

The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information
Report/Public Hearing		Outcome	
✓	Staff Report	Recommend Transmittal	
✓	LPA Transmittal	Recommend Transmittal (8-0)	
✓	BCC Transmittal	Transmit (6-0)	
✓	Agency Comments	August 2017	
✓	LPA Adoption October 19, 2017	Recommend Adoption (9-0)	
✓	PZC Rezoning October 19, 2017	Recommend Approval (9-0)	
	BCC Adoption BCC Rezoning	November 14, 2017	
			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 **ADOPT** 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.

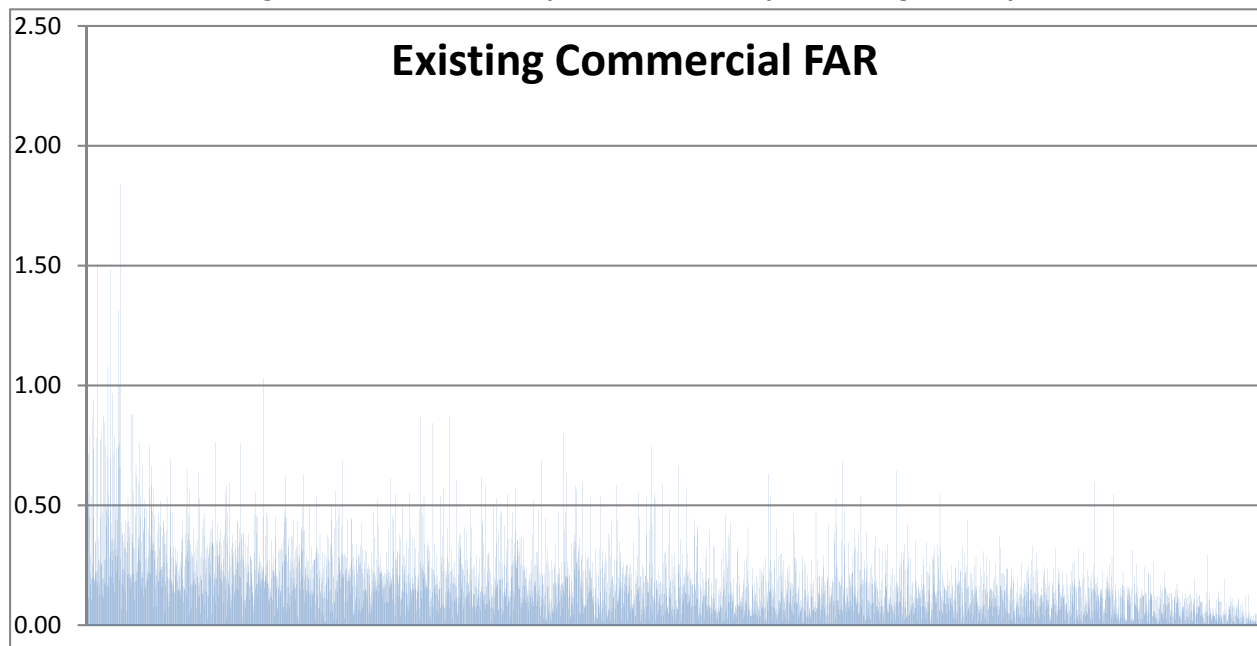
Orange County Planning Division Staff have evaluated 3,400 existing Commercial developments within unincorporated Orange County. Figure 1 shows that only 10 properties developed to a FAR of higher than 1.0, with four exceeding a 1.5 FAR. All four of those properties are hotels in the I-Drive/Orange County 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

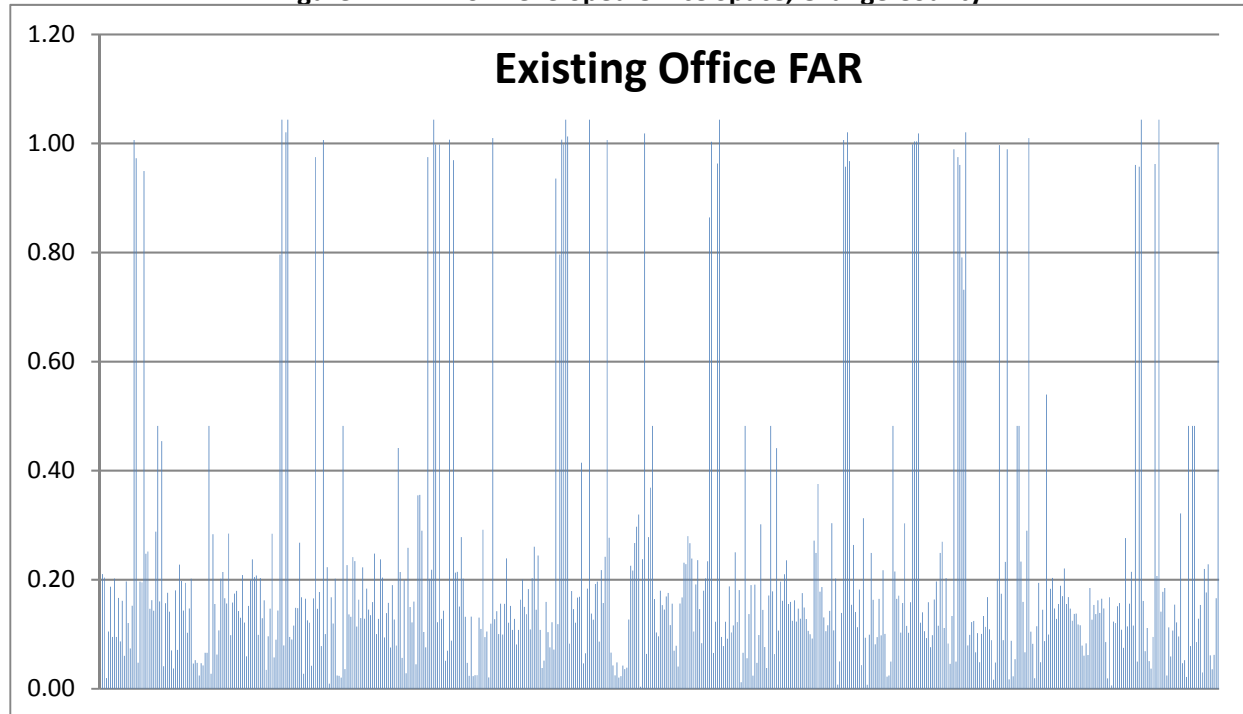
exception is provided for both commercial and office intensity if other policies or special planning areas identify circumstances where exceptionally high densities are desired.

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 restricted or increased <u>for specific locations pursuant to adopted County Comprehensive Plan policy or land development code by County policy or code</u>
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 restricted or increased <u>or increased for specific locations pursuant to adopted by County Comprehensive Plan policy or land development code</u>

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 for specific locations pursuant to adopted by County Comprehensive Plan policy or land development 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:

<i>Zoning and Future Land Use Correlation</i>		
FLUM Designation	Density/Intensity	Zoning Districts

<i>Urban and/ or Non-Residential</i>		
Office (O)	3.0 — <u>1.25</u> FAR (<u>0.15</u> 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 — <u>1.50</u> FAR (<u>0.15</u> FAR for Rural Settlements per FLU6.2.9) unless otherwise restricted <u>or increased</u> by County policy or code	C-1, C-2, C-3, P-O, PD
