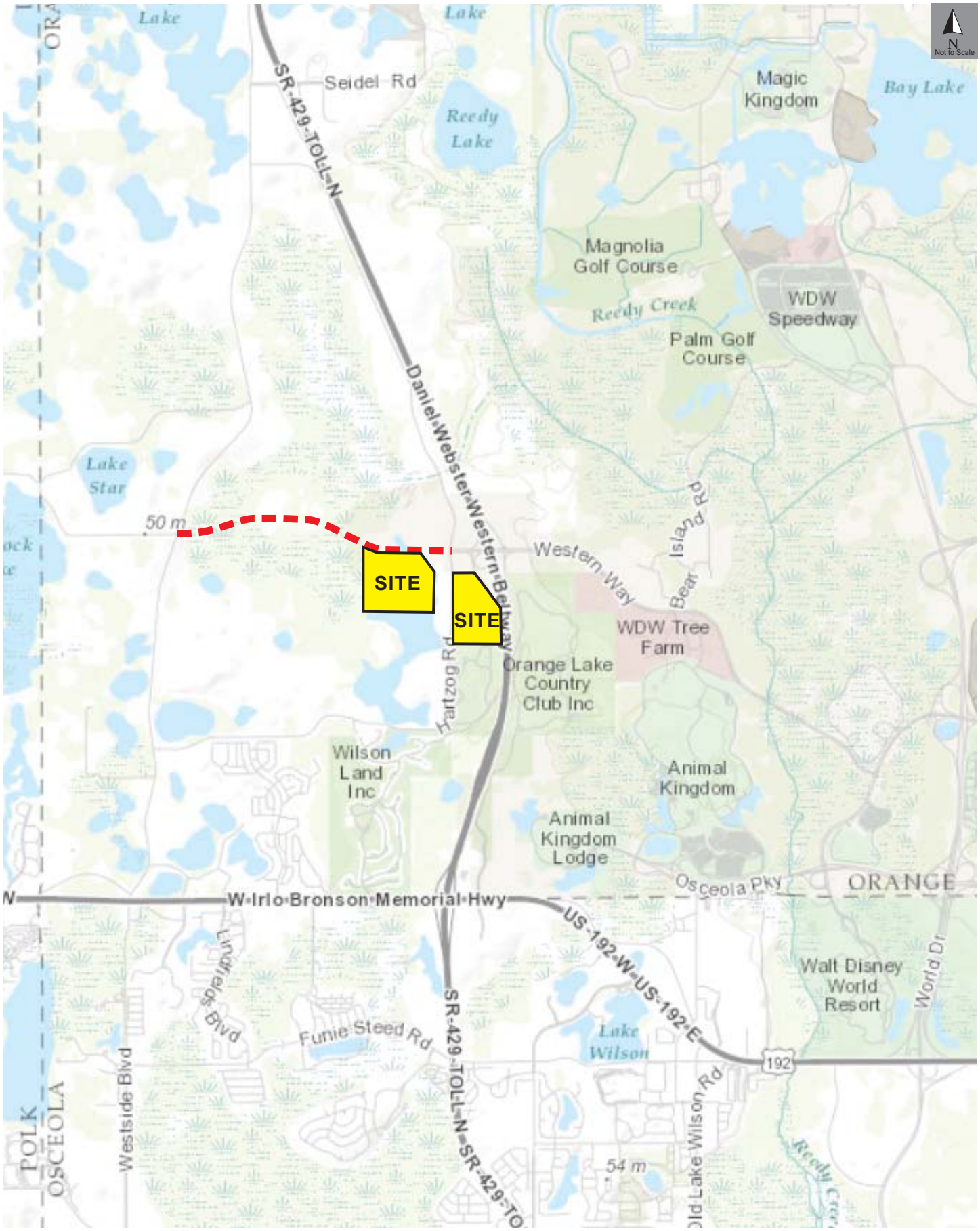
1.0 INTRODUCTION

This analysis was undertaken to support an application to amend the Orange County Comprehensive Plan's (CP) Future Land Use Map (FLUM). The application is for the de-annexation of approximately ±121.59 acres of property from the Reedy Creek Improvement District (RCID) into Orange County. The property, shown in **Appendix A**, is known as Flamingo Crossings. **Figure 1** illustrates the location of the site, the surrounding area transportation network, and the one (1) mile radius preliminary impact area.

The requested amendment is to change the FLUM designation of the site from RCID Mixed-Use/Conservation (MU/Conservation) to Orange County Growth Center - High Density Residential/Commercial/Conservation (GC-HDR/C/Conservation). The proposed change would allow the development of Cast Housing and supporting commercial uses on the de-annexed parcels.

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



TMC Traffic & Mobility Consultants

Site Location Map

Flamingo Crossings
17035

1

2.0 DEVELOPMENT PROGRAM

In accordance with the requirements of Orange County's transportation analysis methodology, the analysis will consider the net change in the traffic generated by the proposed development of the properties subject to the comprehensive plan amendment. Therefore, a comparison of the currently allowable development program and the proposed development program is provided.

RCID MU/Conservation Development

Based on the adopted RCID plan for the Flamingo Crossings area, the subject parcels are planned for and entitled to the following development:

Commercial –	110,500 Square Feet
Hotel/Lodging –	2,835 Rooms

The approved RCID development schedule is included in **Appendix B**.

Orange County GC-HDR/C/Conservation Development

Under the proposed land use designation, the property is proposed to be developed as a mixed residential/commercial development. The proposed development units are as follows:

Commercial –	150,000 Square Feet
Residential –	2,600 Dwelling Units

As discussed with Orange County, for purposes of this analysis, the housing will be treated as market rate multifamily residential. As such, no credits will be applied to reflect the employer provided busing program to transfer employees to their respective work destinations within the Walt Disney World property. More detailed assessments of trip generation and mode split will be performed in subsequent approvals, as necessary.

3.0 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 PM 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 to the adopted capacity thresholds. The existing conditions analysis was based on information from the Orange County Concurrency Management System (CMS) database. Additional information on area roadways not within the CMS was obtained from the FDOT Online Traffic Information. The CMS spreadsheet and FDOT information are provided in **Appendix C**.

Table 1 summarizes the existing conditions capacity analysis in the area. This analysis reveals that currently all roadway segments within the study area operate at adequate Level of Service (LOS).

Table 1
Existing Conditions Analysis

Seg ID	Roadway	Segment Limits	# Lns	Adopt LOS	Daily Volume	Pk Hr/Pk Dir				Meets Std?
						Volume	Dir	Capacity	LOS	
25.0	Avalon Road	US 192 to Western Way	2	E	5,975	318	NB	880	C	Y
25.0	Avalon Road	Western Way to Seidel Rd	2	E	5,975	318	NB	880	C	Y
178.4	Hartzog Road	Avalon Rd (S) to Western Way	2	E	2,681	212	WB	800	C	Y
178.5	Hartzog Road	Western Way to Avalon Rd (N)	2	E	2,681	212	WB	800	C	Y
510.0	SR 429	Osceola County Ln to Western Way	4	E	16,200	866	SB	3,940	B	Y
510.0	SR 429	Western Way to Porter Rd	4	E	16,200	866	WB	3,940	B	Y
444.0	US 192	Lake County Ln to Osceola County Ln	6	E	39,839	2,114	WB	3,020	C	Y

4.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Orange County Capital Improvement Program (CIP), Capital Improvement Element (CIE), and the Long Range Transportation Plan (LRTP) were checked to identify any planned or programmed improvements to the transportation facilities in this area. This review revealed that the following segments are programmed for improvement:

Avalon Road

US 192 to SR 50 – Planned Widening to 4 Lane Divided

Hartzog Road

Flamingo Crossings Blvd to Avalon Rd – Planned Improvement/Realignment

Seidel Road

Avalon Rd to Lake Hancock Rd – Widening to 4 Lane Divided (under construction)

Western Way

Avalon Rd to Flamingo Crossings Blvd – Planned New 4 Lane Divided

Supporting information is included in **Appendix D**.

5.0 TRIP GENERATION ANALYSIS

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 Report, 9th Edition.* Internally captured trips were estimated based on the ITE methodology. Pass-by trips were estimated using the rates published in the *Orange County Transportation Impact Fee Study*.

Trip generation rates and calculations are summarized in **Table 2**, which shows the daily and P.M. peak hour trips for the existing and proposed land uses. Detailed information sheets are provided in **Appendix E**.

Table 2
Trip Generation Calculation

Land Use	ITE Code	Size	Trip Gen Rate		Daily Traffic	Peak Hour Total
			Daily	PM Pk		
Allowable Development - Existing FLU (RCID MU/Conservation)						
Retail	820	110.5 KSF	65.58	5.80	7,247	641
Hotel	310	2,835 Rooms	8.82	0.60	25,005	1,701
				Internal Trips	*1,873*	*136*
				Retail Pass-by Trips	*2,253*	*199*
				Total New Trips Generated (Existing)	28,126	2,007
Proposed Development - Requested FLU (GC-HDR/C/Conservation)						
Retail	820	150 KSF	58.93	5.24	8,840	786
Apartments	220	2,600 Units	6.11	0.56	15,886	1,456
				Internal Trips	*1,831*	*166*
				Retail Pass-by Trips	*2,701*	*240*
				Total New Trips Generated (Proposed)	22,025	2,002
				Net Change in Trips w/ Proposed Amendment	**-6,101**	**-5**

Notes: Trip Generation & Internal Capture Analysis based on 9th Edition of ITE Trip Generation Report
Pass-by and Non-Primary Trips were obtained from Orange County Transportation Impact Fee Study

It is evident that the proposed Comprehensive Plan Amendment will result in a reduction in trip intensity from the site. The daily trip generation of the site is reduced by approximately 20%, and the peak hour trip generation is slightly lower than currently approved.

6.0 PROJECTED CONDITIONS ANALYSIS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the Interim Year (2022) and the Horizon Year (2030).

6.1 Background Traffic Volumes and Transportation Network

A review of historical growth rates observed in the area was conducted to determine an appropriate annual growth multiplier for the analysis. Based on data on Avalon Road, SR 429, and Western Way, growth in traffic ranges from -1% to 9% annually. The traffic growth trends data is included in **Appendix F**.

An average 5% annual growth rate was applied to existing volumes in order to project the 2022 and 2030 background traffic volumes. Additionally, projected traffic was compared to Orange County's Existing + Committed trips (E+C) and the higher number was applied in the analysis.

The Interim Year 2022 analysis was performed using the existing transportation network while the Horizon Year 2030 analysis was based on the planned transportation network.

6.2 Interim Year 2022 Conditions

The Interim Year 2022 analysis is summarized in **Table 3**, which reveals that the roadway network in the study area is projected to operate at adequate LOS, except for Avalon Road from US 192 to Seidel Road. This roadway is planned to be improved to a 4-lane divided corridor in the County's Long Range Transportation Plan.

As stated previously, the proposed amendment will reduce the net trip generation from the site and will not result in additional impacts to the deficient segment of Avalon Road.

Table 3
Interim Year 2022 Conditions Analysis

Seg ID	Roadway	Segment Limits	# Lns	Adopt LOS	Year 2022 Projected Traffic					Meets Std
					E+C	*Growth*	Volume	Capacity	LOS	
25.0	Avalon Road	US 192 to Western Way	2	E	*1,230*	*429*	1,230	880	F	N
25.0	Avalon Road	Western Way to Seidel Rd	2	E	*1,230*	*429*	1,230	880	F	N
178.4	Hartzog Road	Avalon Rd (S) to Western Way	2	E	*313*	*286*	313	800	C	Y
178.5	Hartzog Road	Western Way to Avalon Rd (N)	2	E	*213*	*286*	286	800	C	Y
510.0	SR 429	Osceola County Ln to Western Way	4	E	*948*	*1,169*	1,169	3,020	B	Y
510.0	SR 429	Western Way to Porter Rd	4	E	*948*	*1,169*	1,169	3,020	B	Y
444.0	US 192	Lake County Ln to Osceola County Ln	6	E	*2,594*	*2,854*	2,854	3,020	C	Y

6.3 Horizon Year 2030 Conditions

The Horizon Year 2030 analysis is summarized in **Table 4.** The analysis includes the projected traffic volumes and the planned transportation network. The results of the 2030 analysis indicate that in the planning horizon, US 192 is projected to be deficient. This segment of US 192 will be significantly relieved by the extension of Western Way and other planned east-west connections between Lake County and Orange County.

6.4 Transportation Mitigation Plan

The proposed comprehensive plan amendment results in a net reduction in traffic generation to the transportation network. Therefore, the amendment does not require a site specific transportation mitigation to support the request.

Additionally, the proposed development of the Flamingo Crossings project within Orange County will be required to undergo further review through the County's CMS. Any immediate transportation network capacity deficiencies will be addressed and mitigated in accordance with the requirements of the CMS.

Table 4
Horizon Year 2030 Conditions Analysis

Seg ID	Roadway	Segment Limits	# Lns	Adopt LOS	Projected Traffic						Meets Std
					E+C	*Growth*	Volume	Dir	Capacity	LOS	
25.0	Avalon Road	US 192 to Western Way	4	E	*1,230*	*557*	1,230	NB	2,000	C	Y
25.0	Avalon Road	Western Way to Seidel Rd	4	E	*1,230*	*557*	1,230	NB	2,000	C	Y
178.4	Hartzog Road	Avalon Rd (S) to Western Way	2	E	*313*	*371*	371	WB	880	C	Y
178.5	Hartzog Road	Western Way to Avalon Rd (N)	2	E	*213*	*371*	371	WB	880	C	Y
510.0	SR 429	Osceola County Ln to Western Way	4	E	*948*	*1,516*	1,516	SB	3,020	B	Y
510.0	SR 429	Western Way to Porter Rd	4	E	*948*	*1,516*	1,516	WB	3,020	B	Y
444.0	US 192	Lake County Ln to Osceola County Ln	6	E	*2,594*	*3,700*	3,700	WB	3,020	F	**N**

7.0 STUDY CONCLUSIONS

This study was conducted in support of a Comprehensive Plan Amendment application for the Flamingo Crossings Property, located on Western Way west of SR 429 in Orange County, Florida. The requested amendment is associated with the de-annexation of ±121.59 acres of property from the Reedy Creek Improvement District and their designation as GC-HDR/Commercial/Conservation in Orange County. The findings of this analysis are as follows:

- The requested development program in Orange County is less intense than the previously approved development in RCID. The amendment will result in a 20% reduction in daily trips and a slight reduction in peak hour trips.

- An analysis of existing conditions indicates that all study segments currently operate at satisfactory LOS.

- In anticipation of growth in the area, various corridors are planned for improvement in the County's Long Range Transportation Plan. These include the expansion of Avalon Road, the expansion of Seidel Road, and the realignment of Hartzog Road. Additionally, the RCID is planning to extend Western Way to Avalon Road.

- Analysis of 2022 Interim Year conditions indicates that all study segments are projected to operate at satisfactory LOS, except for Avalon Road from US 192 to Seidel Road. The proposed amendment will not result in an increase of project trips generated to the transportation network or the deficient segment of Avalon Road.

- Analysis of 2030 Horizon Year conditions indicates that all study segments are projected to operate at satisfactory LOS, except the segment of US 192 in Orange County. This segment will be significantly relieved by the planned Western Way Extension and other planned east-west connections between Orange County and Lake County.

- The proposed development of the site will undergo additional review and will address and mitigate any transportation capacity deficiencies in accordance with the requirements of the Orange County Concurrency Management System.

APPENDICES

Appendix A
Subject Property

F:\DATA\Documents\GIS Maps\Flamingo Crossings\1 - Flamingo Crossings Location Map.mxd

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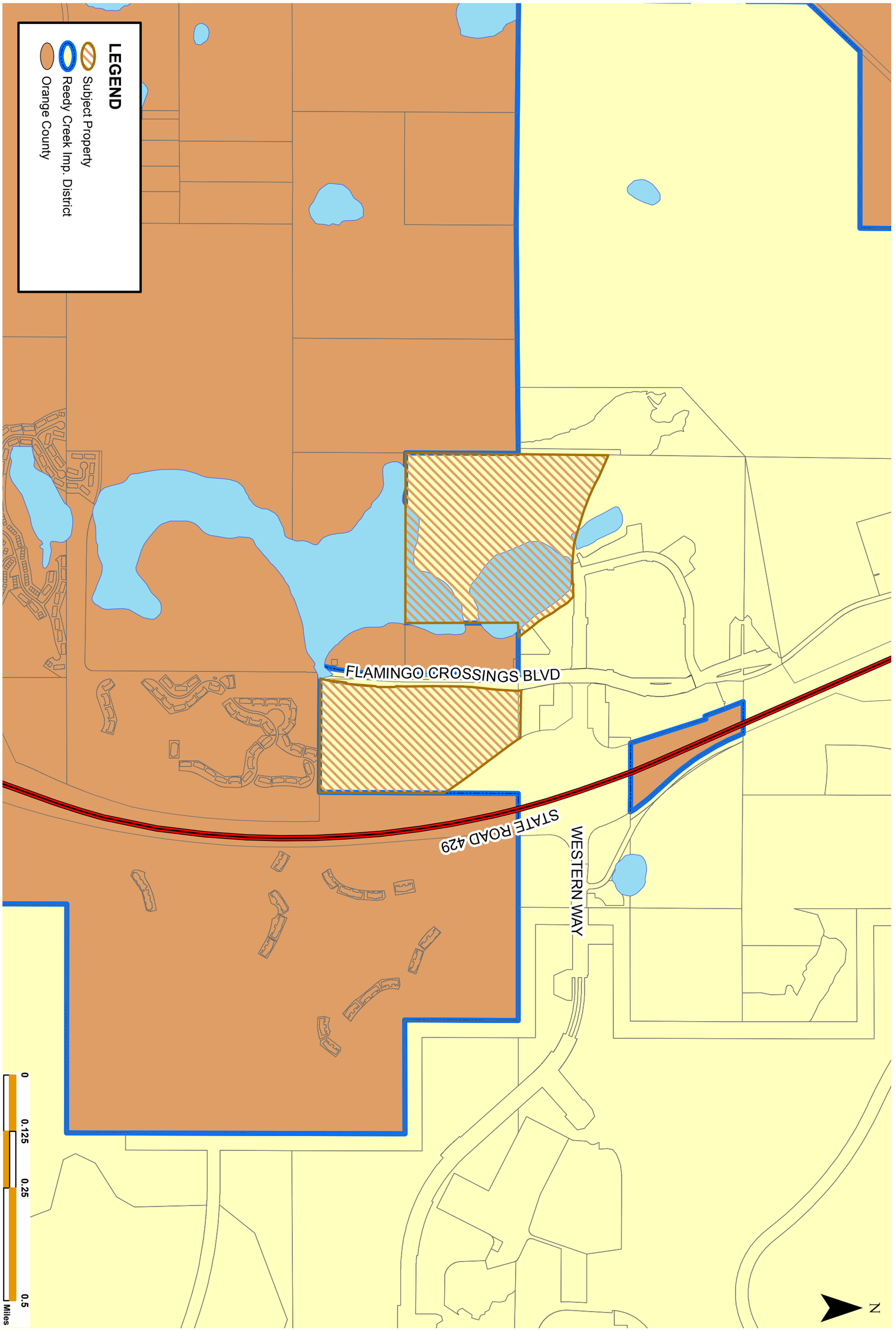
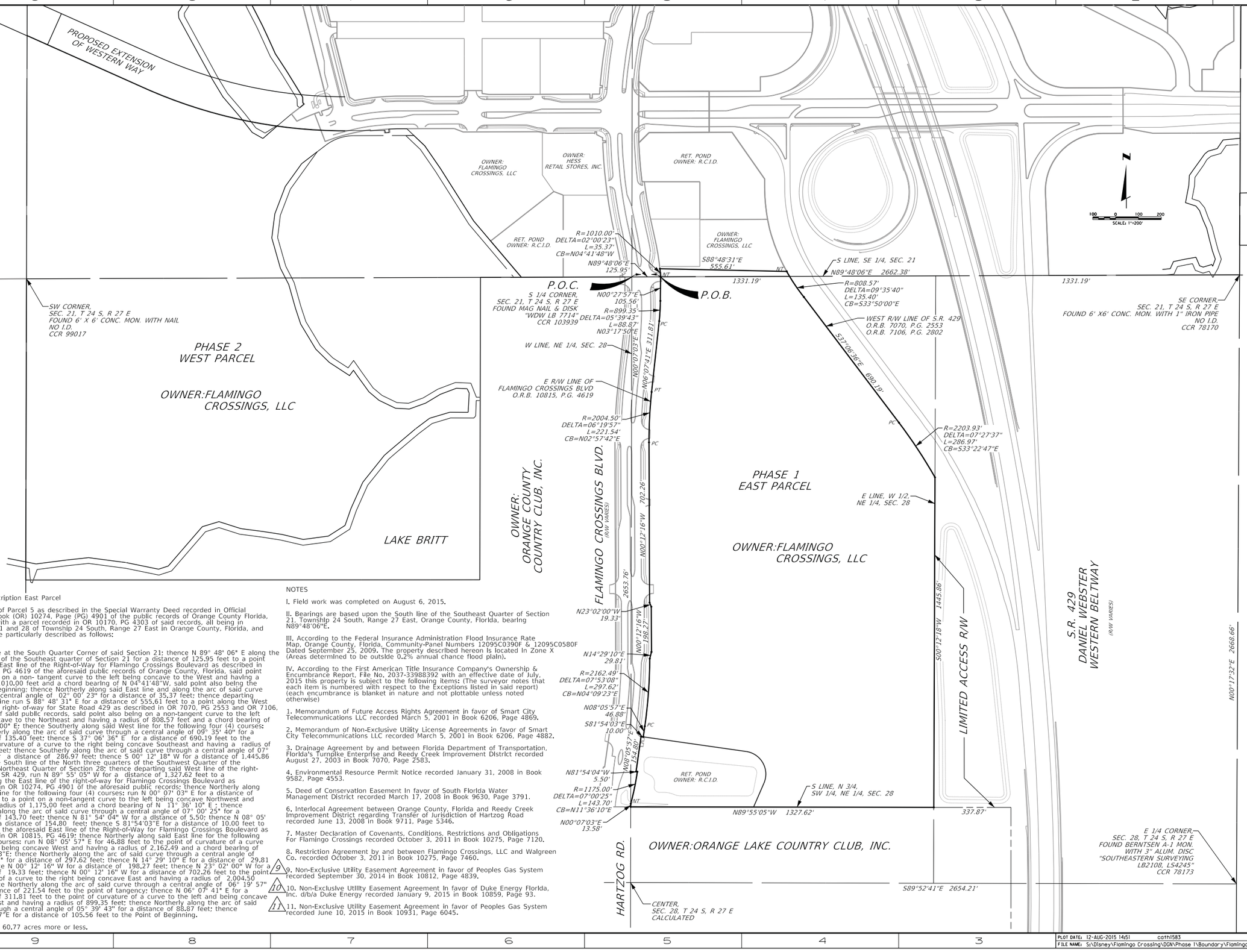


