

Applicant/Owner: Sam J. Sebaali, Agent / Chau Family Holdings II, LLC, Owner

Location: 1287 North Semoran Boulevard, 1312 and 1314 Myrtle Avenue. Generally located north of Old Cheney Highway, south of Cornelia Avenue, west of North Semoran Boulevard, and east of Commerce Boulevard

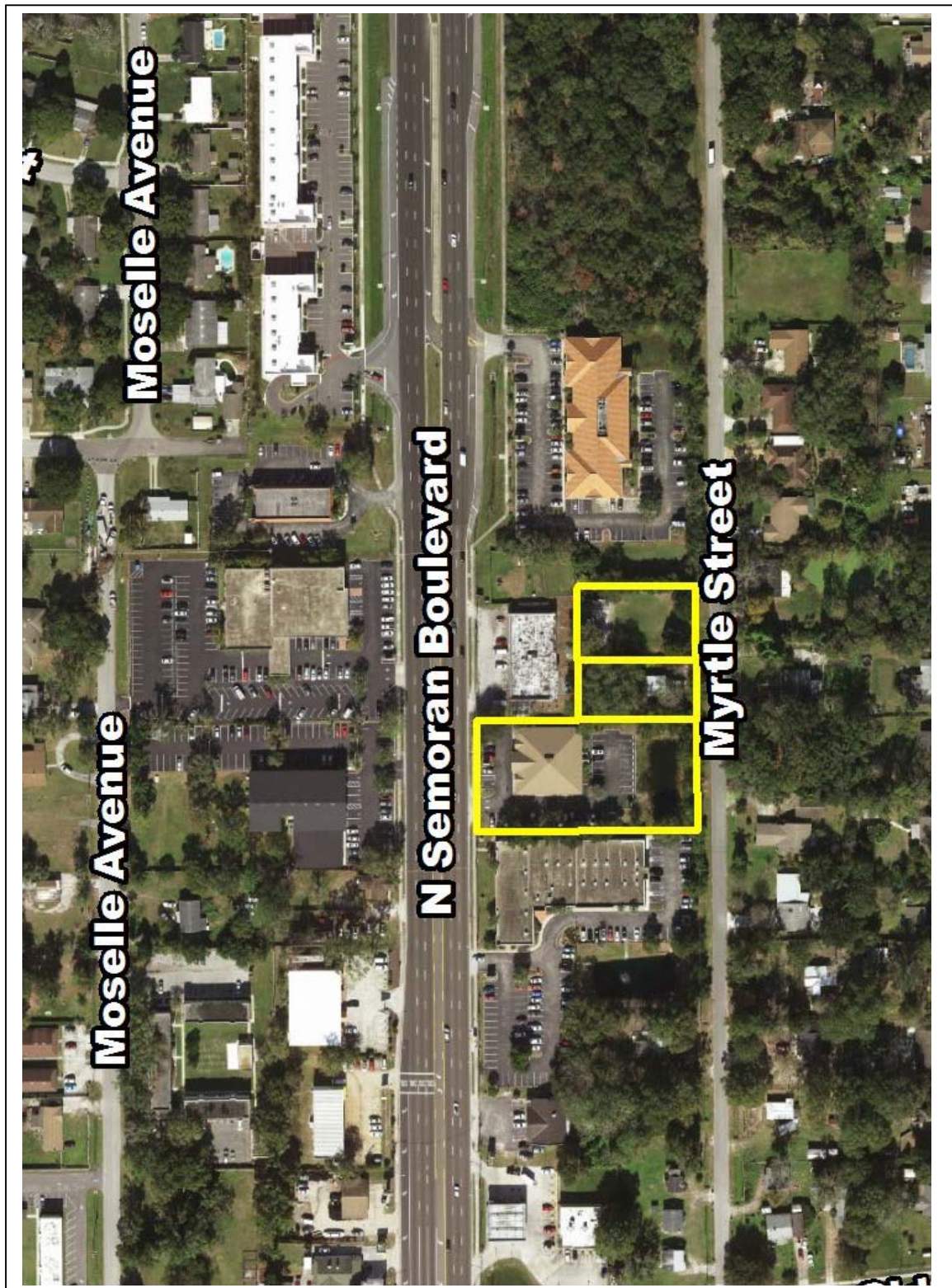
Existing Use: physician's office, single-family residence, and a manufactured home

