

The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
Report/Public Hearing		Outcome	Title: Amendment 2017-2-B-FLUE-4	
✓	Staff Report	Recommend Transmittal	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)	
✓	LPA Transmittal	Recommend Transmittal (8-0)		
✓	BCC Transmittal	Transmit (6-0)		
✓	Agency Comments	August 2017		
✓	LPA Adoption	Recommend Adoption (8-1)		
	BCC Adoption	November 14, 2017		

Staff Recommendation

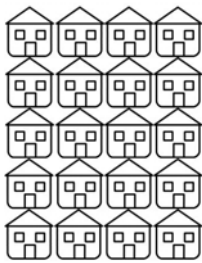
Make a finding that the proposed plan amendment is complete, is consistent with the Comprehensive Plan and in compliance and recommend **ADOPTION** of Amendment **2017-2-B-FLUE-4**.

A. Background

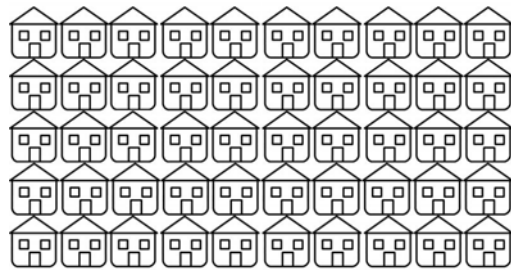
The Orange County Comprehensive Plan recognizes four (4) urban residential future land uses:

- 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.

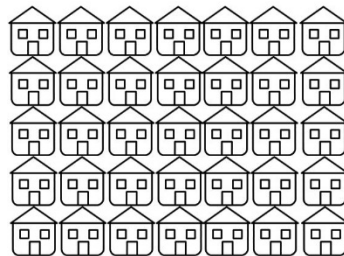


Medium Density Residential (MDR) 20 du/ac



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
Winter Park	10		17		25		

¹ 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.

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.

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.

FLU1.1.2 (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
<u>Medium High Density Residential (MHDR)</u>	<u>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</u>	<u>0 to 35 du/ac</u>
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 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
<i>Urban Residential</i>		
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 to 10 du/ac) + workforce housing bonus	R-1, <u>R-1A</u> , R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	(0 to 20 du/ac) + workforce housing bonus	R-32 , <u>R-23</u> , UR-3, PD, U-V
<u>Medium-High Density Residential (MHDR)</u>	<u>(0 to 35 du/ac) + workforce housing bonus</u>	<u>R-2, R-3, UR-3, PD, U-V</u>
High Density Residential (HDR)	(0 to 50 du/ac) + workforce housing bonus	R-32 , <u>R-23</u> , UR-3, PD, U-V

<i>Area Specific</i>		
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