TITLE: **LOCATION MAP** SOURCE:	FLAMINGO CROSSINGS MULTIFAMILY WESTERN WAY AND FLAMINGO CROSSINGS BLVD	DWN: L Ghioto DATE: **8/18/2015**	HCi 100 E Sybella Avenue, Suite 375 Maitland, FL 32751 407.622.7500 www.hciplanning.com



Legal Description East Parcel

A portion of Parcel 5 as described in the Special Warranty Deed recorded in Official Records Book (OR) 10274, Page (PG) 4901 of the public records of Orange County Florida, together with a parcel recorded in OR 10170, PG 4303 of said records, all being in Sections 21 and 28 of Township 24 South, Range 27 East in Orange County, Florida, and being more particularly described as follows:

Commence at the South Quarter Corner of said Section 21; thence N 89° 48' 06" E along the South line of the Southeast quarter of Section 21 for a distance of 125.95 feet to a point along the East line of the Right-of-Way for Flamingo Crossings Boulevard as described in OR 10815, PG 4619 of the aforesaid public records of Orange County, Florida, said point also being on a non- tangent curve to the left being concave to the West and having a radius of 1010.00 feet and a chord bearing of N 04°41'48"W, said point also being the Point of Beginning; thence Northerly along said East line and along the arc of said curve through a central angle of 02° 00' 23" for a distance of 35.37 feet; thence departing said East line run S 88° 48' 31" E for a distance of 555.61 feet to a point along the West line of the right- of-way for State Road 429 as described in OR 7070, PG 2553 and OR 7106, PG 2802 of said public records, said point also being on a non-tangent curve to the left being concave to the Northeast and having a radius of 808.57 feet and a chord bearing of S 33° 50' 00" E; thence Southerly along said West line for the following four (4) courses: run Southerly along the arc of said curve through a central angle of 09° 35' 40" for a distance of 135.40 feet; thence S 37° 06' 36" E for a distance of 690.19 feet to the point of curvature of a curve to the right being concave Southeast and having a radius of 2,203.93 feet; thence Southerly along the arc of said curve through a central angle of 07° 27' 37" for a distance of 286.97 feet; thence S 00° 12' 18" W for a distance of 1,445.86 feet to the South line of the North three quarters of the Southwest Quarter of the aforesaid Northeast Quarter of Section 28; thence departing said West line of the right-of-way for SR 429, run N 89° 55' 05" W for a distance of 1,327.62 feet to a point along the East line of the right-of-way for Flamingo Crossings Boulevard as described in OR 10274, PG 4901 of the aforesaid public records; thence Northerly along said East line for the following four (4) courses: run N 00° 07' 03" E for a distance of 13.58 feet to a point on a non-tangent curve to the left being concave Northwest and having a radius of 1,175.00 feet and a chord bearing of N 11° 36' 10" E; thence Northerly along the arc of said curve through a central angle of 07° 00' 25" for a distance of 143.70 feet; thence N 81° 54' 04" W for a distance of 5.50; thence N 08° 05' 57" E for a distance of 154.80 feet; thence S 81°54'03"E for a distance of 10.00 feet to a point on the aforesaid East line of the Right-of-Way for Flamingo Crossings Boulevard as described in OR 10815, PG 4619; thence Northerly along said East line for the following ten (10) courses: run N 08° 05' 57" E for 46.88 feet to the point of curvature of a curve to the left being concave West and having a radius of 2,162.49 and a chord bearing of N 04°09'23"E; thence Northerly along the arc of said curve through a central angle of 07° 53' 08" for a distance of 297.62 feet; thence N 14° 29' 10" E for a distance of 29.81 feet; thence N 00° 12' 16" W for a distance of 198.27 feet; thence N 23° 02' 00" W for a distance of 19.33 feet; thence N 00° 12' 16" W for a distance of 702.26 feet to the point of curvature of a curve to the right being concave East and having a radius of 2,004.50 feet; thence Northerly along the arc of said curve through a central angle of 06° 19' 57" for a distance of 221.54 feet to the point of tangency; thence N 06° 07' 41" E for a distance of 311.81 feet to the point of curvature of a curve to the left and being concave to the West and having a radius of 899.35 feet; thence Northerly along the arc of said curve through a central angle of 05° 39' 43" for a distance of 88.87 feet; thence N 00°27'57"E for a distance of 105.56 feet to the Point of Beginning.

Containing 60.77 acres more or less.

NOTES

I. Field work was completed on August 6, 2015.

II. Bearings are based upon the South line of the Southeast Quarter of Section 21, Township 24 South, Range 27 East, Orange County, Florida, bearing N89°48'06"E.

III. According to the Federal Insurance Administration Flood Insurance Rate Map, Orange County, Florida, Community-Panel Numbers 12095C0390F & 12095C0580F Dated September 25, 2009. The property described hereon is located in Zone X (Areas determined to be outside 0.2% annual chance flood plain).

IV. According to the First American Title Insurance Company's Ownership & Encumbrance Report, File No. 2037-33988392 with an effective date of July, 2015 this property is subject to the following items: (The surveyor notes that each item is numbered with respect to the Exceptions listed in said report) (each encumbrance is blanket in nature and not plottable unless noted otherwise)

1. Memorandum of Future Access Rights Agreement in favor of Smart City Telecommunications LLC recorded March 5, 2001 in Book 6206, Page 4869.

2. Memorandum of Non-Exclusive Utility License Agreements in favor of Smart City Telecommunications LLC recorded March 5, 2001 in Book 6206, Page 4882.

3. Drainage Agreement by and between Florida Department of Transportation, Florida's Turnpike Enterprise and Reedy Creek Improvement District recorded August 27, 2003 in Book 7070, Page 2583.

4. Environmental Resource Permit Notice recorded January 31, 2008 in Book 9582, Page 4553.

5. Deed of Conservation Easement in favor of South Florida Water Management District recorded March 17, 2008 in Book 9630, Page 3791.

6. Interlocal Agreement between Orange County, Florida and Reedy Creek Improvement District regarding Transfer of Jurisdiction of Hartzog Road recorded June 13, 2008 in Book 9711, Page 5346.

7. Master Declaration of Covenants, Conditions, Restrictions and Obligations For Flamingo Crossings recorded October 3, 2011 in Book 10275, Page 7120.

8. Restriction Agreement by and between Flamingo Crossings, LLC and Walgreen Co. recorded October 3, 2011 in Book 10275, Page 7460.

9. Non-Exclusive Utility Easement Agreement in favor of Peoples Gas System recorded September 30, 2014 in Book 10812, Page 4839.

10. Non-Exclusive Utility Easement Agreement In favor of Duke Energy Florida, Inc. d/b/a Duke Energy recorded January 9, 2015 in Book 10859, Page 93.

11. Non-Exclusive Utility Easement Agreement in favor of Peoples Gas System recorded June 10, 2015 in Book 10931, Page 6045.

J. Vance Corper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REV. BY	DESCRIPTION	DATE	APPROVED BY

SCALE 1"=200'
DRAWN EW
CHECKED NC
FIELD BOOK 1171
JOB NUMBER 100045718
DATE AUGUST 12, 2015

PROJECT
FLAMINGO CROSSINGS
EMPLOYEE HOUSING/COMERCIAL

TASK
BOUNDARY SURVEY
PHASE 1 – EAST PARCEL

CLIENT
FLAMINGO CROSSINGS, LLC

ATKINS
ENGINEERING - SURVEYING - PLANNING - ARCHITECTURE
WWW.ATKINSGLOBAL.COM/NORTHAMERICA

ATKINS NORTH AMERICA, INC.
FLORIDA CERTIFICATE NO. LB 24
482 SOUTH KELLER ROAD
ORLANDO, FLORIDA 32810-6101
TEL: (407) 647-7275
FAX: (407) 806-4500

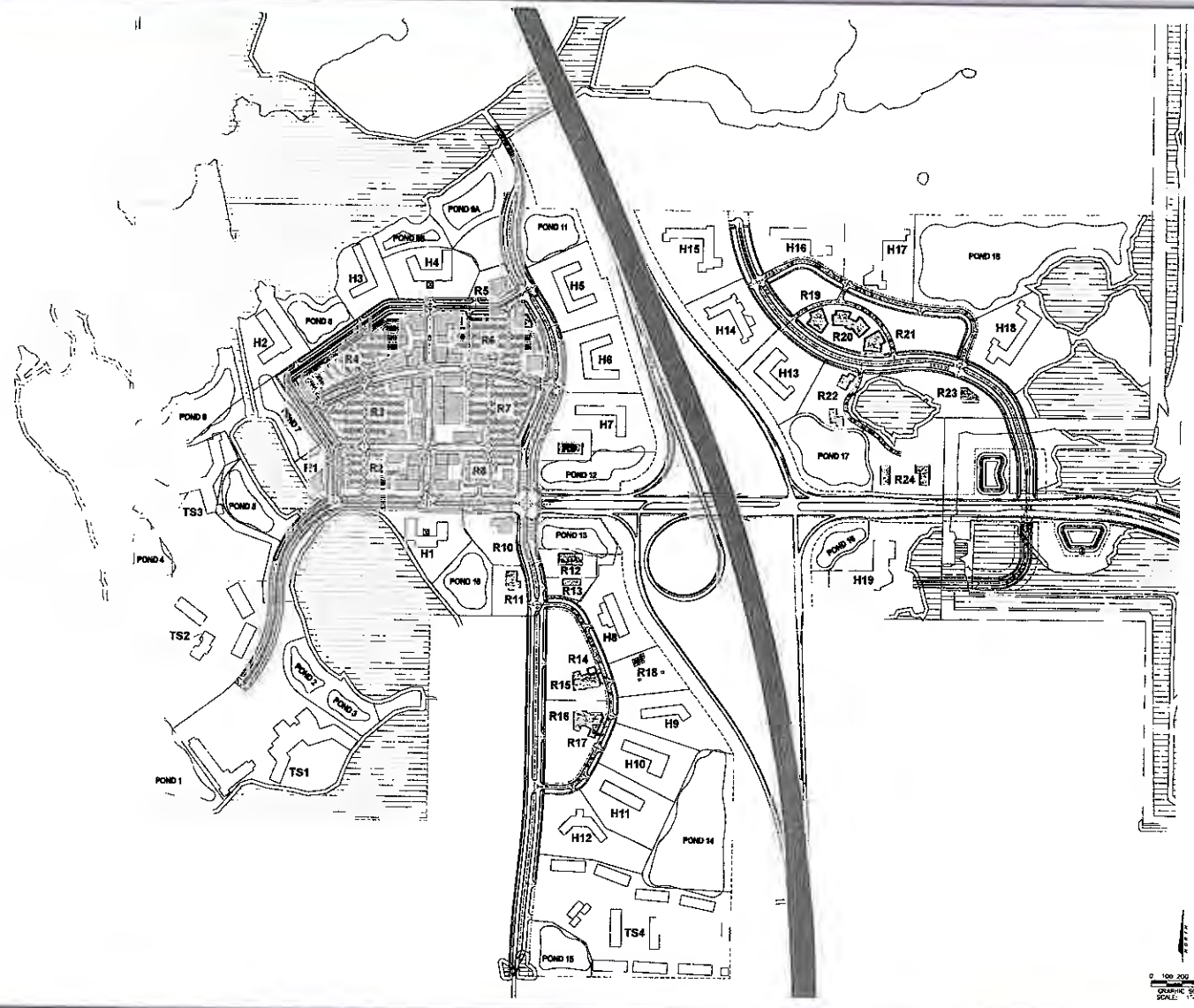
SHEET 1 of 3

PLOT DATE: 12-AUG-2015 14:51 cathl583
FILE NAME: S:\Disney\Flamingo Crossing\DGN\Phase 1\Boundary\Flamingo_PH1_Boundary.dgn

Appendix B
RCID Approved Development Program

Date Created: 4/16/2007

Project Number: 07-051.01



GMB Engineers & Planners, Inc.
3751 Maguire Boulevard, Suite 111
Orlando, Florida 32803

WDW Western Beltway Development

Figure 1
Project Location Map

Table 1
Western Beltway Development
Program, Takedown and Adsorption Rates as of March 1, 2007

				ABSORPTION											
Parcel ID	Program	Proforma Acres	Engineering Density	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Phase 1A & 1B															
R1	F&B	1.5	16,015							16,015					
R2	F&B	2.9	30,409				30,409								
"	Retail														
R3	Retail	5.4	63,513					63,513							
R4	Retail	4.3	35,257						35,257						
R4A	F&B														
R5	F&B	1.4	10,759						10,759						
R6	Retail	6.6	54,820						54,820						
R7	Grocery	4.3	40,624					40,624							
"	Retail														
R8	Bank	2.9	47,605				47,605								
"	F&B														
R9	Gas Sta	1.4	9,312			9,312									
R10	Retail	2.0	12,128			12,128									
R11	F&B	1.8	11,095					11,095							
R12	Gas Sta	1.4	15,392			15,392									
R13	F&B	0.8	12,422					12,422							
Subtotal sq ft		**36.7**	**359,351**	**0**	**0**	**36,832**	**78,014**	**127,654**	**100,836**	**16,015**	**0**	**0**	**0**	**0**	**0**
H1	Hotel	3.3	282				282								
H2	Hotel	4.0	206					206							
H3	Hotel	3.1	217					217							
H4	Hotel	4.0	294					294							
H5	Hotel	4.5	255				255								
H6	Hotel	4.4	210			210									
H7	Hotel	4.5	293			293									
Subtotal keys		**27.8**	**1,757**	**0**	**0**	**503**	**537**	**717**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Phase 2A															
R14	Out-parcel	1.5	15,180							15,180					
R15	Out-parcel	2.0	n/a - mini golf								22,236				
R16	Out-parcel	2.0	22,238								14,000				
R17	Out-parcel	1.5	14,000												
R18	Out-parcel	2.5	9,063							9,063					
Subtotal sq ft		**9.5**	**60,481**	**0**	**0**	**0**	**0**	**0**	**0**	**24,243**	**36,236**	**0**	**0**	**0**	**0**
H8	Value Hotel	4.2	260						260						
H9	Budget Hotel	4.2	212						212						
H10	Value Hotel	4.2	180							180					
H11	Value Hotel	4.2	286								286				
H12	Budget Hotel	4.6	194							194					
Subtotal keys		**21.5**	**1,132**	**0**	**0**	**0**	**0**	**0**	**472**	**374**	**286**	**0**	**0**	**0**	**0**
TS4	**Timeshare**	**17.0**	**444**											**444**	
Phase 2B															
TS1	Timeshare	17.4	483									483			
TS2	Timeshare	16.9	393							393					
TS3	Timeshare	14.1	383					383							
Subtotal keys		**48.4**	**1,259**	**0**	**0**	**0**	**0**	**383**	**0**	**393**	**0**	**483**	**0**	**0**	**0**
Phase 3A															
R															
H		**6.8**	**299**								**299**				
Phase 3B															
R		**10.0**	**59,031**									**51,986**	**7,045**		
H		**20.1**	**919**									**438**	**481**		
Phase 4															
R		**8.3**	**28,265**										**7,354**	**20,911**	
H		**9.8**	**654**											**654**	

Grand Total														
R	64.5	507,128	0	0	36,832	78,014	127,654	100,836	40,258	36,238	51,986	14,399	20,911	0
H	86.0	4,761	0	0	503	537	717	472	374	585	438	481	654	0
TS	65.4	1,703	0	0	0	0	383	0	393	0	483	0	444	0

Appendix C
CMS Info & FDOT Data

Orange County, Florida
Traffic Concurrency Management Program
Concurrency Link Information
Application Number:

ID	From	To	Lgth	Maint Agency	Capacity Group	Ln	Min LOS	Total Cap	AADT	PmPk	PkDir	Comm Trips	Avail Cap*	LOS
Avalon Rd														
25	US 192	Seidel Rd	5.26	Cnty	Horizons West - Class I	2	E	880	5,975	318	NB	912	0	F
Hartzog Rd														
178.4	Avalon Rd (CR 545) S	Western Way	2.9	Cnty	Urban - Class II	2	E	800	2,681	212	WB	101	487	C
178.5	Western Way	Avalon Rd (CR 545) N	3	Cnty	Urban - Class II	2	E	800	2,681	212	WB	1	587	C
US 192 / SR 530														
444	Lake County Line	Osceola County Line	2.98	ST	Horizons West - Class I	6	E	3020	39,839	2,180	WB	539	301	C
Western Bltwy														
510	Osceola County Line	Porter Rd	8.35	ST	Horizons West - Expy	4	E	3940	16,200	866	SB	82	2,992	B

* 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.

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 75 - ORANGE

SITE: 8186 - WESTERN WAY, E OF SR-429 - OFF SYSTEM

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	11500 F	E 5600	W 5900	9.00	52.50	5.70
2015	11300 C	E 5500	W 5800	9.00	53.20	4.40
2014	5400 T	E 2700	W 2700	9.00	53.20	3.80
2013	5400 S	E 2700	W 2700	9.00	53.30	4.10
2012	5400 F	E 2700	W 2700	9.00	52.90	3.60
2011	5400 C	E 2700	W 2700	9.00	52.70	3.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 75 - ORANGE

SITE: 0020 - ON US-192, 0.6 MI. E OF CR-545 (AVALON RD.) (UC)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	49500 C	E 25000	W 24500	9.00	52.50	5.00
2015	40000 C	E 20500	W 19500	9.00	53.20	4.00
2014	39000 C	E 20000	W 19000	9.00	53.20	4.00
2013	47500 C	E 24000	W 23500	9.00	53.30	4.30
2012	48500 C	E 24500	W 24000	9.00	52.90	4.50
2011	41000 C	E 20500	W 20500	9.00	52.70	1.70
2010	43000 C	E 21500	W 21500	8.87	52.83	3.30
2009	42500 C	E 21500	W 21000	8.79	53.70	3.60
2008	45500 C	E 22000	W 23500	8.80	53.99	9.90
2007	49000 C	E 24000	W 25000	8.63	54.08	5.40
2006	34500 C	E 17000	W 17500	8.59	53.01	6.90
2005	48500 C	E 24000	W 24500	8.60	54.10	0.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 97 - FL. TURNPIKE

SITE: 2820 - WESTERN BELTWAY/SR-429 M/L, SOUTH OF BOGGY CREEK BRIDGE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	20200 C	N 10100	S 10100	9.00	55.50	14.70
2015	16000 C	N 8000	S 8000	9.00	59.60	11.50
2014	12800 C	N 6400	S 6400	9.00	59.40	12.20
2013	11000 C	N 5500	S 5500	9.00	58.10	12.80
2012	11000 E	N 5500	S 5500	9.00	58.50	12.80
2011	10400 E	N 5200	S 5200	9.00	58.50	12.40
2010	9800 C	N 4900	S 4900	12.98	59.54	11.60
2009	9800 C	N 4900	S 4900	13.07	56.17	11.60
2008	10100 C	N 5050	S 5050	13.02	58.19	13.50
2007	7200 C	N 3600	S 3600	11.81	59.03	13.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Appendix D
CIP/TIP/LRTP

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 1

ORANGE COUNTY 2030
LONG RANGE TRANSPORTATION PLAN

ORANGE COUNTY GOVERNMENT
FLORIDA

0 1.5 3
1 Inch = 3 Miles

- Jurisdictions
- County Partnership
- Programmed County Roadways
- Planned County Roadways
- State Roadway Project (FY 2016/17 to FY 2020/21)
- Alternative Mobility Area
- Urban Service Area
- Alternative Analysis Corridor
- Intermodal Centers
- Proposed Rail Stations
- Innovation Way MMTN
- SunRail Phase 1 (Completed)
- SunRail Phase 2
- Transit Multi-Use Corridor
- OIA Connector Phase 1
- OIA Connector Phase 2 Study Area (General Alignment May Include Mag Lev)

Disclaimer:
Data is provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requestor. 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 requestor 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 alignments.
Not to be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners

Produced By Orange County Community, Environmental and Development Services Department
Transportation Planning Division

Revision Date: 11/28/2016

TOWNSHIP 22 SOUTH
TOWNSHIP 20 SOUTH
TOWNSHIP 21 SOUTH
TOWNSHIP 23 SOUTH
TOWNSHIP 24 SOUTH

RANGE 27 EAST | RANGE 28 EAST | RANGE 29 EAST | RANGE 30 EAST | RANGE 31 EAST | RANGE 32 EAST | RANGE 33 EAST | RANGE 34 EAST

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

RCA Design ROW Const.

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Aerospace Py (Innovation Wy to Innovation Wy)										
TBA Final Design										
TBA Construction										
Alafaya Tr (Avalon Park Bv to Mark Twain Bv) Completed 4/2015										
5062 Right-of-Way Acquisition										
5062 Construction										
All American Bv (Edgewater Dr to Forest City Rd)										
3097 Right-of-Way Acquisition										
3097 Construction										
APF Rd A (APF Rd C to Overstreet Rd)										
TBA Final Design										
TBA Construction										
APF Rd B (APF Rd C to Winter Garden Vineland Rd)										
TBA Final Design										
TBA Construction										
APF Rd C (Tattant Bv to Village Lake Rd)										
TBA Final Design										
TBA Construction										
Apopka Vineland Rd (AD Mims Rd to Clarcona-Ocoee Rd)										
New CIP RCA Study										
New CIP Final Design										
New CIP Right-of-Way Acquisition										
New CIP Construction (Future Phase)										
Boggy Creek Rd (Orange County Line to SR 417) Invest Funds										
5085 Final Design										
5085 Right-of-Way Acquisition										
5085 Construction										
Boggy Creek Rd (South Access Rd to Wetherbee Rd) Invest Funds										
3075 Final Design										
3075 Right-of-Way Acquisition										
3075 Construction										
Boggy Creek DRI Rd F (Osceola CL to Wyndham Lakes Bv)										
TBA Right-of-Way Acquisition										
TBA Construction										
Chuluota Rd (SR 50 to Seminole CL)										
5004 RCA Study (TBD)										
5004 Design (TBD)										
5004 Right-of-Way Acquisition (TBD)										
5004 Construction (TBD)										
Clarcona Rd (Clarcona-Ocoee Rd to Keene Rd)										
TBA Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Connector Rd Fenton Rd (Palm Parkway to Apopka Vineland Rd)										
3095 Construction										
CR 545 (Orange County Line to Flemingo Crossings Bv)										
TBA Right-of-Way Acquisition										
TBA Construction										
CR 545 (Flemingo Crossings Bv to Schofield Rd) RCA Completed 8/2015										
TBA Right-of-Way Acquisition										
TBA Construction										
CR 545 (Schofield Rd to W Sandy Garden Ln)										
TBA Right-of-Way Acquisition										
TBA Construction										
CR 545 (W. Sandy Garden Ln to N of Hickory Hammock/Overlook St) PH I										
TBA Right-of-Way Acquisition										
TBA Construction										
CR 545 (N of Hickory Hammock to S of FL Turnpike) PH II										
TBA Right-of-Way Acquisition										
TBA Construction										

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

last updated: 04/04/2017

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

RCA Design ROW Const.

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
CR 545 (S of FL Turnpike to SR 50) PH III										
5055 RCA Study										
5055 Final Design										
5055 Right-of-Way Acquisition										
5055 Construction										
Dean Rd (University Bv to McCulloch Rd)										
3071 RCA Study (Completed 10/14)										
3071 Final Design										
3071 Right-of-Way Acquisition										
3071 Construction										
Dean Rd (Curry Ford Rd to Lake Underhill Rd)										
TBA RCA Study										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Destination Py (Tradeshow Bv to East of Lake Cay) IB/IIA										
5089 Final Design										
5089 Construction										
Dowden Rd (SR 417 Ramp to Innovation Wy)										
TBA Construction										
5024 Construction										
Econlockhatchee Tr (Lake Underhill Rd to Valencia College Ln) Invest Funds										
5024 Design										
5024 Right-of-Way Acquisition										
5024 Construction										
Econlockhatchee Tr (SR 50 to University Bv)										
5073 RCA Study										
5073 Final Design										
5073 Right-of-Way Acquisition										
5073 Construction										
Econlockhatchee Tr (Curry Ford Rd to Lake Underhill Rd)										
2942 RCA Study										
2942 Final Design										
2942 Right-of-Way Acquisition										
2942 Construction (Future Phase)										
Econlockhatchee Tr (Lee Vista Bv to Curry Ford Rd)										
TBA RCA Study										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Edgewater Dr (Clarcona-Ocoee Rd to Pine Hills Rd)										
5023 Final Design (Completed 02/2015)										
5023 Right-of-Way Acquisition										
5023 Construction										
Ficquette Rd (Summerlake Park Bv to Overstreet Rd) Invest Funds										
RCA Study										
Final Design										
Right-of-Way Acquisition										
Construction										
Ft Christmas Rd (Lake Pickett Rd to SR 50)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Hamlin Groves Tr Ext. (New Independence Py to Tiny Rd)										
2892 Final Design										
2892 Right-of-Way Acquisition										
2892 Construction										

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

last updated: 04/04/2017

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

RCA Design ROW Const.

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Hartzog Rd (Lake County Line to CR 545)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Hartzog Rd (CR 545 to Flamingo Crossing Bv)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Holden Av (John Young Py to Orange Blossom Tr)										
3045 Final Design										
3045 Right-of-Way Acquisition										
3045 Construction										
Horizon Bv (Lake CL to Summerlake Park Boulevard)										
TBA Right-of-Way Acquisition										
5071 Construction										
Innovation Way (Moss Park Rd to North-South Rd)										
TBA Final Design										
TBA Construction										
Innovation Way (North-South Rd to Innovation Wy Interchange)										
TBA Final Design										
TBA Construction										
Innovation Way Beachline Interchange (Dowden Rd to Innovation Wy)										
TBA Final Design										
TBA Construction										
International Dr (South Westwood Bv to North Westwood Bv)										
5107 Construction										
International Dr Ext (SR 535 to World Center Dr)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
International Dr Transit (Intermodal Center to Sand Lake Rd)										
5070 Final Design										
5070 Construction										
John Young Py / Sand Lake Rd Interchange										
5001 Final Design										
5001 Construction										
Kennedy Bv (Forest City Rd to Wymore Rd) Invest Funds										
3096 Final Design										
3096 Right-of-Way Acquisition										
3096 Construction (Future Phase)										
Kelly Park Rd/Sadler Rd (US 441 to Rock Springs Rd)										
TBA Study										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Kirkman Rd Ext. (Destination Py to Sand Lake Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Bryan Beach Bv (SR 535 to Westwood Bv Ext.)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Destiny Dr Ext. (Lee Rd to Kennedy Bv)										
5104 Final Design										
5104 Right-of-Way Acquisition										
5104 Construction										

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

last updated: 04/04/2017

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

RCA Design ROW Const.

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Lake St (Apopka Vineland Rd to East Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Pickett Rd (Chuluota Rd to Ft Christmas Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Pickett Rd (SR 50 to Chuluota Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Underhill Rd (E. of Econlockhatchee Tr to W. of Rouse Rd) Invest Funds										
5090 Final Design										
5090 Right-of-Way Acquisition										
5090 Construction										
Little River School Rd (SR 50 to Chuluota Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Mandarin Dr Ext (Universal Bv to Sand Lake Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
McCulloch Rd (Native Dance Ln to Chuluota Rd)										
5005 RCA Study										
5005 Final Design										
5005 Right-of-Way Acquisition										
5005 Construction										
Monument Py (Innovation Wy to SR 528 Beachline)										
TBA Construction										
Mt Plymouth Rd (Kelly Park Rd to Lake CL)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
New Independence Py Seg M (Avalon Rd to Schoolhouse Pond Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
North South Rd (Orange County Line to Innovation Way)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Ocoee-Apopka Rd (Silver Star Rd to Clarcona-Ocoee Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Orange Av (Osceola CL to Town Center Bv)										
2929 RCA Study										
2929 Final Design										
2929 Right-of-Way Acquisition										
2929 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

last updated: 04/04/2017

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

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Pine Hills Rd North (Silver Star Rd to North Ln)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Pine Hills Rd Ext (Metro West Bv to Old Winter Garden Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Plymouth Sorrento Rd (US 441 to Ponkan Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Plymouth Sorrento Rd (Ponkan Rd to Orange County Line)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Poinciana Bv (Osceola CL to International Dr Ext.)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Ponkan Rd (Plymoth Sorrento Rd to Rock Springs Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Reams Rd (Delmar Rd to Taborfield Rd)										
5068 Final Design										
5068 Right-of-Way Acquisition										
5068 Construction										
Reams Rd (Summerlake Park Bv to Taborfield Rd) Invest Funds										
5139 CIP RCA Study										
5139 Final Design										
5139 Right-of-Way Acquisition										
5139 Construction										
Regency Village Dr (Lake St to Wildwood Av)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Richard Crotty Py (SR 436 to Goldenrod Rd) Invest Funds										
2752 Final Design										
2752 Right-of-Way Acquisition										
2752 Construction										
Richard Crotty Py (Goldenrod Rd to Dean Rd)										
2752 Final Design										
2752 Right-of-Way Acquisition										
2752 Construction										
Richard Crotty Py (Dean Rd to Alafaya Tr)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Richard Crotty Py (Alafaya Tr to N Tanner Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Sand Lake Rd (AV to Turkey Lake)										
2883 RCA Study										
2883 Design										
2883 Right-of-Way Acquisition										
2883 Construction										

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

last updated: 04/04/2017

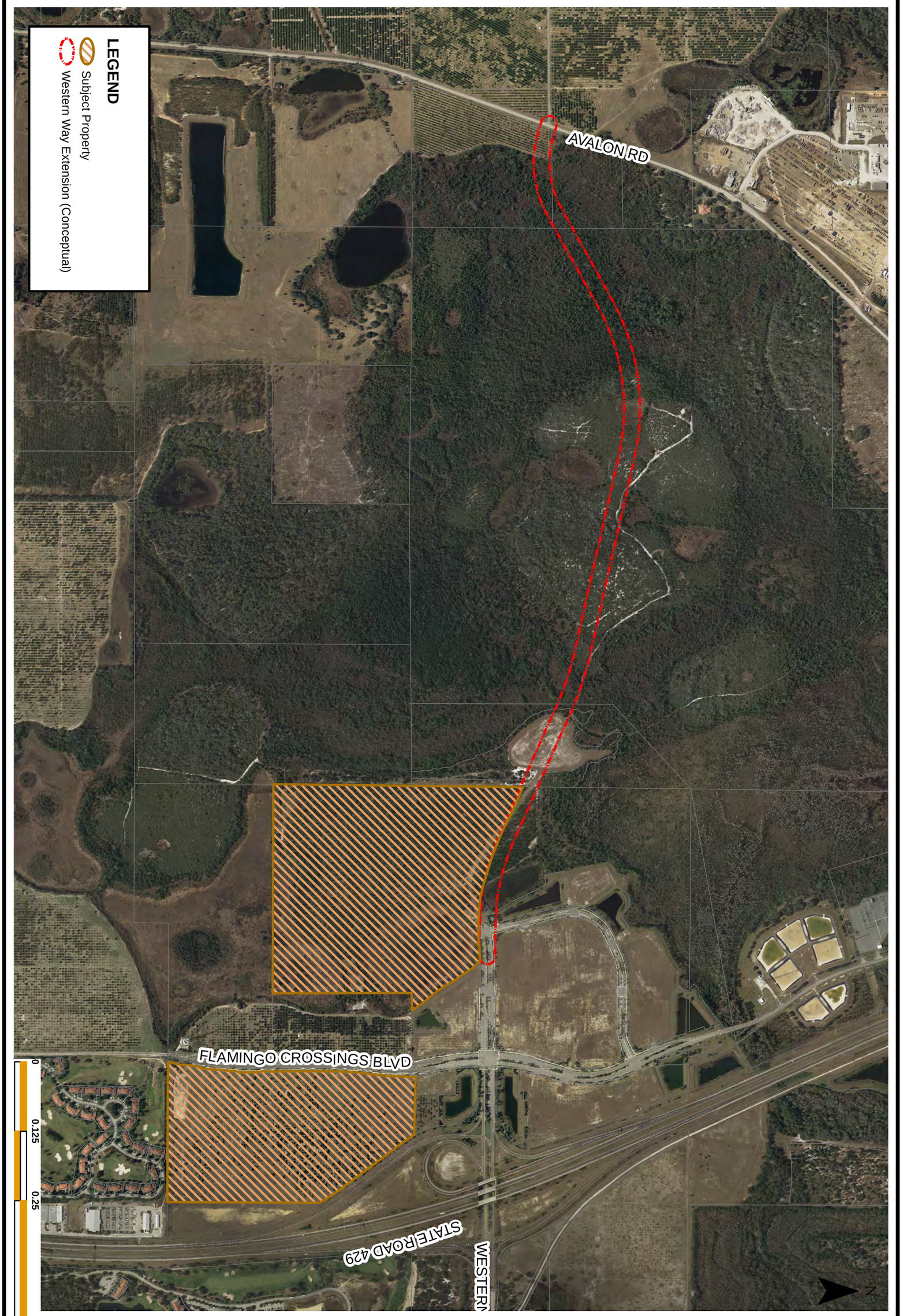
Orange County, Florida
Public Works Department's 10-Year Roadway Program
(by Fiscal Year)

RCA Design ROW Const.

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Schofield Rd (Lake CL to Avalon Rd)										
TBA Right-of-Way Acquisition										
TBA Construction										
TBA Construction										
Seidel Rd (Lake CL to Avalon Rd)										
TBA Right-of-Way Acquisition										
TBA Construction										
Seidel Rd (Summerlake Park Bv to Apporximately 1,200 feet east of SR 429)										
Construction										
Summerlake Park Bv (Hamlin Groves Tr to Ficquette Rd)										
TBA Construction										
Taft-Vineland Rd (Orange Blossom Tr to Orange Av)										
3037 Final Design										
3037 Right-of-Way Acquisition										
3037 Construction										
Texas Av (Oak Ridge Rd to S. of Holden Av) Invest Funds										
5027 Final Design										
5027 Right-of-Way Acquisition										
5027 Construction										
Tiny Rd (School House Pond Rd to Tilden Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
5029 Construction										
Valencia College Ln (Goldenrod Rd to SR 417)										
5029 Final Design										
5029 Right-of-Way Acquisition										
5029 Construction										
Valencia Py (Old YMCA Rd to New Independence Py)										
TBA Right-of-Way Acquisition										
TBA Construction										
Vineland Av (1800' N of SR 535 for 3500')										
TBA Final Design										
TBA Construction										
Woodbury Rd (Lake Underhill Rd to SR 50)										
5059 RCA Study										
5059 Final Design										
5059 Right-of-Way Acquisition										
5059 Construction										

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

last updated: 04/04/2017



TITLE:

LOCATION MAP

SOURCE:

FLAMINGO CROSSINGS MULTIFAMILY

WESTERN WAY AND FLAMINGO CROSSINGS BLVD

DWN: L Ghioto

DATE: 8/18/2015

HCi
100 E Sybella Avenue, Suite 375
Maitland, FL 32751
407.622.7500
www.hciplanning.com

Appendix E
Trip Generation Information Sheets

Shopping Center
(820)

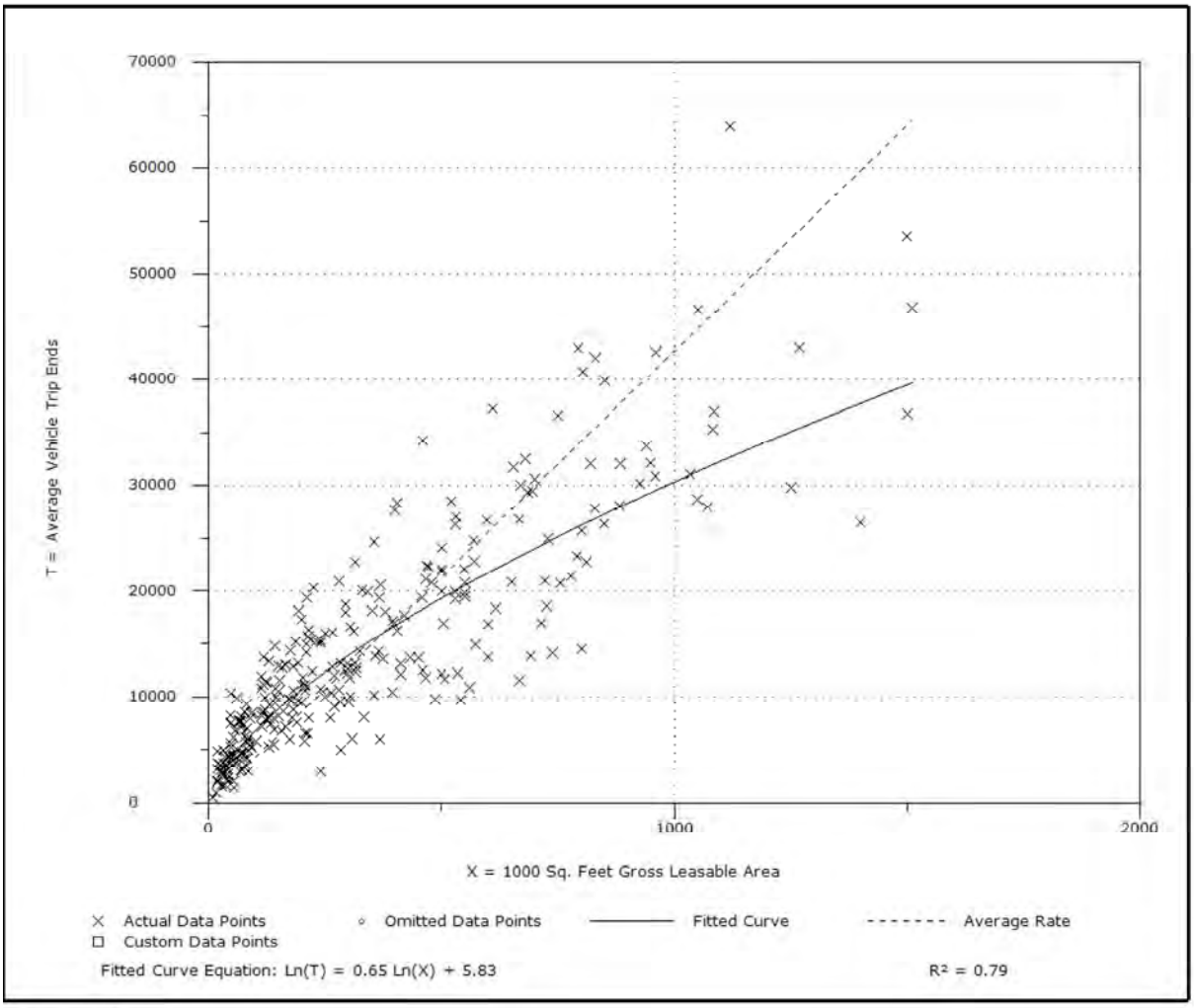
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday**

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)

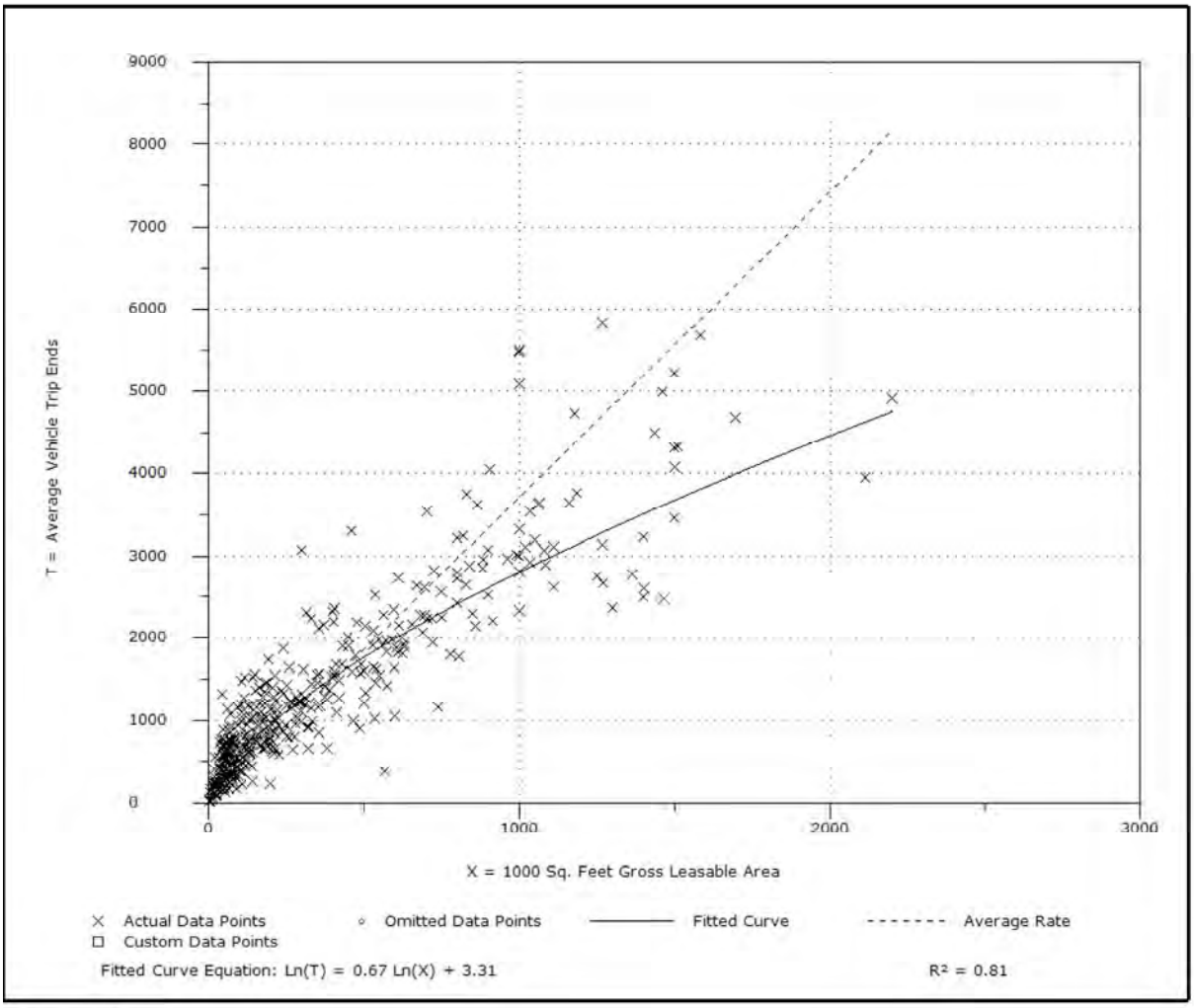
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Leasable Area**
On a: **Weekday**
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

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



Trip Generation, 9th Edition

Hotel
(310)

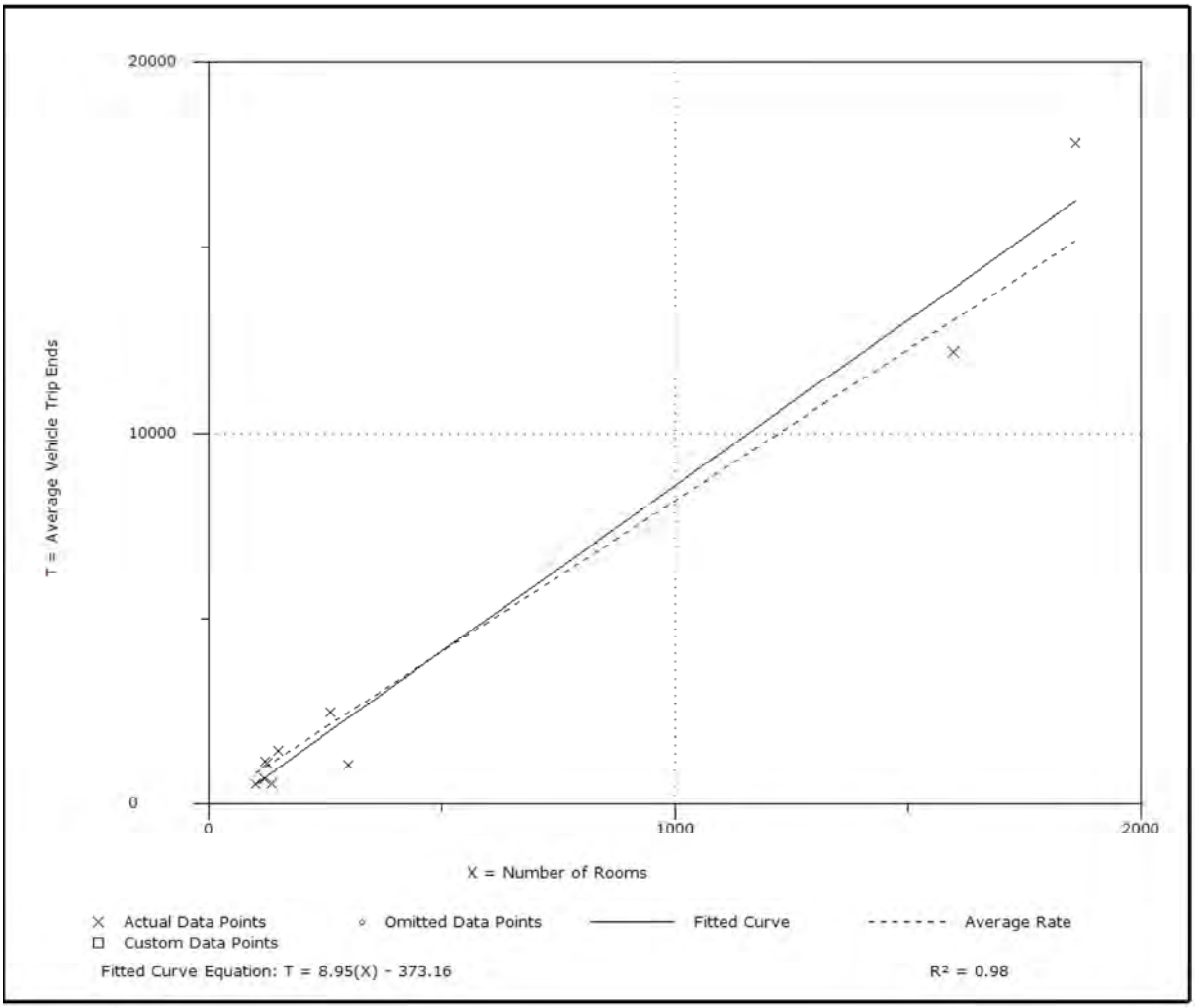
Average Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**

Number of Studies: 10
Average Number of Rooms: 476
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.17	3.47 - 9.58	3.38

Data Plot and Equation



Trip Generation, 9th Edition

Hotel
(310)

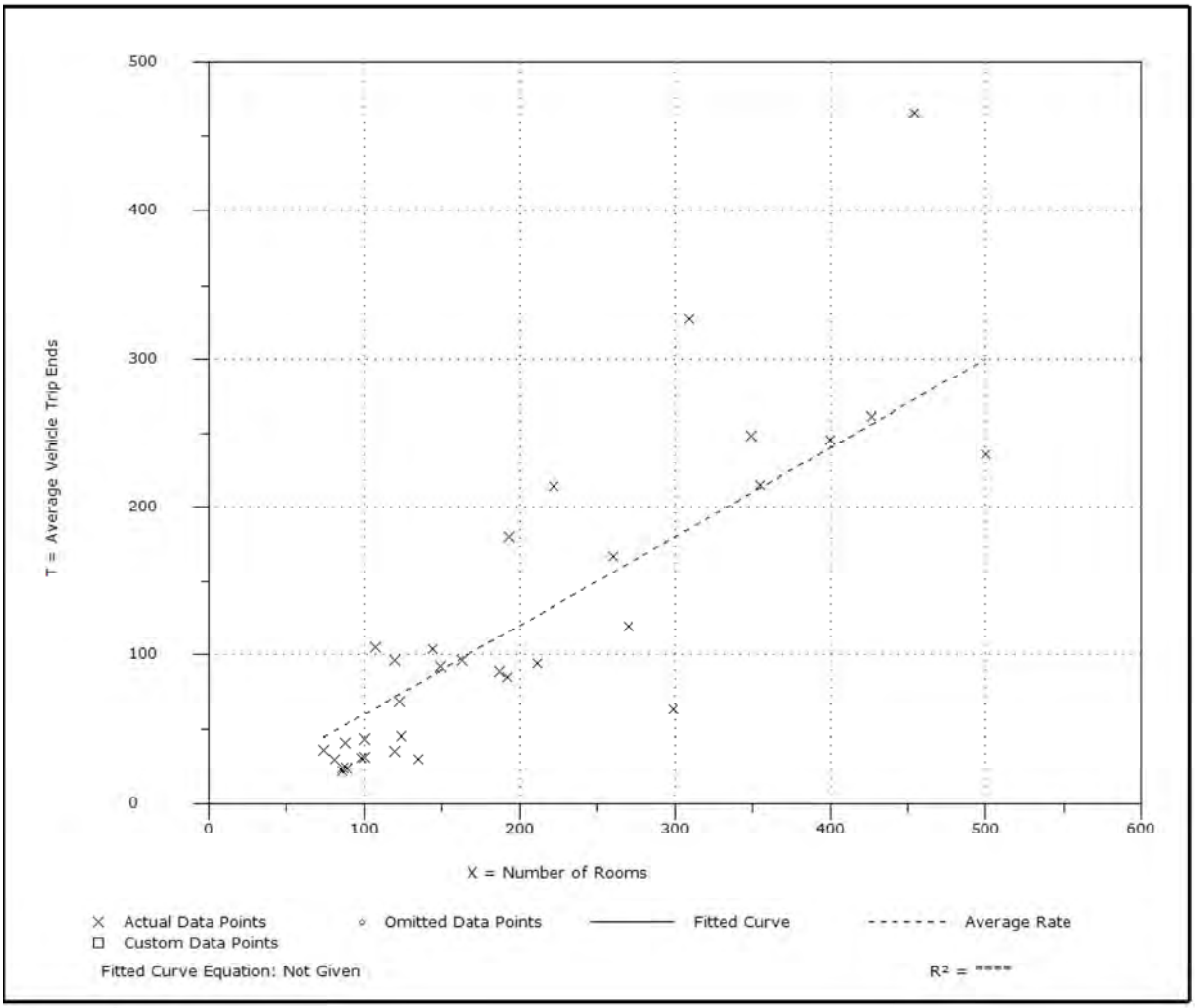
Average Vehicle Trip Ends vs: **Rooms**
On a: **Weekday**
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Number of Studies: 33
Average Number of Rooms: 200
Directional Distribution: 51% entering, 49% exiting

Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.21 - 1.06	0.81

Data Plot and Equation



Trip Generation, 9th Edition

Apartment
(220)

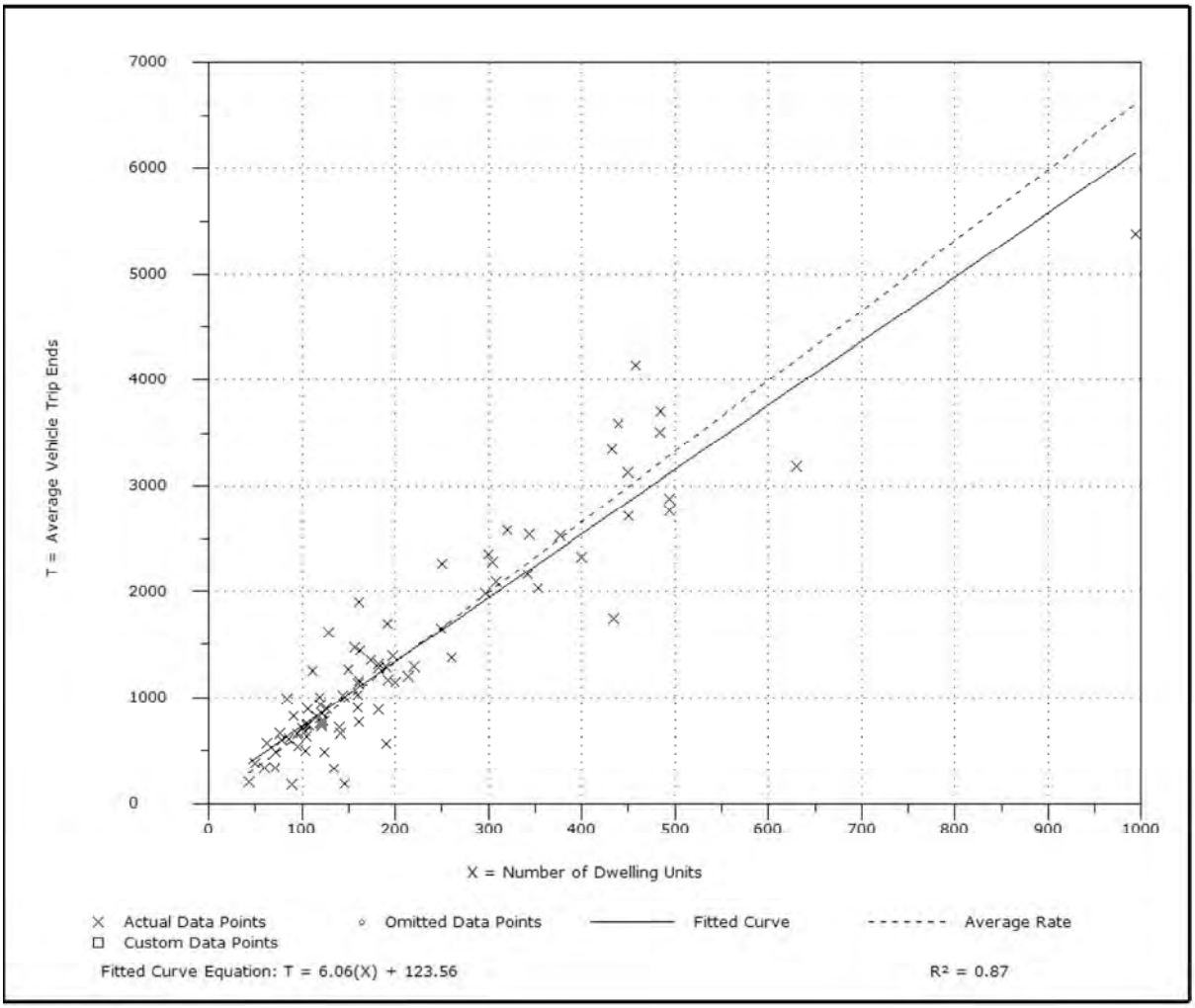
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

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



Trip Generation, 9th Edition

Apartment
(220)

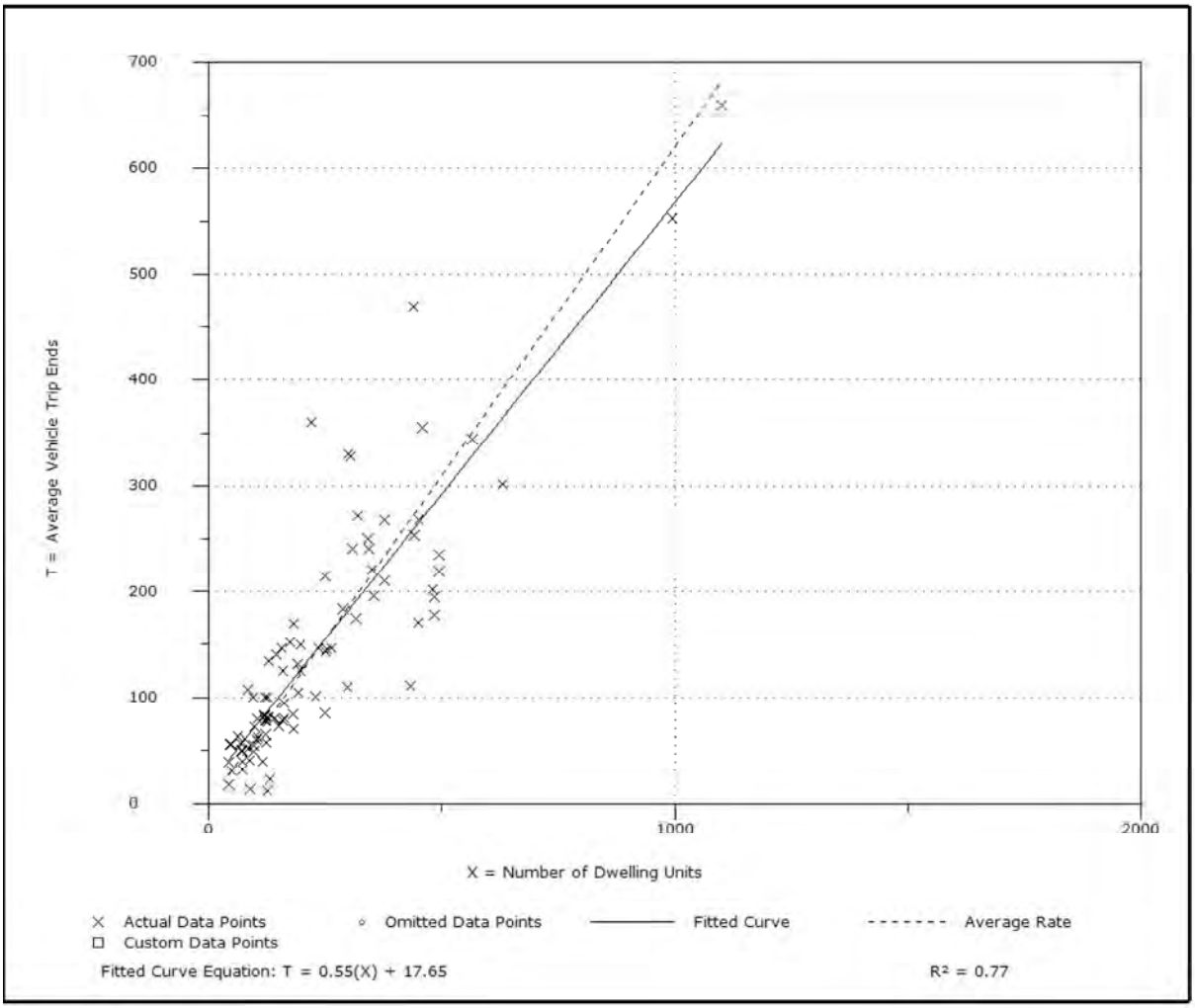
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

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

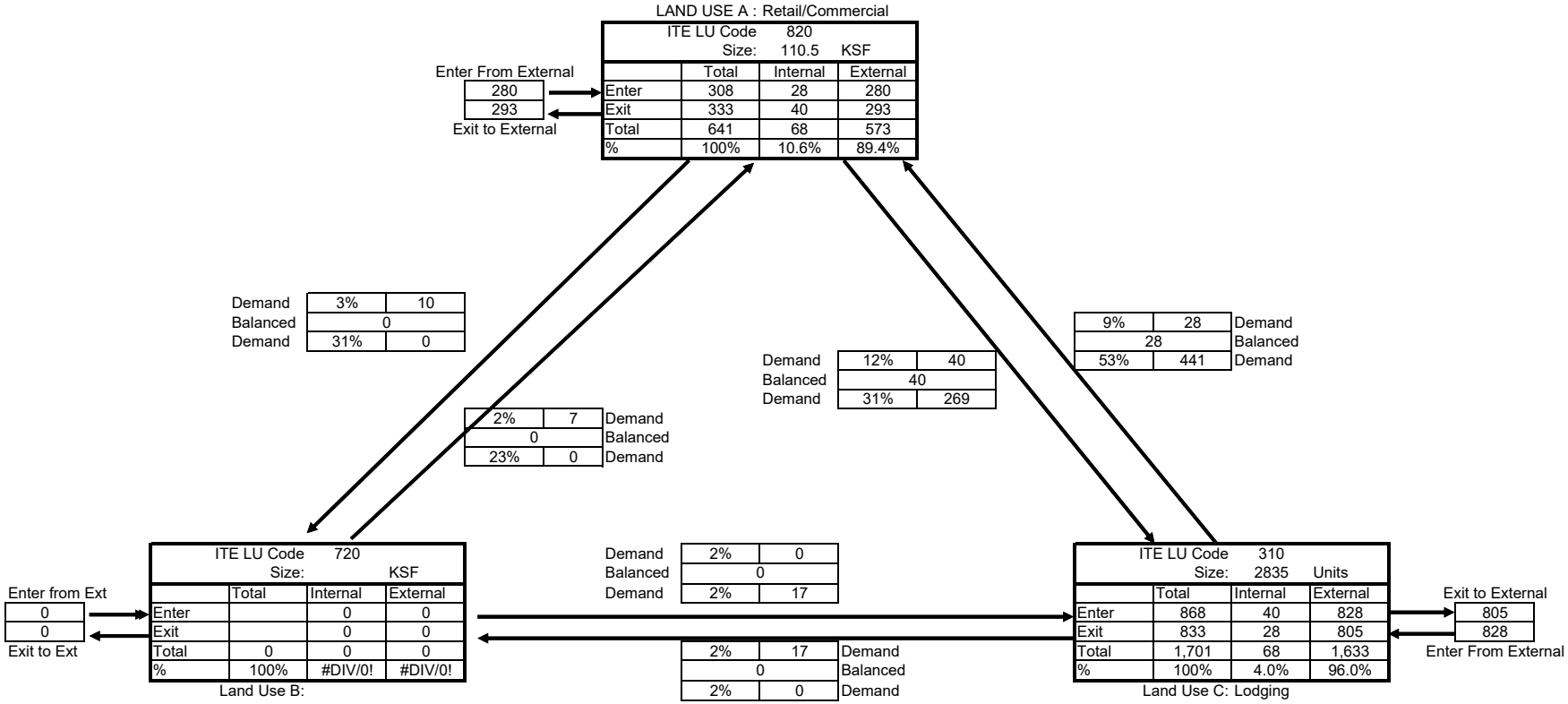
Data Plot and Equation



Trip Generation, 9th Edition

Analyst TMC
Date 4/24/2017

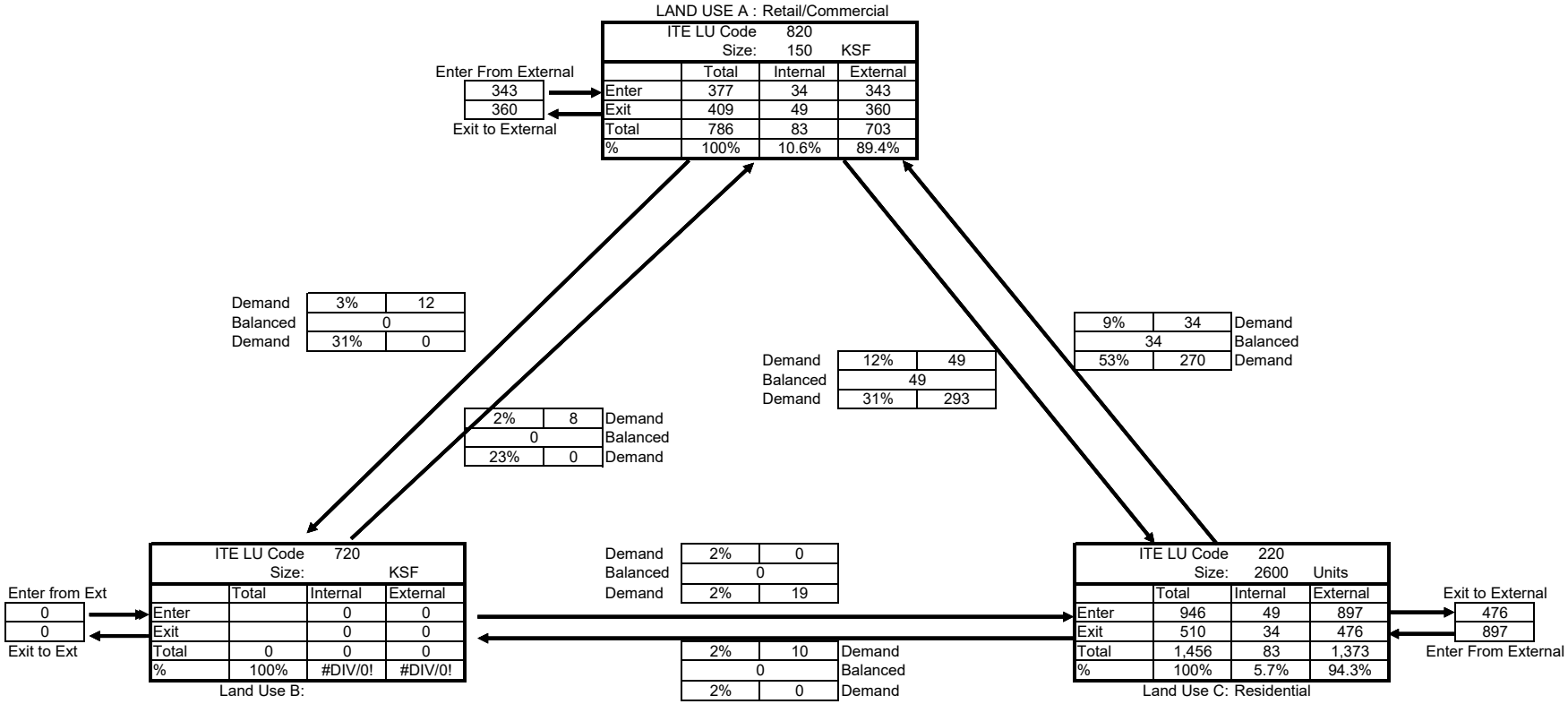
Name of Development Flaming Crossing
Time Period PM Peak - Existing



Net External Trips for Multi-Use Development					
	Land Use A	Land Use B	Land Use C	Total	
Enter	280	0	828	1,108	
Exit	293	0	805	1,098	
Total	573	0	1,633	2,206	Internal Capture
Single-Use TGen	641	0	1,701	2,342	**5.8%**

Analyst TMC
Date 4/24/2017

Name of Development Flaming Crossing
Time Period PM Peak - Proposed



Net External Trips for Multi-Use Development					
	Land Use A	Land Use B	Land Use C	Total	
Enter	343	0	897	1,240	
Exit	360	0	476	836	
Total	703	0	1,373	2,076	Internal Capture
Single-Use TGen	786	0	1,456	2,242	**7.4%**

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	Curernt Adopted IF Rate	% Change
	INSTITUTIONS:															
610	Hospital	bed	11.81	ITE 8th Edition	6.95	7.45	Same as LUC 210	77%	FL Schedules	22.50	$8,862	$126	$1,776	$7,086	$5,121	38%
620	Nursing Home	1,000 sf	2.48	Blend ITE 8th & FL Studies	2.72	3.22	FL Studies	89%	FL Studies	2.14	$842	$13	$183	$659	$1,778	-63%
640	Animal Hospital/Veterinary Clinic	1,000 sf	28.66	ITE 8th Edition (Adjusted)[4]	5.36	5.86	Same as LUC 630	93%	Same as LUC 630	50.86	$20,031	$291	$4,101	$15,930	n/a	n/a
n/a	School	1,000 sf	13.78	Previous TIF Study[3]	8.05	8.55	Previous TIF Study[3]	100%	Previous TIF Study[3]	39.49	$15,554	$220	$3,101	$12,453	$3,842	224%
n/a	Public Assembly	1,000 sf	9.11	Previous TIF Study[3]	8.05	8.55	Previous TIF Study[3]	100%	Previous TIF Study[3]	26.11	$10,283	$145	$2,044	$8,239	$2,542	224%
	OFFICE:															
710	General Office 50,000 sf or less[2]	1,000 sf	15.65	ITE 8th equation	6.18	6.68	FL Studies	92%	FL Studies	31.68	$12,476	$179	$2,523	$9,953	$5,242	90%
710	General Office 50,001-100,000 sf[2]	1,000 sf	13.34	ITE 8th equation	6.18	6.68	FL Studies	92%	FL Studies	27.00	$10,635	$153	$2,156	$8,479	$5,242	62%
710	General Office 100,001-200,000 sf[2]	1,000 sf	11.37	ITE 8th equation	6.18	6.68	FL Studies	92%	FL Studies	23.01	$9,064	$130	$1,832	$7,232	$4,071	78%
710	General Office greater than 200,000 sf[2]	1,000 sf	9.70	ITE 8th equation	6.18	6.68	FL Studies	92%	FL Studies	19.63	$7,733	$111	$1,564	$6,169	$3,623	70%
720	Medical Office	1,000 sf	34.72	Blend ITE 8th & FL Studies	6.66	7.16	FL Studies	89%	FL Studies	73.26	$28,856	$413	$5,821	$23,035	$12,098	90%
732	Post Office	1,000 sf	108.19	ITE 8th Edition	6.18	6.68	Same as LUC 710	49%	Previous TIF Study[3]	116.63	$45,937	$661	$9,316	$36,621	$15,570	135%
	RETAIL:															
814	Specialty Retail Center	1,000 sf	49.99	Blend ITE 8th & FL Studies	3.54	4.04	FL Studies	85%	FL Studies	53.55	$21,091	$320	$4,510	$16,581	n/a	n/a
815	Free-Standing Discount Store	1,000 sf	57.24	ITE 8th Edition	2.52	3.02	Same as LUC 820 (100-200K)	67%	Same as LUC 820 (100-200K)	34.41	$13,551	$216	$3,044	$10,507	n/a	n/a
816	Hardware/Paint Store	1,000 sf	51.29	ITE 8th Edition	1.96	2.46	Same as LUC 820 (25-50K)	56%	Same as LUC 820 (25-5050K)	20.04	$7,893	$132	$1,860	$6,033	n/a	n/a
820	Retail 50,000 sfgla or less[2]	1,000 sfgla	86.56	ITE 8th equation	1.96	2.46	FL Curve[6]	56%	FL Curve[6]	33.82	$13,321	$223	$3,143	$10,178	$10,366	-2%
820	Retail 50,001-100,000 sfgla[2]	1,000 sfgla	67.91	ITE 8th equation	2.40	2.90	FL Curve[6]	62%	FL Curve[6]	35.97	$14,169	$228	$3,213	$10,956	$10,585	4%
820	Retail 100,001-200,000 sfgla[2]	1,000 sfgla	53.28	ITE 8th equation	2.52	3.02	FL Curve[6]	67%	FL Curve[6]	32.03	$12,613	$201	$2,833	$9,780	$9,521	3%
820	Retail 200,001-300,000 sfgla[2]	1,000 sfgla	46.23	ITE 8th equation	2.65	3.15	FL Curve[6]	71%	FL Curve[6]	30.97	$12,196	$193	$2,720	$9,476	$8,685	9%
820	Retail 300,001-400,000 sfgla[2]	1,000 sfgla	41.80	ITE 8th equation	2.77	3.27	FL Curve[6]	73%	FL Curve[6]	30.09	$11,851	$186	$2,621	$9,230	$8,104	14%
820	Retail 400,001-500,000 sfgla[2]	1,000 sfgla	38.66	ITE 8th equation	2.89	3.39	FL Curve[6]	75%	FL Curve[6]	29.83	$11,749	$183	$2,579	$9,170	$7,658	20%

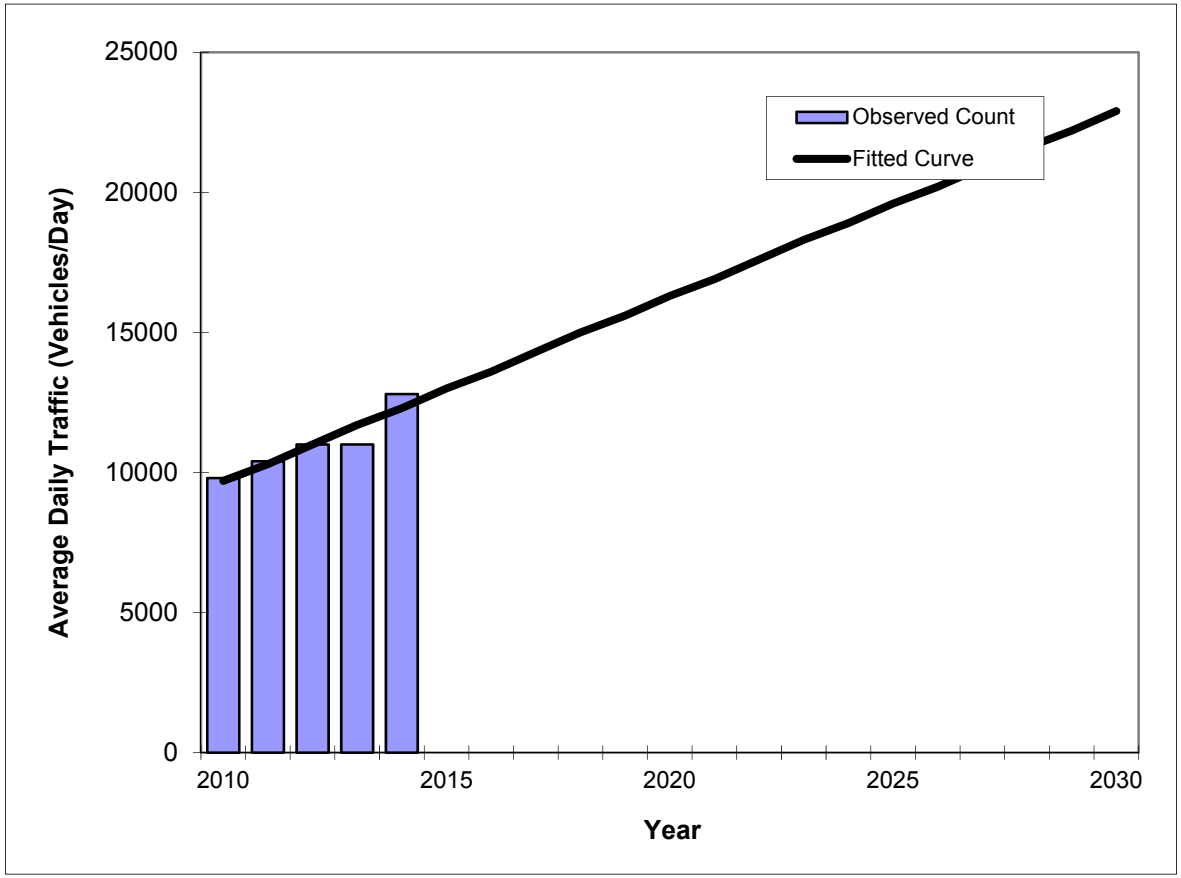
Appendix F
Growth Rates

Traffic Trends - V2.0

WESTERN BELTWAY/429 -- S. of Flamingo Crossings

PIN#	973215-1
Location	1

County:	Orange (75)
Station #:	0492
Highway:	WESTERN BELTWAY/429



Year	Traffic (ADT/AADT) Count*	Trend**
2010	9800	9700
2011	10400	10300
2012	11000	11000
2013	11000	11700
2014	12800	12300
2020 Opening Year Trend		
2020	N/A	16300
2025 Mid-Year Trend		
2025	N/A	19600
2030 Design Year Trend		
2030	N/A	22900
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	660
Trend R-squared:	86.43%
Trend Annual Historic Growth Rate:	6.70%
Trend Growth Rate (2014 to Design Year):	5.39%
Printed:	25-Aug-15

Straight Line Growth Option

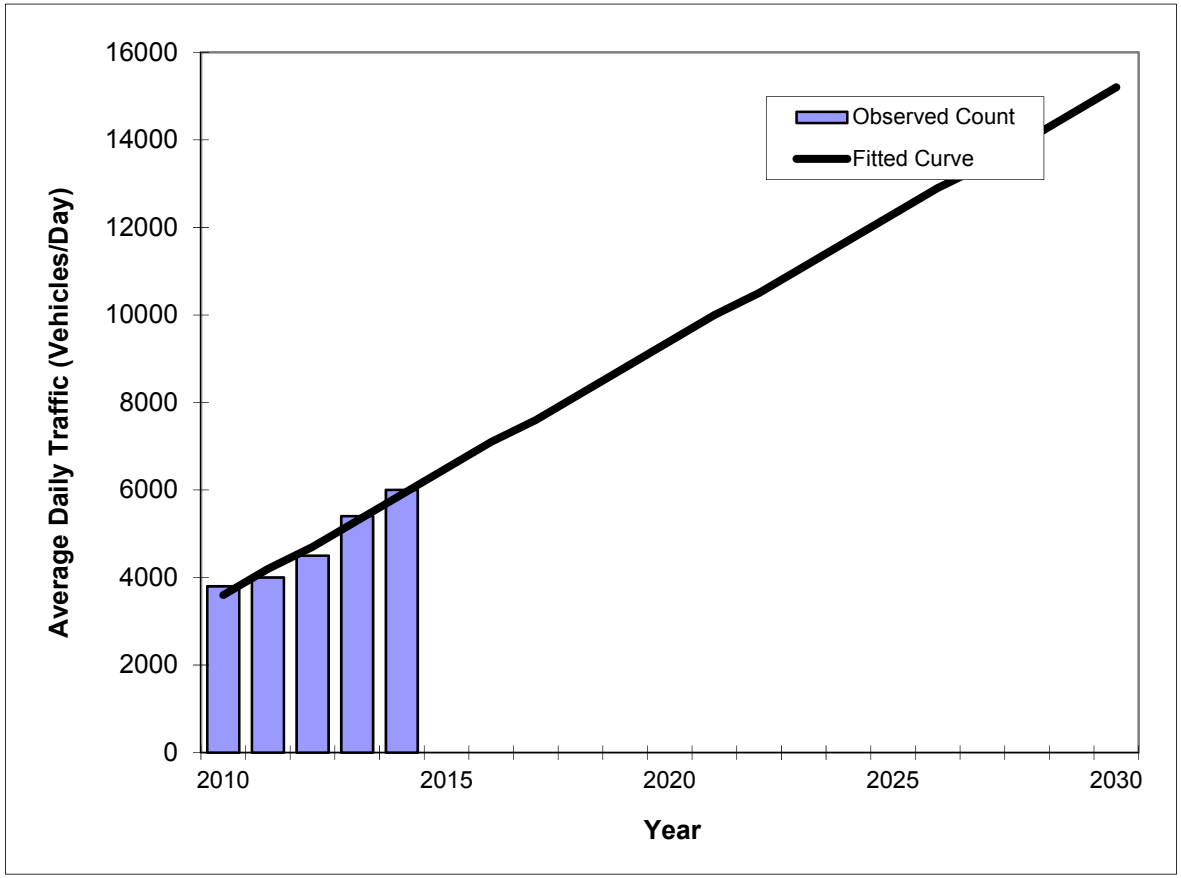
*Axle-Adjusted

Traffic Trends - V2.0

Avalon Rd -- S. of Seidel Rd

PIN#	973215-1
Location	1

County:	Orange (75)
Station #:	0492
Highway:	Avalon Rd



Year	Traffic (ADT/AADT) Count*	Trend**
2010	3800	3600
2011	4000	4200
2012	4500	4700
2013	5400	5300
2014	6000	5900
2020 Opening Year Trend		
2020	N/A	9400
2025 Mid-Year Trend		
2025	N/A	12300
2030 Design Year Trend		
2030	N/A	15200
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	580
Trend R-squared:	95.79%
Trend Annual Historic Growth Rate:	15.97%
Trend Growth Rate (2014 to Design Year):	9.85%
Printed:	25-Aug-15

Straight Line Growth Option

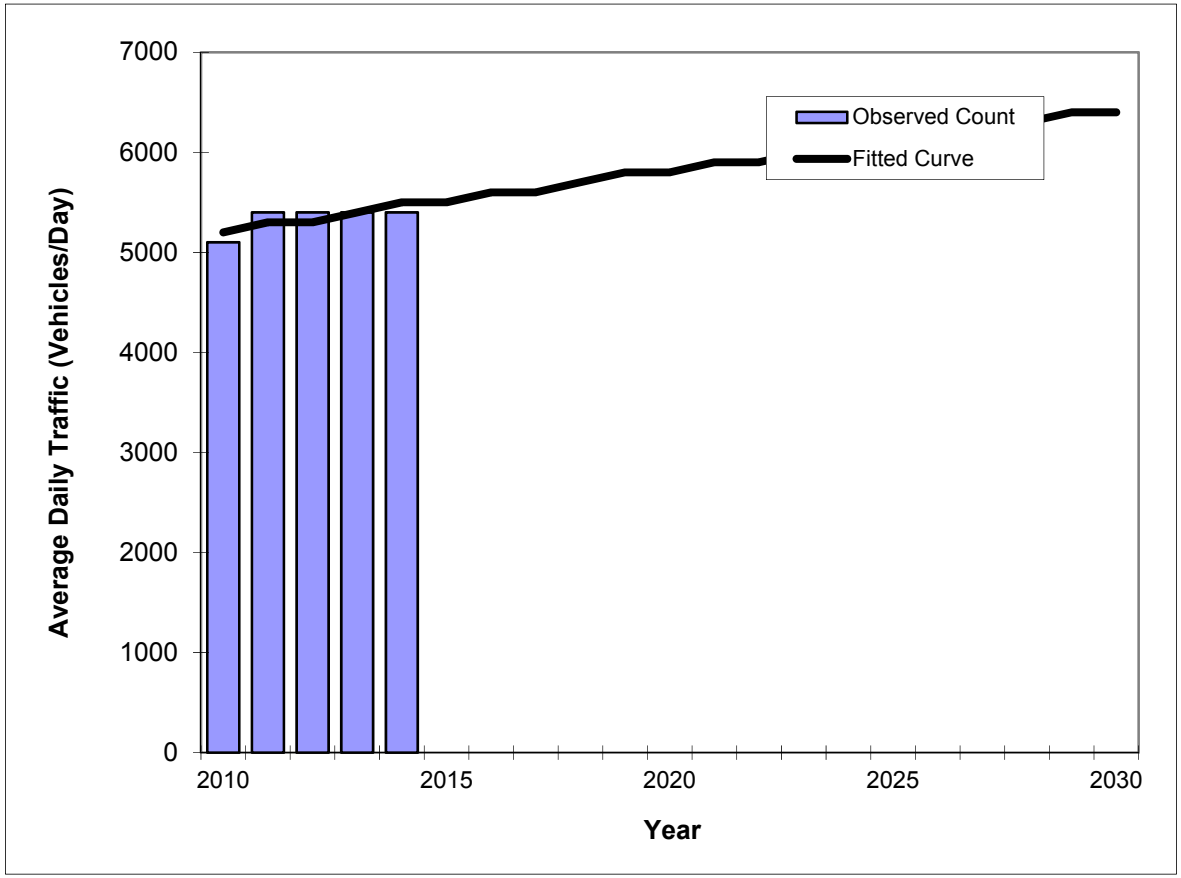
*Axle-Adjusted

Traffic Trends - V2.0

WESTERN Way -- E. of SR 429

PIN#	973215-1
Location	1

County:	Orange (75)
Station #:	0492
Highway:	WESTERN Way



Year	Traffic (ADT/AADT) Count*	Trend**
2010	5100	5200
2011	5400	5300
2012	5400	5300
2013	5400	5400
2014	5400	5500
2020 Opening Year Trend		
2020	N/A	5800
2025 Mid-Year Trend		
2025	N/A	6100
2030 Design Year Trend		
2030	N/A	6400
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	60
Trend R-squared:	50.00%
Trend Annual Historic Growth Rate:	1.44%
Trend Growth Rate (2014 to Design Year):	1.02%
Printed:	25-Aug-15

Straight Line Growth Option

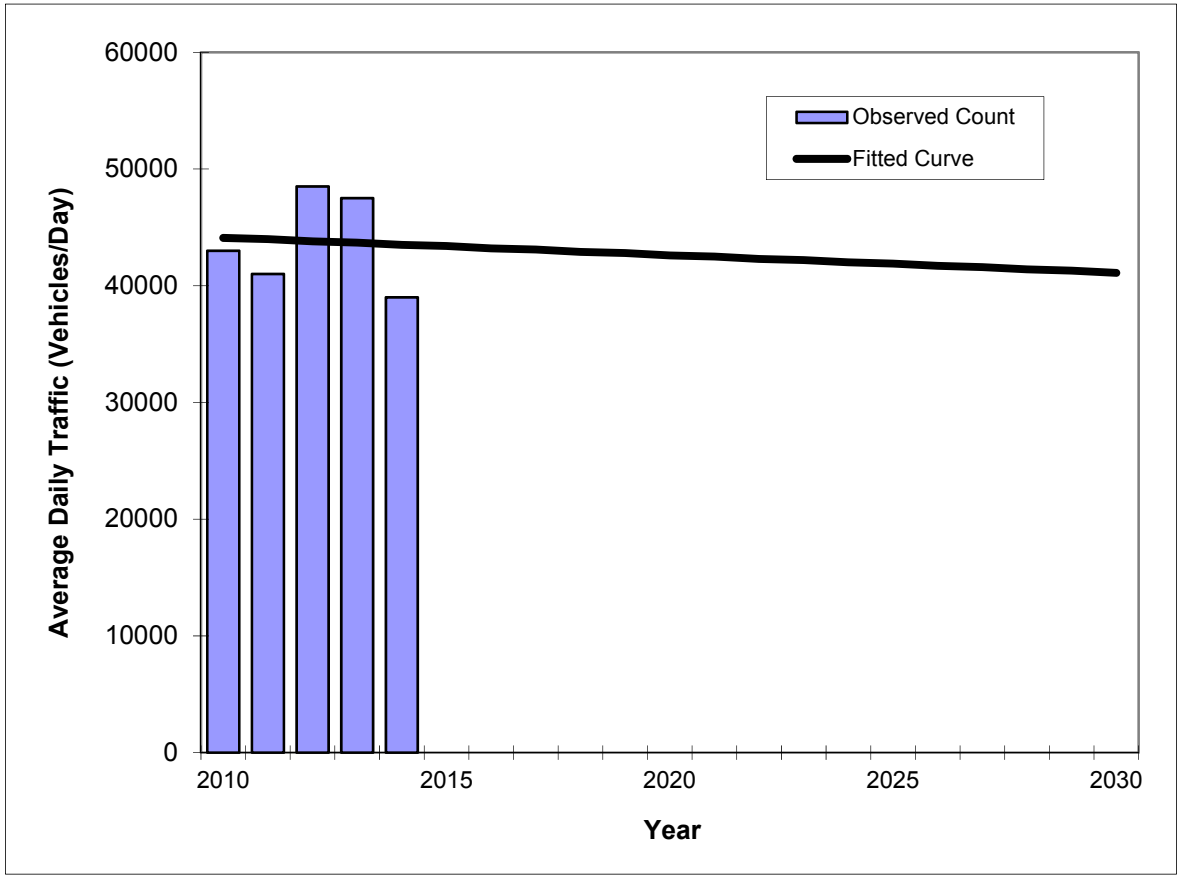
*Axle-Adjusted

Traffic Trends - V2.0

US 192 -- E. of Avalon

PIN#	973215-1
Location	1

County:	Orange (75)
Station #:	0492
Highway:	US 192



Year	Traffic (ADT/AADT) Count*	Trend**
2010	43000	44100
2011	41000	44000
2012	48500	43800
2013	47500	43700
2014	39000	43500
2020 Opening Year Trend		
2020	N/A	42600
2025 Mid-Year Trend		
2025	N/A	41900
2030 Design Year Trend		
2030	N/A	41100
TRANPLAN Forecasts/Trends		

** Annual Trend Increase:	-150
Trend R-squared:	0.33%
Trend Annual Historic Growth Rate:	-0.34%
Trend Growth Rate (2014 to Design Year):	-0.34%
Printed:	25-Aug-15

Straight Line Growth Option

*Axle-Adjusted

CLRM PROPERTY
Project № 16-086 v2.1
April 2017

TRANSPORTATION FACILITIES ANALYSIS
ORANGE COUNTY
FLORIDA

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EXECUTIVE SUMMARY

This study was conducted in support of a proposed comprehensive plan amendment application for the CLRM Property located southwest of the intersection of Apopka-Vineland Road and McCormick Road. The proposed amendment would change the allowable development on the property from 31 single family residential units to 316 single family residential units.

The findings of this analysis are as follows:

- The requested amendment will result in a net increase of 2,670 daily trips of which, 260 peak hour trips generated by the site.
- An analysis of existing conditions indicates that the roadway network within the primary 2.5-mile study area currently operates at satisfactory LOS.
- The LRTP shows that Apopka-Vineland/Clarcona Road is planned to be improved to 4-lanes in the future. The improvement is not currently funded.
- Analysis of Interim Year (2022) conditions indicates that the network is projected to operate at satisfactory LOS with the exception of segments of Apopka-Vineland Road/Clarcona Road and Powers Drive. The proposed amendment will not adversely impact projected operations in the Interim Year.
- Analysis of Horizon Year (2030) conditions indicates that the network is projected to continue to operate at satisfactory LOS, except for a segment of Ocoee-Apopka Road and of Powers Drive. The proposed amendment will not cause any roadways to become deficient and will not adversely impact projected operations in the Horizon Year.
- The proposed development of the site will undergo additional review through the development process, where transportation capacity demand by the development of the site will be further evaluated through the requirements of the Concurrency Management System.

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1.0 INTRODUCTION

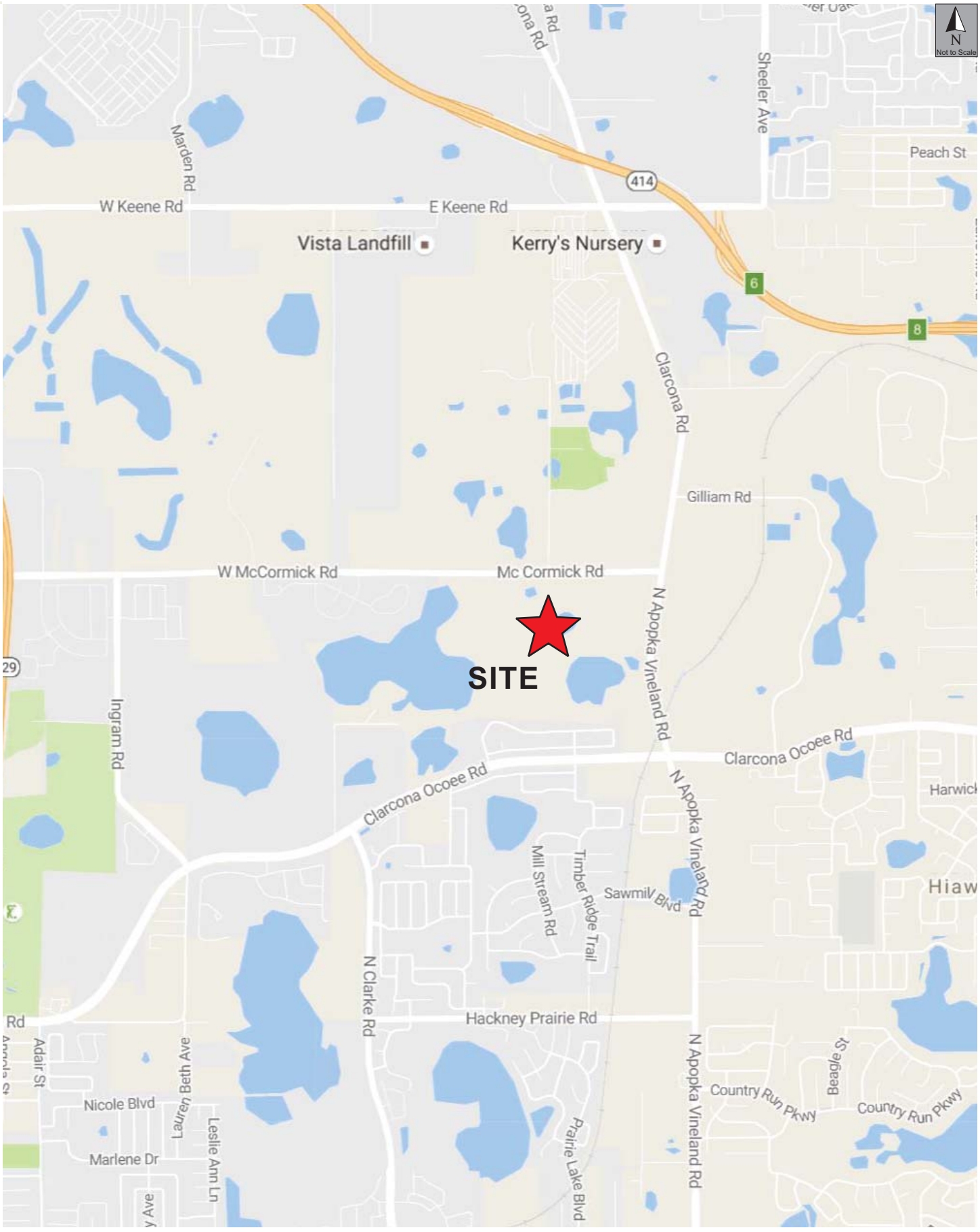
This analysis was undertaken to support an application to amend the Orange County Comprehensive Plan's (CP) Future Land Use Map (FLUM). The application is for the CLRM Property located on the southwest of the intersection of Apopka-Vineland Road and McCormick Road in West Orange County, Florida. **Figure 1** depicts the location of the proposed development and the preliminary impact area.

The requested amendment is to change the FLUM designation of the site from Rural Settlement (RS 1/5) to Rural Settlement Low Density (RSLD 2/1). The property has approximately 158 acres of developable area. The comprehensive plan amendment would increase the development density on the site from 31 units to 316 units, as summarized in **Table 1**.

Table 1
Approved and Proposed Development

Development	Units
Approved FLU	
Rural Settlement (1 unit / 5 acres)	31 Units
Proposed FLU	
Rural Settlement Low Density (2 units / acre)	316 Units

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



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Site Location Map

CLRM Property
16-086

Figure
1

2.0 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 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 to the adopted capacity thresholds. The existing conditions analysis was based on information from the Orange County Concurrency Management System (CMS) database. The CMS spreadsheet is provided in **Appendix A**.

Table 2 summarizes the existing conditions capacity analysis in the area. This analysis reveals that currently all roadway segments within the study area operate at adequate Level of Service (LOS), except for the 2-lane segment of Apopka-Vineland Road from A.D. Mims Road to Clarcona-Ocoee Road.

Table 2
Existing Conditions Analysis

ID	Roadway	Segment Limits	# Lns	Min Los	AADT	Peak Hour			LOS	Meets Std ?
						Capacity	Volume	Dir		
15.0	A.D. Mims Rd	Apopka-Vineland Rd to Wurst Rd	2	D	5,635	740	268	WB	C	Y
17.2	Apopka Blvd	Piedmont-Wekiwa Rd to Sheeler Rd	2	E	8,327	880	459	WB	C	Y
23.3	Apopka-Vineland Rd	Silver Star Rd to A.D. Mims Rd	4	D	13,650	1,580	734	NB	C	Y
24.0	Apopka-Vineland Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	D	14,186	740	769	NB	F	N
34.0	Beggs Rd	Lakeville Rd to Pine Hills Rd	2	E	7,745	800	491	WB	D	Y
38.2	Binion Rd	Lust Rd to Ocoee-Apopka Rd	2	D	3,401	740	187	NB	C	Y
63.0	Clarcona Rd	Clarcona-Ocoee Rd to Gilliam Rd	2	D	13,213	880	672	NB	C	Y
63.1	Clarcona Rd	Gilliam Rd to Keene Rd	2	D	13,050	740	663	NB	C	Y
64.0	Clarcona Rd	Keene Rd to Cleveland St	2	E	9,392	740	473	NB	C	Y
66.0	N Lakewood Ave	Silver Star Rd to Fuller's Cross Rd	2	E	6,423	800	339	NB	C	Y
66.1	N Lakewood Ave	Fuller's Cross Rd to Clarcona-Ocoee Rd	2	D	7,645	740	397	WB	C	Y
67.0	Clarcona-Ocoee Rd	SR 429 to Clarke Rd	4	D	9,401	2,000	470	EB	C	Y
67.1	Clarcona-Ocoee Rd	Clarke Rd to Apopka-Vineland Rd	4	E	12,447	2,000	636	WB	C	Y
68.0	Clarcona-Ocoee Rd	Apopka-Vineland Rd to Hiawassee Rd	4	D	21,865	2,000	1,136	WB	C	Y
69.0	Clarcona-Ocoee Rd	Hiawassee Rd to Powers Dr	4	E	23,006	2,000	1,116	WB	C	Y
70.0	Clarcona-Ocoee Rd	Powers Dr to Pine Hills Rd	4	E	22,647	2,000	1,228	WB	C	Y
183.1	Hiawassee Rd	Silver Star Rd to Nester Rd	4	E	29,134	2,000	1,524	NB	C	Y
184.0	Hiawassee Rd	Nester Rd to Clarcona-Ocoee Rd	4	E	23,584	2,000	1,147	NB	C	Y
184.1	Hiawassee Rd	Clarcona-Ocoee Rd to Maitland Blvd Ext	4	E	19,716	2,000	931	NB	C	Y
184.2	Hiawassee Rd	Maitland Blvd Ext to Apopka Blvd	4	E	16,820	2,000	770	NB	C	Y
211.0	Keene Rd	Clarcona Rd to Sheeler Rd	2	D	8,553	740	443	WB	C	Y
244.0	Lakeville Rd	Clarcona-Ocoee Rd to Beggs Rd	2	D	5,208	740	276	SB	C	Y
245.0	Lakeville Rd	Beggs Rd to Apopka Blvd	2	D	5,208	740	276	SB	C	Y
294.0	North Ln	Powers Dr to Pine Hills Rd	2	E	5,078	800	237	WB	C	Y
316.0	Ocoee-Apopka Rd	West Rd to Binion Rd	2	D	10,861	740	599	NB	C	Y
317.0	Ocoee-Apopka Rd	Binion Rd to Harmon Rd	2	D	5,180	740	288	NB	C	Y
348.0	Park Ave	Cleveland St to Orange Blossom Tr	2	E	9,739	880	496	NB	C	Y
364.0	Powers Dr	Silver Star Rd to North Ln	2	E	14,286	800	749	NB	D	Y
365.0	Powers Dr	North Ln to Clarcona-Ocoee Rd	2	E	7,405	800	343	NB	C	Y
410.0	Sheeler Ave	Keene Rd to Apopka Blvd	2	E	9,271	880	454	SB	C	Y
454.9	West Rd	Ocoee-Apopka Rd to SR 429	4	D	7,281	1,580	410	WB	C	Y
473.0	Wurst Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	E	5,612	800	269	EB	C	Y
495.0	Clarke Rd	Silver Star Rd to A.D. Mims Rd	4	E	18,036	2,000	951	NB	C	Y
496.0	Clarke Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	D	10,717	880	597	NB	C	Y

3.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Orange County Capital Improvement Program (CIP), Capital Improvement Element (CIE), and the Long Range Transportation Plan (LRTP) were checked to identify any planned or programmed improvements to the transportation facilities in this area.

This review revealed that the following roadway within the project's influence area is planned for improvement:

- Apopka-Vineland Road
  From A.D. Mims Road to Keene Road, improve to 4 Lanes Divided

This improvement is planned but not funded or programmed at this time. Supporting information is included in **Appendix B**.

4.0 PROJECT TRAFFIC

4.1 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 Report, 9th Edition.* Trip generation rates and calculations are summarized in **Table 3**, which shows the daily and P.M. peak hour trips for the existing and proposed land uses. Supporting information is included in **Appendix C**. The proposed amendment will result in 2,670 additional daily trips and 260 peak hour trips.

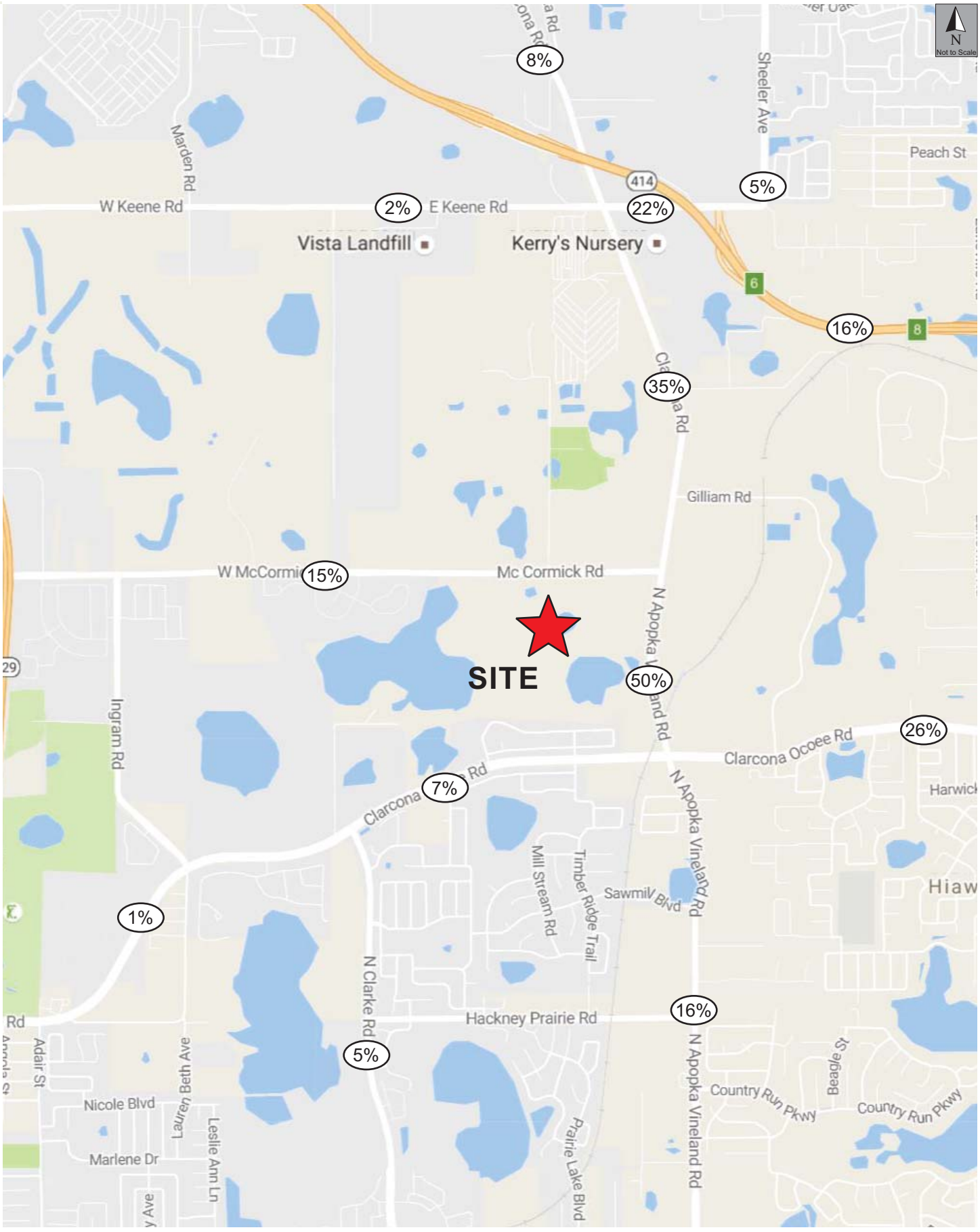
Table 3
Trip Generation Calculation

ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
Allowable Development - Existing FLUM (RS 1/5)								
210	Single Family Units	31 DU	11.53	357	1.18	37	23	14
Proposed Development - Requested FLUM (RSLD 2/1)								
210	Single Family Units	316 DU	9.58	3,027	0.94	297	187	110
Net Change in Trips with Proposed Amendment				**2,670**		**260**	**164**	**96**

4.2 Trip Distribution

A trip distribution pattern was developed using the latest Orlando Urban Area Transportation Study (OUATS) travel demand model. The model was modified to include the proposed development on the project site and executed with a Select Zone Analysis (SZA) to determine the project specific distribution pattern. The model generated trip distribution plot is included in **Appendix D**.

The trip distribution was adjusted slightly based on existing traffic counts, knowledge of the study area and prevailing traffic flow patterns, and engineering judgment. Project trips were assigned to the adjacent roadway segments based on the adjusted distribution pattern shown in **Figure 2**.



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Project Trip Distribution

CLRM Property
16-086

Figure
2

5.0 PROJECTED CONDITIONS ANALYSIS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the Interim Year (2022) and the Horizon Year (2030) .The analyses were conducted for the base condition (without the amendment) and for the proposed condition (with the amendment) as follows.

5.1 Background Traffic Volumes and Transportation Network

Projected traffic volumes for interim and horizon analysis years were developed using a projected 2% annual growth rate, which the natural growth rate for the region. The projected growth was checked against the Existing and Committed traffic volume and the higher volume was used in the analysis. The Interim Year analysis was conducted with the committed network improvements and the Horizon Year analysis included the planned network improvements.

5.2 Interim Year 2022 Conditions

The 2022 Interim Year analysis was conducted comparing projected traffic volumes to the roadway network capacity and service volumes. This analysis is based on the existing and committed roadway network. **Table 4** summarizes the analysis, which reveals that the roadway network in the study area is projected to continue to operate at adequate LOS, except for the following segments that are projected to be deficient due to background traffic growth:

- Apopka-Vineland Road/Clarcona Road
    - A.D. Mims Road to Clarcona-Ocoee Road
    - Clarcona-Ocoee Road to Gilliam Road
    - Gilliam Road to Keene Road

- Powers Drive
    - Silver Star Road to North Lane

Table 5 analyzes the network with the additional traffic from the proposed amendment. The analysis reveals that the proposed amendment will not adversely impact conditions on the study roadway segments in the Interim Year 2022.

Table 4
Interim Year 2022 Base Conditions Analysis

ID	Roadway	Segment Limits	# Lns	Min LOS	2022 Projected Capacity	Volume	Dir	LOS	Meets Std ?
15.0	A.D. Mims Rd	Apopka-Vineland Rd to Wurst Rd	2	D	740	306	WB	C	Y
17.2	Apopka Blvd	Piedmont-Wekiwa Rd to Sheeler Rd	2	E	880	539	WB	C	Y
23.3	Apopka-Vineland Rd	Silver Star Rd to A.D. Mims Rd	4	D	1,580	837	NB	C	Y
24.0	Apopka-Vineland Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	D	740	877	NB	F	**N**
34.0	Beggs Rd	Lakeville Rd to Pine Hills Rd	2	E	800	560	WB	D	Y
38.2	Binion Rd	Lust Rd to Ocoee-Apopka Rd	2	D	740	213	NB	C	Y
63.0	Clarcona Rd	Clarcona-Ocoee Rd to Gilliam Rd	2	D	740	766	NB	F	**N**
63.1	Clarcona Rd	Gilliam Rd to Keene Rd	2	D	740	756	NB	F	**N**
64.0	Clarcona Rd	Keene Rd to Cleveland St	2	E	740	546	NB	C	Y
66.0	N Lakewood Ave	Silver Star Rd to Fuller's Cross Rd	2	E	800	386	NB	D	Y
66.1	N Lakewood Ave	Fuller's Cross Rd to Clarcona-Ocoee Rd	2	D	740	453	WB	C	Y
67.0	Clarcona-Ocoee Rd	SR 429 to Clarke Rd	4	D	2,000	536	EB	C	Y
67.1	Clarcona-Ocoee Rd	Clarke Rd to Apopka-Vineland Rd	4	E	2,000	725	WB	C	Y
68.0	Clarcona-Ocoee Rd	Apopka-Vineland Rd to Hiawassee Rd	4	D	2,000	1,297	WB	C	Y
69.0	Clarcona-Ocoee Rd	Hiawassee Rd to Powers Dr	4	E	2,000	1,272	WB	C	Y
70.0	Clarcona-Ocoee Rd	Powers Dr to Pine Hills Rd	4	E	2,000	1,400	WB	C	Y
183.1	Hiawassee Rd	Silver Star Rd to Nester Rd	4	E	2,000	1,737	NB	C	Y
184.0	Hiawassee Rd	Nester Rd to Clarcona-Ocoee Rd	4	E	2,000	1,308	NB	C	Y
184.1	Hiawassee Rd	Clarcona-Ocoee Rd to Maitland Blvd Ext	4	E	2,000	1,061	NB	C	Y
184.2	Hiawassee Rd	Maitland Blvd Ext to Apopka Blvd	4	E	2,000	878	NB	C	Y
211.0	Keene Rd	Clarcona Rd to Sheeler Rd	2	D	740	505	WB	C	Y
244.0	Lakeville Rd	Clarcona-Ocoee Rd to Beggs Rd	2	D	740	316	SB	C	Y
245.0	Lakeville Rd	Beggs Rd to Apopka Blvd	2	D	740	315	SB	C	Y
294.0	North Ln	Powers Dr to Pine Hills Rd	2	E	800	270	WB	C	Y
316.0	Ocoee-Apopka Rd	West Rd to Binion Rd	2	D	740	683	NB	D	Y
317.0	Ocoee-Apopka Rd	Binion Rd to Harmon Rd	2	D	740	430	NB	C	Y
348.0	Park Ave	Cleveland St to Orange Blossom Tr	2	E	880	565	NB	C	Y
364.0	Powers Dr	Silver Star Rd to North Ln	2	E	800	854	NB	F	**N**
365.0	Powers Dr	North Ln to Clarcona-Ocoee Rd	2	E	800	391	NB	D	Y
410.0	Sheeler Ave	Keene Rd to Apopka Blvd	2	E	880	518	SB	C	Y
454.9	West Rd	Ocoee-Apopka Rd to SR 429	4	D	1,580	467	WB	C	Y
473.0	Wurst Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	E	800	307	EB	C	Y
495.0	Clarke Rd	Silver Star Rd to A.D. Mims Rd	4	E	2,000	1,084	NB	C	Y
496.0	Clarke Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	D	880	681	NB	C	Y

Table 5
Interim Year 2022 Conditions w/ Amendment

ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2022 Backg'd Volume	2022 Backg'd Dir	Project Dist	Project Trips	Total Volume	LOS	Meets Std ?
15.0	A.D. Mims Rd	Apopka-Vineland Rd to Wurst Rd	2	D	740	306	WB	1%	1	307	C	Y
17.2	Apopka Blvd	Piedmont-Wekiwa Rd to Sheeler Rd	2	E	880	539	WB	1%	2	541	C	Y
23.3	Apopka-Vineland Rd	Silver Star Rd to A.D. Mims Rd	4	D	1,580	837	NB	15%	25	862	C	Y
24.0	Apopka-Vineland Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	D	740	877	NB	20%	33	910	F	**N**
34.0	Beggs Rd	Lakeville Rd to Pine Hills Rd	2	E	800	560	WB	0%	0	560	D	Y
38.2	Binion Rd	Lust Rd to Ocoee-Apopka Rd	2	D	740	213	NB	0%	0	213	C	Y
63.0	Clarcona Rd	Clarcona-Ocoee Rd to Gilliam Rd	2	D	740	766	NB	50%	82	848	F	**N**
63.1	Clarcona Rd	Gilliam Rd to Keene Rd	2	D	740	756	NB	35%	34	790	F	**N**
64.0	Clarcona Rd	Keene Rd to Cleveland St	2	E	740	546	NB	10%	10	556	C	Y
66.0	N Lakewood Ave	Silver Star Rd to Fuller's Cross Rd	2	E	800	386	NB	0%	0	386	D	Y
66.1	N Lakewood Ave	Fuller's Cross Rd to Clarcona-Ocoee Rd	2	D	740	453	WB	0%	0	453	C	Y
67.0	Clarcona-Ocoee Rd	SR 429 to Clarke Rd	4	D	2,000	536	EB	1%	2	538	C	Y
67.1	Clarcona-Ocoee Rd	Clarke Rd to Apopka-Vineland Rd	4	E	2,000	725	WB	7%	7	732	C	Y
68.0	Clarcona-Ocoee Rd	Apopka-Vineland Rd to Hiawassee Rd	4	D	2,000	1,297	WB	26%	43	1,340	C	Y
69.0	Clarcona-Ocoee Rd	Hiawassee Rd to Powers Dr	4	E	2,000	1,272	WB	23%	38	1,310	C	Y
70.0	Clarcona-Ocoee Rd	Powers Dr to Pine Hills Rd	4	E	2,000	1,400	WB	20%	33	1,433	C	Y
183.1	Hiawassee Rd	Silver Star Rd to Nester Rd	4	E	2,000	1,737	NB	1%	2	1,739	C	Y
184.0	Hiawassee Rd	Nester Rd to Clarcona-Ocoee Rd	4	E	2,000	1,308	NB	1%	2	1,310	C	Y
184.1	Hiawassee Rd	Clarcona-Ocoee Rd to Maitland Blvd Ext	4	E	2,000	1,061	NB	0%	0	1,061	C	Y
184.2	Hiawassee Rd	Maitland Blvd Ext to Apopka Blvd	4	E	2,000	878	NB	1%	1	879	C	Y
211.0	Keene Rd	Clarcona Rd to Sheeler Rd	2	D	740	505	WB	2%	2	507	C	Y
244.0	Lakeville Rd	Clarcona-Ocoee Rd to Beggs Rd	2	D	740	316	SB	1%	2	318	C	Y
245.0	Lakeville Rd	Beggs Rd to Apopka Blvd	2	D	740	315	SB	1%	2	317	C	Y
294.0	North Ln	Powers Dr to Pine Hills Rd	2	E	800	270	WB	0%	0	270	C	Y
316.0	Ocoee-Apopka Rd	West Rd to Binion Rd	2	D	740	683	NB	9%	15	698	D	Y
317.0	Ocoee-Apopka Rd	Binion Rd to Harmon Rd	2	D	740	430	NB	1%	1	431	C	Y
348.0	Park Ave	Cleveland St to Orange Blossom Tr	2	E	880	565	NB	0%	0	565	C	Y
364.0	Powers Dr	Silver Star Rd to North Ln	2	E	800	854	NB	1%	2	856	F	**N**
365.0	Powers Dr	North Ln to Clarcona-Ocoee Rd	2	E	800	391	NB	2%	3	394	D	Y
410.0	Sheeler Ave	Keene Rd to Apopka Blvd	2	E	880	518	SB	5%	8	526	C	Y
454.9	West Rd	Ocoee-Apopka Rd to SR 429	4	D	1,580	467	WB	4%	4	471	C	Y
473.0	Wurst Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	E	800	307	EB	1%	2	309	C	Y
495.0	Clarke Rd	Silver Star Rd to A.D. Mims Rd	4	E	2,000	1,084	NB	4%	7	1,091	C	Y
496.0	Clarke Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	D	880	681	NB	5%	8	689	C	Y

5.3 Horizon Year 2030 Conditions

The 2030 Horizon Year analysis was also conducted for projected traffic. This analysis is based on the planned roadway network, which includes all planned improvements. **Table 6** summarizes the 2030 Horizon Year analysis, which reveals that the roadway network in the study area is projected to continue to operate at adequate LOS, except for the following two segments:

- Ocoee-Apopka Road
    - o West Road to Binion Road

- Powers Drive
    - o Silver Star Road to North Lane

Table 7 analyzes the network with the additional traffic from the proposed amendment. The analysis reveals that the proposed amendment will not cause deficiencies and will not adversely impact the transportation network in the Horizon Year 2030.

The proposed development will undergo additional review and will be required to mitigate impacts to the transportation network through the County's Concurrency Management System.

Table 6
Horizon Year 2030 Base Conditions Analysis

ID	Roadway	Segment Limits	# Lns	Min LOS	2030 Projected Capacity	Volume	Dir	LOS	Meets Std ?
15.0	A.D. Mims Rd	Apopka-Vineland Rd to Wurst Rd	2	D	740	348	WB	C	Y
17.2	Apopka Blvd	Piedmont-Wekiwa Rd to Sheeler Rd	2	E	880	597	WB	C	Y
23.3	Apopka-Vineland Rd	Silver Star Rd to A.D. Mims Rd	4	D	1,580	954	NB	C	Y
24.0	Apopka-Vineland Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	4	D	1,580	1,000	NB	C	Y
34.0	Beggs Rd	Lakeville Rd to Pine Hills Rd	2	E	800	638	WB	D	Y
38.2	Binion Rd	Lust Rd to Ocoee-Apopka Rd	2	D	740	243	NB	C	Y
63.0	Clarcona Rd	Clarcona-Ocoee Rd to Gilliam Rd	4	D	1,580	874	NB	C	Y
63.1	Clarcona Rd	Gilliam Rd to Keene Rd	4	D	1,580	862	NB	C	Y
64.0	Clarcona Rd	Keene Rd to Cleveland St	2	E	740	615	NB	C	Y
66.0	N Lakewood Ave	Silver Star Rd to Fuller's Cross Rd	2	E	800	441	NB	D	Y
66.1	N Lakewood Ave	Fuller's Cross Rd to Clarcona-Ocoee Rd	2	D	740	516	WB	C	Y
67.0	Clarcona-Ocoee Rd	SR 429 to Clarke Rd	4	D	2,000	611	EB	C	Y
67.1	Clarcona-Ocoee Rd	Clarke Rd to Apopka-Vineland Rd	4	E	2,000	827	WB	C	Y
68.0	Clarcona-Ocoee Rd	Apopka-Vineland Rd to Hiawassee Rd	4	D	2,000	1,477	WB	C	Y
69.0	Clarcona-Ocoee Rd	Hiawassee Rd to Powers Dr	4	E	2,000	1,451	WB	C	Y
70.0	Clarcona-Ocoee Rd	Powers Dr to Pine Hills Rd	4	E	2,000	1,596	WB	C	Y
183.1	Hiawassee Rd	Silver Star Rd to Nester Rd	4	E	2,000	1,981	NB	D	Y
184.0	Hiawassee Rd	Nester Rd to Clarcona-Ocoee Rd	4	E	2,000	1,491	NB	C	Y
184.1	Hiawassee Rd	Clarcona-Ocoee Rd to Maitland Blvd Ext	4	E	2,000	1,210	NB	C	Y
184.2	Hiawassee Rd	Maitland Blvd Ext to Apopka Blvd	4	E	2,000	1,001	NB	C	Y
211.0	Keene Rd	Clarcona Rd to Sheeler Rd	2	D	740	576	WB	C	Y
244.0	Lakeville Rd	Clarcona-Ocoee Rd to Beggs Rd	2	D	740	359	SB	C	Y
245.0	Lakeville Rd	Beggs Rd to Apopka Blvd	2	D	740	359	SB	C	Y
294.0	North Ln	Powers Dr to Pine Hills Rd	2	E	800	308	WB	C	Y
316.0	Ocoee-Apopka Rd	West Rd to Binion Rd	2	D	740	779	NB	F	**N**
317.0	Ocoee-Apopka Rd	Binion Rd to Harmon Rd	2	D	740	430	NB	C	Y
348.0	Park Ave	Cleveland St to Orange Blossom Tr	2	E	880	645	NB	C	Y
364.0	Powers Dr	Silver Star Rd to North Ln	2	E	800	974	NB	F	**N**
365.0	Powers Dr	North Ln to Clarcona-Ocoee Rd	2	E	800	446	NB	D	Y
410.0	Sheeler Ave	Keene Rd to Apopka Blvd	2	E	880	590	SB	C	Y
454.9	West Rd	Ocoee-Apopka Rd to SR 429	4	D	1,580	533	WB	C	Y
473.0	Wurst Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	E	800	350	EB	C	Y
495.0	Clarke Rd	Silver Star Rd to A.D. Mims Rd	4	E	2,000	1,236	NB	C	Y
496.0	Clarke Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	D	880	776	NB	C	Y

Table 7
Horizon Year 2030 Conditions w/ Amendment

ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2030 Backg'd Volume	2030 Backg'd Dir	Project Dist	Project Trips	Total Volume	LOS	Meets Std ?
15.0	A.D. Mims Rd	Apopka-Vineland Rd to Wurst Rd	2	D	740	348	277	1%	1	349	C	Y
17.2	Apopka Blvd	Piedmont-Wekiwa Rd to Sheeler Rd	2	E	880	597	539	1%	2	599	C	Y
23.3	Apopka-Vineland Rd	Silver Star Rd to A.D. Mims Rd	4	D	1,580	954	758	15%	25	979	C	Y
24.0	Apopka-Vineland Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	4	D	1,580	1,000	820	20%	33	1,033	C	Y
34.0	Beggs Rd	Lakeville Rd to Pine Hills Rd	2	E	800	638	555	0%	0	638	D	Y
38.2	Binion Rd	Lust Rd to Ocoee-Apopka Rd	2	D	740	243	188	0%	0	243	C	Y
63.0	Clarcona Rd	Clarcona-Ocoee Rd to Gilliam Rd	4	D	1,580	874	751	50%	82	956	C	Y
63.1	Clarcona Rd	Gilliam Rd to Keene Rd	4	D	1,580	862	714	35%	34	896	C	Y
64.0	Clarcona Rd	Keene Rd to Cleveland St	2	E	740	615	546	10%	10	625	C	Y
66.0	N Lakewood Ave	Silver Star Rd to Fuller's Cross Rd	2	E	800	441	341	0%	0	441	D	Y
66.1	N Lakewood Ave	Fuller's Cross Rd to Clarcona-Ocoee Rd	2	D	740	516	398	0%	0	516	C	Y
67.0	Clarcona-Ocoee Rd	SR 429 to Clarke Rd	4	D	2,000	611	476	1%	2	613	C	Y
67.1	Clarcona-Ocoee Rd	Clarke Rd to Apopka-Vineland Rd	4	E	2,000	827	686	7%	7	834	C	Y
68.0	Clarcona-Ocoee Rd	Apopka-Vineland Rd to Hiawassee Rd	4	D	2,000	1,477	1,297	26%	43	1,520	C	Y
69.0	Clarcona-Ocoee Rd	Hiawassee Rd to Powers Dr	4	E	2,000	1,451	1,177	23%	38	1,489	C	Y
70.0	Clarcona-Ocoee Rd	Powers Dr to Pine Hills Rd	4	E	2,000	1,596	1,323	20%	33	1,629	C	Y
183.1	Hiawassee Rd	Silver Star Rd to Nester Rd	4	E	2,000	1,981	1,540	1%	2	1,983	D	Y
184.0	Hiawassee Rd	Nester Rd to Clarcona-Ocoee Rd	4	E	2,000	1,491	1,190	1%	2	1,493	C	Y
184.1	Hiawassee Rd	Clarcona-Ocoee Rd to Maitland Blvd Ext	4	E	2,000	1,210	966	0%	0	1,210	C	Y
184.2	Hiawassee Rd	Maitland Blvd Ext to Apopka Blvd	4	E	2,000	1,001	807	1%	1	1,002	C	Y
211.0	Keene Rd	Clarcona Rd to Sheeler Rd	2	D	740	576	456	2%	2	578	C	Y
244.0	Lakeville Rd	Clarcona-Ocoee Rd to Beggs Rd	2	D	740	359	316	1%	2	361	C	Y
245.0	Lakeville Rd	Beggs Rd to Apopka Blvd	2	D	740	359	303	1%	2	361	C	Y
294.0	North Ln	Powers Dr to Pine Hills Rd	2	E	800	308	245	0%	0	308	C	Y
316.0	Ocoee-Apopka Rd	West Rd to Binion Rd	2	D	740	779	608	9%	15	794	F	**N**
317.0	Ocoee-Apopka Rd	Binion Rd to Harmon Rd	2	D	740	374	430	1%	1	375	C	Y
348.0	Park Ave	Cleveland St to Orange Blossom Tr	2	E	880	645	541	0%	0	645	C	Y
364.0	Powers Dr	Silver Star Rd to North Ln	2	E	800	974	763	1%	2	976	F	**N**
365.0	Powers Dr	North Ln to Clarcona-Ocoee Rd	2	E	800	446	360	2%	3	449	D	Y
410.0	Sheeler Ave	Keene Rd to Apopka Blvd	2	E	880	590	484	5%	8	598	C	Y
454.9	West Rd	Ocoee-Apopka Rd to SR 429	4	D	1,580	533	410	4%	4	537	C	Y
473.0	Wurst Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	E	800	350	270	1%	2	352	C	Y
495.0	Clarke Rd	Silver Star Rd to A.D. Mims Rd	4	E	2,000	1,236	953	4%	7	1,243	C	Y
496.0	Clarke Rd	A.D. Mims Rd to Clarcona-Ocoee Rd	2	D	880	776	606	5%	8	784	C	Y

6.0 STUDY CONCLUSIONS

This study was conducted in support of a proposed comprehensive plan amendment application for the CLRM Property located southwest of the intersection of Apopka-Vineland Road and McCormick Road. The proposed amendment would change the allowable development on the property from 31 single family residential units to 316 single family residential units.

The findings of this analysis are as follows:

- The requested amendment will result in a net increase of 2,670 daily trips of which, 260 peak hour trips generated by the site.
- An analysis of existing conditions indicates that the roadway network within the primary 2.5-mile study area currently operates at satisfactory LOS.
- The LRTP shows that Apopka-Vineland/Clarcona Road is planned to be improved to 4-lanes in the future. The improvement is not currently funded.
- Analysis of Interim Year (2022) conditions indicates that the network is projected to operate at satisfactory LOS with the exception of segments of Apopka-Vineland Road/Clarcona Road and Powers Drive. The proposed amendment will not adversely impact projected operations in the Interim Year.
- Analysis of Horizon Year (2030) conditions indicates that the network is projected to continue to operate at satisfactory LOS, except for a segment of Ocoee-Apopka Road and of Powers Drive. The proposed amendment will not cause any roadways to become deficient and will not adversely impact projected operations in the Horizon Year.
- The proposed development of the site will undergo additional review through the development process, where transportation capacity demand by the development of the site will be further evaluated through the requirements of the Concurrency Management System.

APPENDICES

Appendix A
CMS Information

Orange County, Florida
Traffic Concurrency Management Program
Concurrency Link Information
Application Number:

ID	From	To	Lgth	Maint Agency	Capacity Group	Ln	Min LOS	Total Cap	AADT	PmPk	PkDir	Comm Trips	Avail Cap*	LOS
A.D. Mims Rd														
15	Apopka-Vineland Rd	Wurst Rd	1.68	Cnty	Rural	2	D	740	5,635	268	WB	9	463	C
Apopka Blvd														
17.2	Piedmont-Wekiwa Rd	Sheeler Rd	1.51	Cnty	Urban - Class I	2	E	880	8,327	459	WB	80	341	C
Apopka-Vineland Rd														
23.3	Silver Star Rd	A.D. Mims Rd	0.89	Cnty	Rural	4	D	1580	13,650	734	NB	24	822	C
24	A.D. Mims Rd	Clarcona-Ocoee Rd	1.69	Cnty	Rural	2	D	740	14,486	769	NB	51	0	F
Beggs Rd														
34	Lakeville Rd	Pine Hills Rd	1.76	Cnty	Urban - Class II	2	E	800	7,745	491	WB	64	245	D
Binion Rd														
38.2	Lust Rd	Ocoee-Apopka Rd	3.37	Cnty	Rural Undev. Hwy	2	D	740	3,401	187	NB	1	552	B
Clarcona Rd														
63.1	Gilliam Rd	Keene Rd	1.06	Cnty	Rural	2	D	740	13,050	663	NB	51	26	D
64	Keene Rd	Cleveland St	1.09	Cnty	Urban - Class I	2	E	880	9,392	473	NB	73	334	C
Clarcona-Ocoee Rd														
67.1	Clarke Rd	Apopka Vineland Rd	1.16	Cnty	Rural	4	D	1580	12,447	636	WB	50	894	C
68	Apopka-Vineland Rd	Hiawassee Rd	1.37	Cnty	Urban - Class I	4	E	2000	21,865	1,136	WB	161	703	C
69	Hiawassee Rd	Powers Dr	0.55	Cnty	Urban - Class I	4	E	2000	23,006	1,116	WB	61	823	C
70	Powers Dr	Pine Hills Rd	0.98	Cnty	Urban - Class I	4	E	2000	22,647	1,228	WB	95	677	C
Clarke Rd														
495	Silver Star Rd	A.D. Mims Rd	1.01	Ocoee	Urban - Class I	4	E	2000	18,036	951	NB	2	1,047	C
496	A.D. Mims Rd	Clarcona-Ocoee Rd	1.51	Ocoee	Rural	2	D	740	10,717	597	NB	9	134	C

* 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.

ID	From	To	Lgth	Maint Agency	Capacity Group	Ln	Min LOS	Total Cap	AADT	PmPk	PkDir	Comm Trips	Avail Cap*	LOS
Hiawassee Rd														
183.1	Silver Star Rd	Nester Rd	0.93	Cnty	Urban - Class I	4	E	2000	29,134	1,524	NB	16	460	C
184	Nester Rd	Clarcona-Ocoee Rd	1.56	Cnty	Urban - Class I	4	E	2000	23,584	1,147	NB	43	810	C
184.1	Clarcona-Ocoee Rd	Maitland Blvd Extension	1.43	Cnty	Urban - Class I	4	E	2000	19,716	931	NB	35	1,034	C
184.2	Maitland Blvd Extension	Apopka Blvd	1.01	Cnty	Urban - Class I	4	E	2000	16,820	770	NB	37	1,193	C
Keene Rd														
211	Clarcona Rd	Sheeler Rd	0.56	Cnty	Rural	2	D	740	8,553	443	WB	13	284	C
Lakeville Rd														
244	Clarcona-Ocoee Rd	Beggs Rd	0.82	Cnty	Rural	2	D	740	5,208	276	SB	40	424	C
245	Beggs Rd	Apopka Blvd	1.79	Cnty	Rural	2	D	740	5,208	276	SB	24	440	C
Maitland Blvd														
262.3	SR 429/SR 451	Orange Blossom Trl	6.53	ST	Rural	6	D	2400	15,500	783	WB	2	1,615	C
N Apopka-Vineland Rd / Clarcona Rd														
63	Clarcona-Ocoee Rd	Gilliam Rd	0.92	Cnty	Rural	2	D	740	13,213	672	NB	79	0	F
N Bluford Ave / N Lakewood Ave														
66	Silver Star Rd	Fuller's Cross Rd	1.53	Ocoee	Urban - Class II	2	E	800	6,423	339	NB	2	459	C
N Lakewood Ave														
66.1	Fuller's Cross Rd	Clarcona-Ocoee Rd	0.31	Cnty	Rural	2	D	740	7,645	397	WB	1	342	C
North Ln														
294	Powers Dr	Pine Hills Rd	1	Cnty	Urban - Class II	2	E	800	5,078	237	WB	8	555	C
Ocoee-Apopka Rd														
316	West Rd / Ocoee Crown Pointe Pkwy	Binion Rd	2.04	Cnty	Rural Undev. Hwy	2	D	740	10,861	599	NB	9	132	D
317	Binion Rd	Harmon Rd	1.42	Cnty	Rural Undev. Hwy	2	D	740	5,180	288	NB	142	310	C
Park Ave														
348	Cleveland St	Orange Blossom Tr	1.27	Cnty	Urban - Class I	2	E	880	9,739	496	NB	45	339	C
Powers Dr														
364	Silver Star Rd	North Lane	1.27	Cnty	Urban - Class II	2	E	800	14,286	749	NB	14	37	E

* 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.

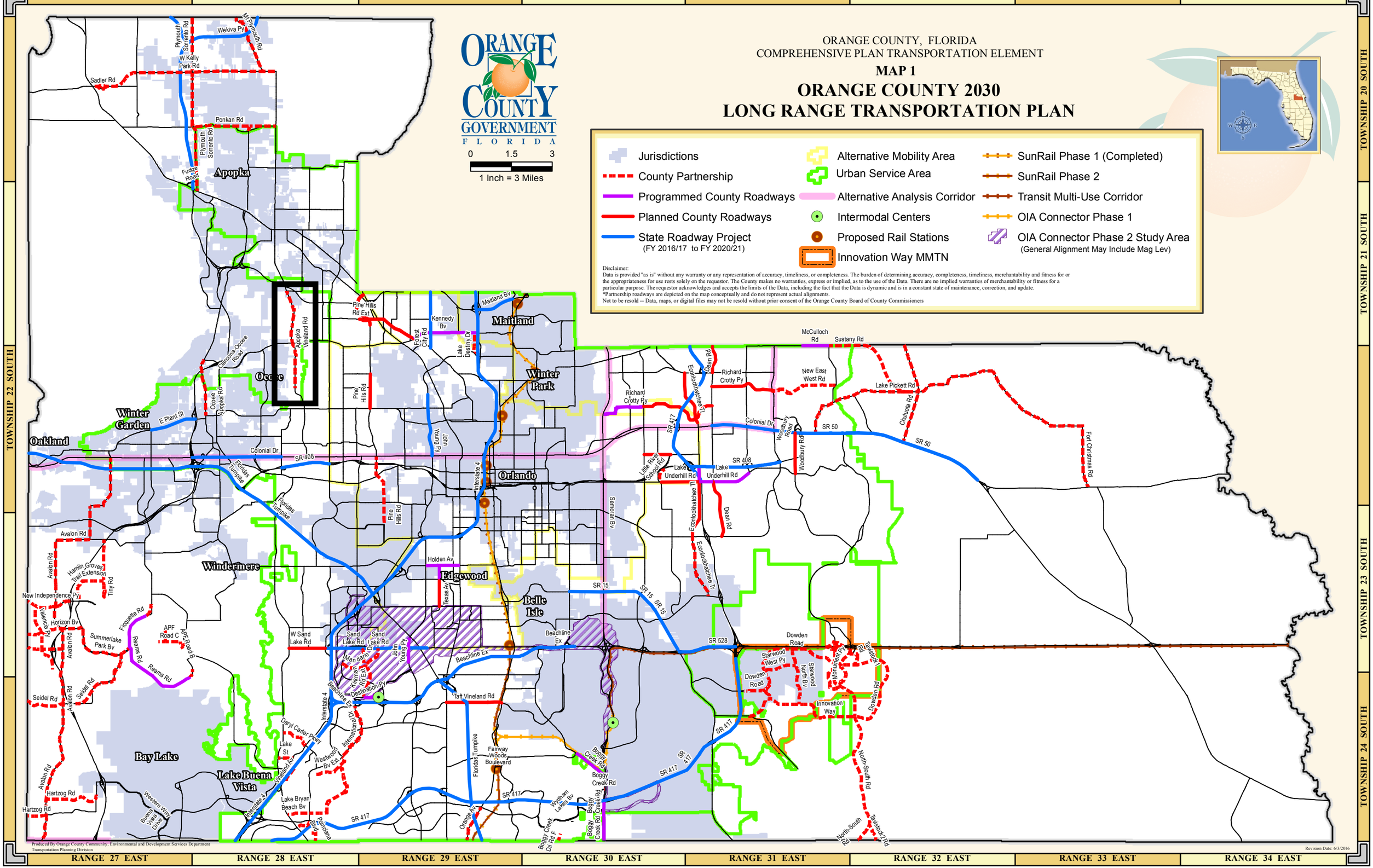
ID	From	To	Lgth	Maint Agency	Capacity Group	Ln	Min LOS	Total Cap	AADT	PmPk	PkDir	Comm Trips	Avail Cap*	LOS
365	North Lane	Clarcona-Ocoee Rd	1.02	Cnty	Urban - Class II	2	E	800	7,405	343	NB	17	440	C
Sheeler Ave														
410	Keene Rd	Apopka Blvd	1.44	Cnty	Urban - Class I	2	E	880	9,271	454	SB	30	396	C
West Rd / Clarcona-Ocoee Rd														
67	SR 429	Clarke Rd	2.02	Cnty	Rural	4	D	1580	9,401	470	EB	6	1,104	C
West Rd / Ocoee Crown Pointe Pkwy														
454.9	Ocoee-Apopka Rd	SR 429	0.54	Cnty	Rural	4	D	1580	7,281	410	WB	0	1,170	C
Western Bltwy														
513	Plant St / Franklin St	Clarcona-Ocoee Rd	2.52	ST	Urban Freeway	4	E	3940	23,200	1,190	NB	3	2,747	B
514	Clarcona-Ocoee Rd	SR 414 / Maitland Blvd	3.18	ST	Rural Freeway	4	D	3040	29,688	1,793	NB	0	1,247	C
Wurst Rd														
473	A.D. Mims Rd	Clarcona-Ocoee Rd	1.18	Cnty	Urban - Class II	2	E	800	5,612	269	EB	1	530	C

* 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.

Appendix B
LRTP/CIP

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 1
ORANGE COUNTY 2030
LONG RANGE TRANSPORTATION PLAN



Produced By Orange County Community, Environmental and Development Services Department
Transportation Planning Division

Revision Date: 6/3/2016

Appendix C
Trip Generation Information Sheets

Single-Family Detached Housing
(210)

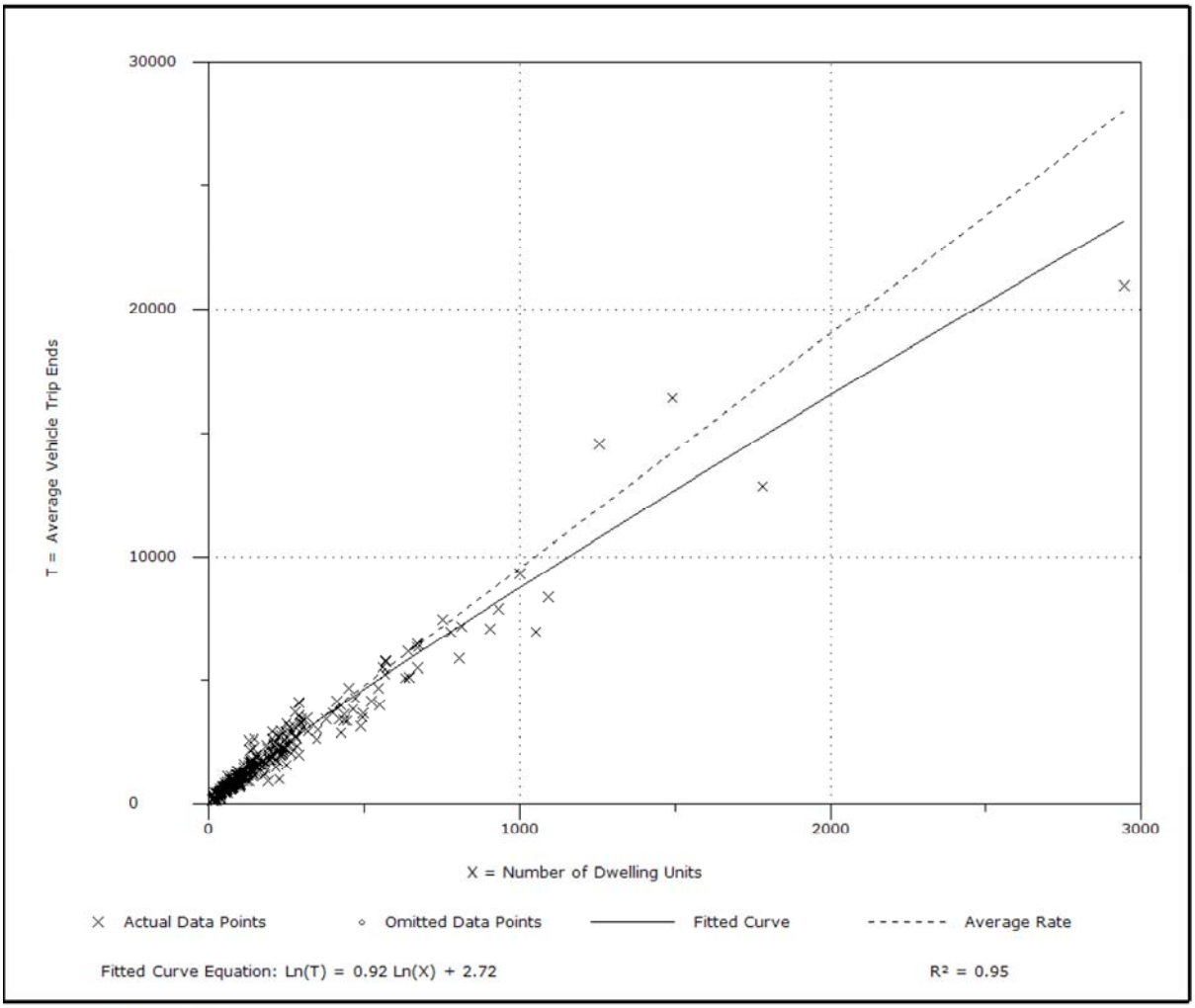
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Number of Studies: 355
Avg. Number of Dwelling Units: 198
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.52	4.31 - 21.85	2.05

Data Plot and Equation



Single-Family Detached Housing
(210)

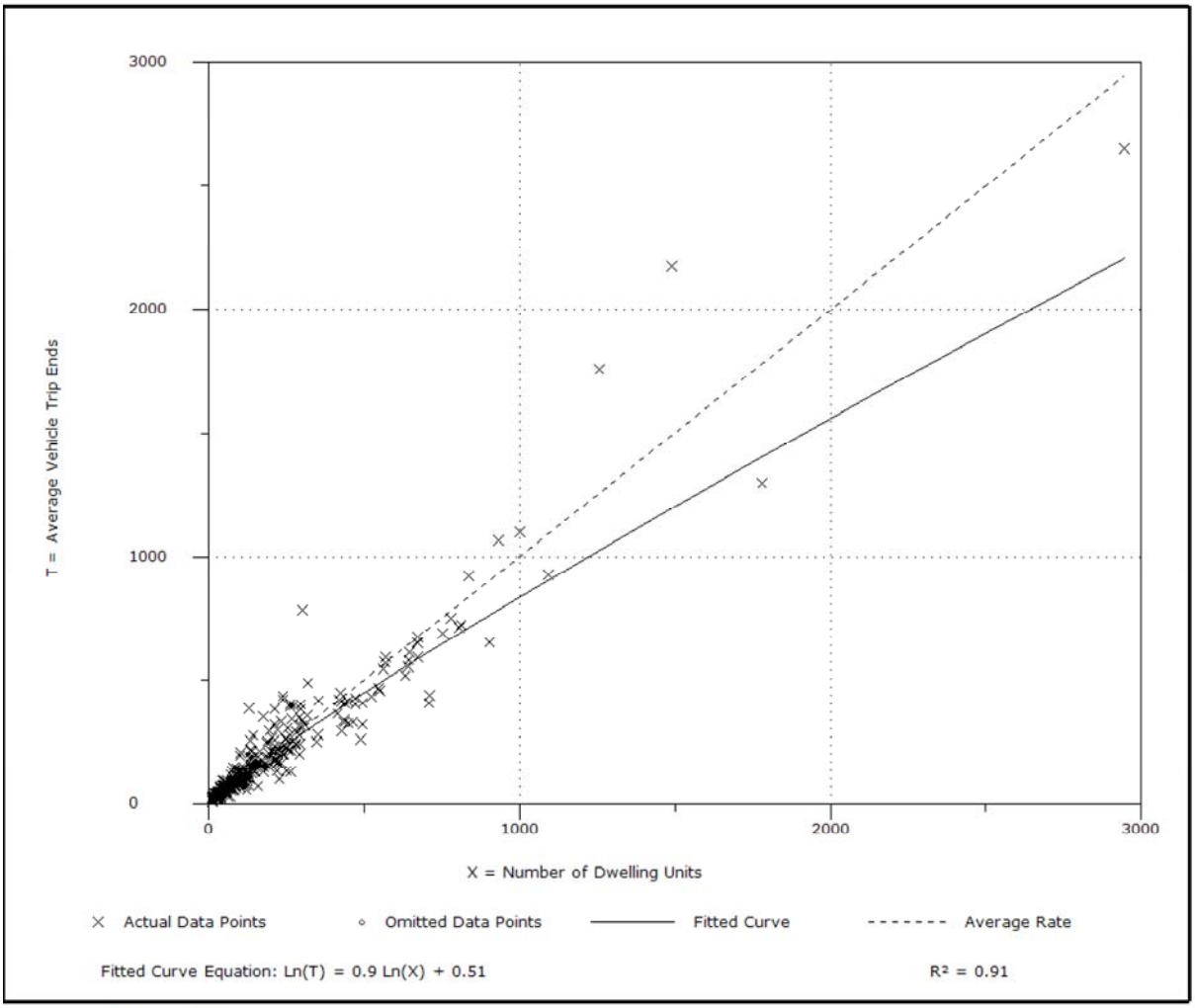
Average Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 321
Avg. Number of Dwelling Units: 207
Directional Distribution: 63% entering, 37% exiting

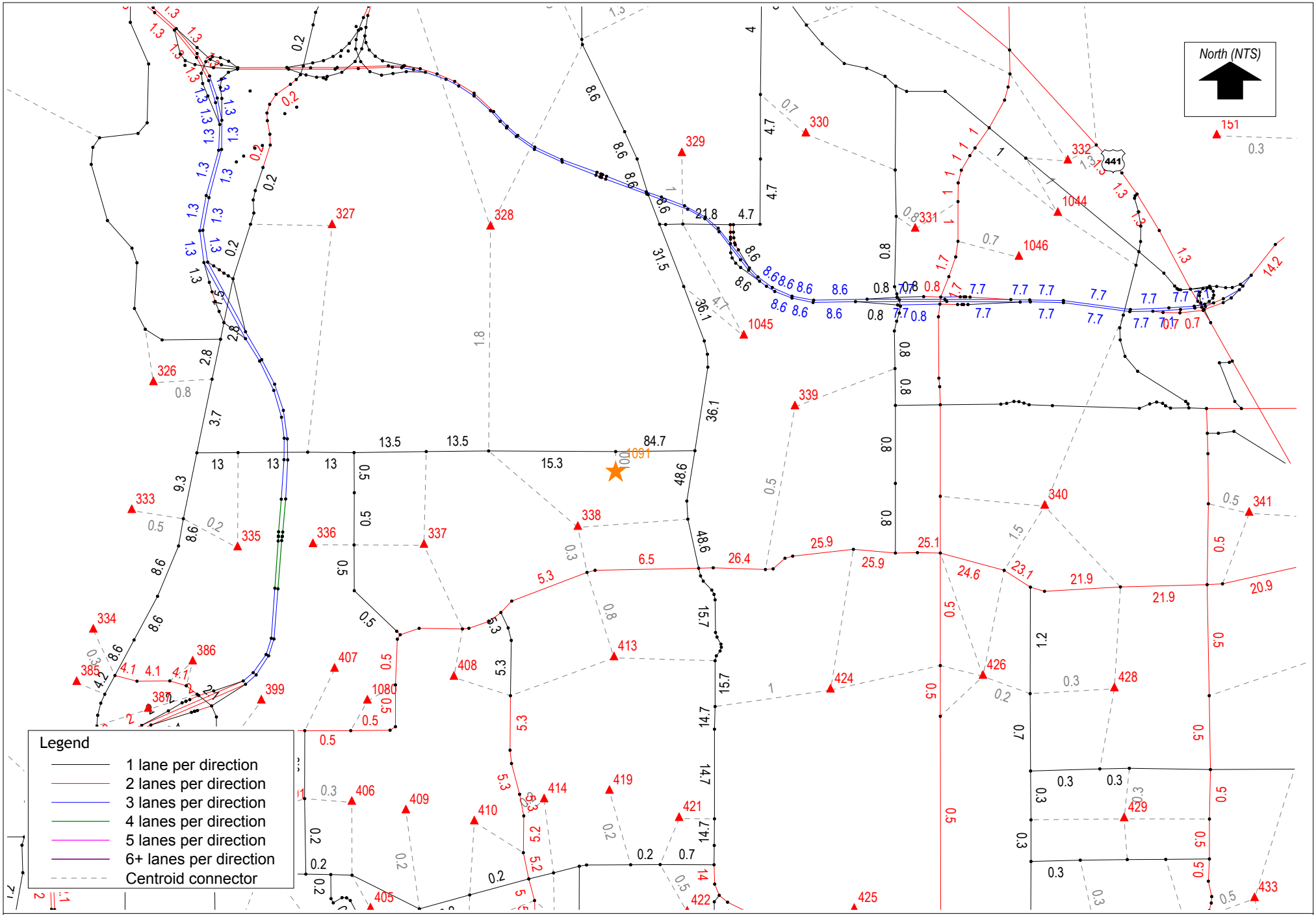
Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
1.00	0.42 - 2.98	0.31

Data Plot and Equation



Appendix D
OUATS Plot



YEAR 2040 LRTP - CF 2030 CLRM (16-086)
Project Distribution Percentages (TAZ 1091)
C:\Users\Traffic Engineer\Dropbox\TMC\AProjectFiles\2016\16086 CLRM Property\Model\Output\HRLDXY_C30.NET Tue 30 Aug 2016

cube

(Licensed to Traffic & Mobility Consultants, LLC)