Parcel ID Numbers:
21-22-30-4084-03-140;
21-22-30-4084-03-101;
21-22-30-4084-03-112

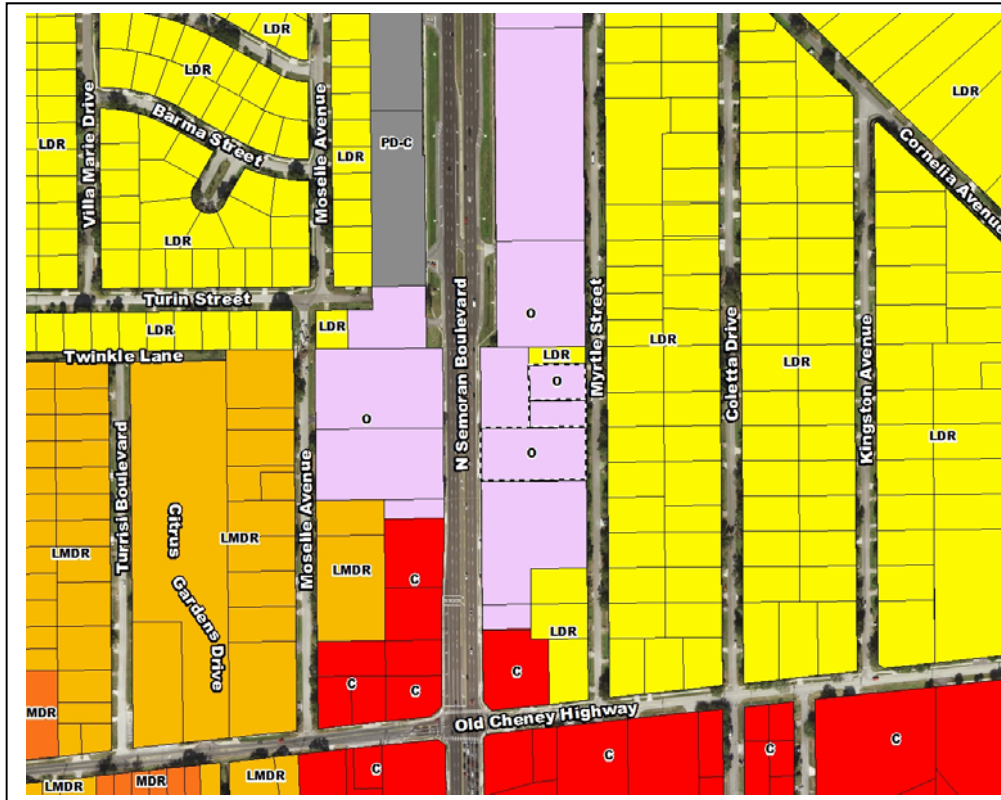
Tract Size: 1.68 gross acres

The following meetings and hearings have been held for this proposal:			Project Information	
Report/Public Hearing		Outcome	<p>Request: From Office (O) to Planned Development – Office/Commercial (PD-O/C) (Assisted Living Facility)</p> <p>Concurrent Rezoning: From P-O (Professional Office District) to PD (Planned Development District)</p> <p>Proposed Development Program: The Planned Development plan proposes a 29,000 sq. ft. assisted living facility and up to 35,435 sq. ft. office</p> <p>Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis on each public facility.</p> <p>Environmental: This site is developed as medical office, parking, retention pond and vacant residences.</p> <p>Transportation: Site is within the Alternative Mobility Area (AMA) and a mobility analysis is required.</p>	
✓	Community Meeting	August 31, 2017 Positive		
✓	Staff Report	Recommend Adoption of the Future Land Use Map Amendment and Approval of the Land Use Plan Request		
✓	LPA Adoption October 19, 2017	Recommended Adoption (8-0)		
✓	PZC Rezoning Hearing October 19, 2017	Recommended Approval (8-0)		
	BCC Adoption BCC Rezoning Hearing	November 14, 2017		

AERIAL

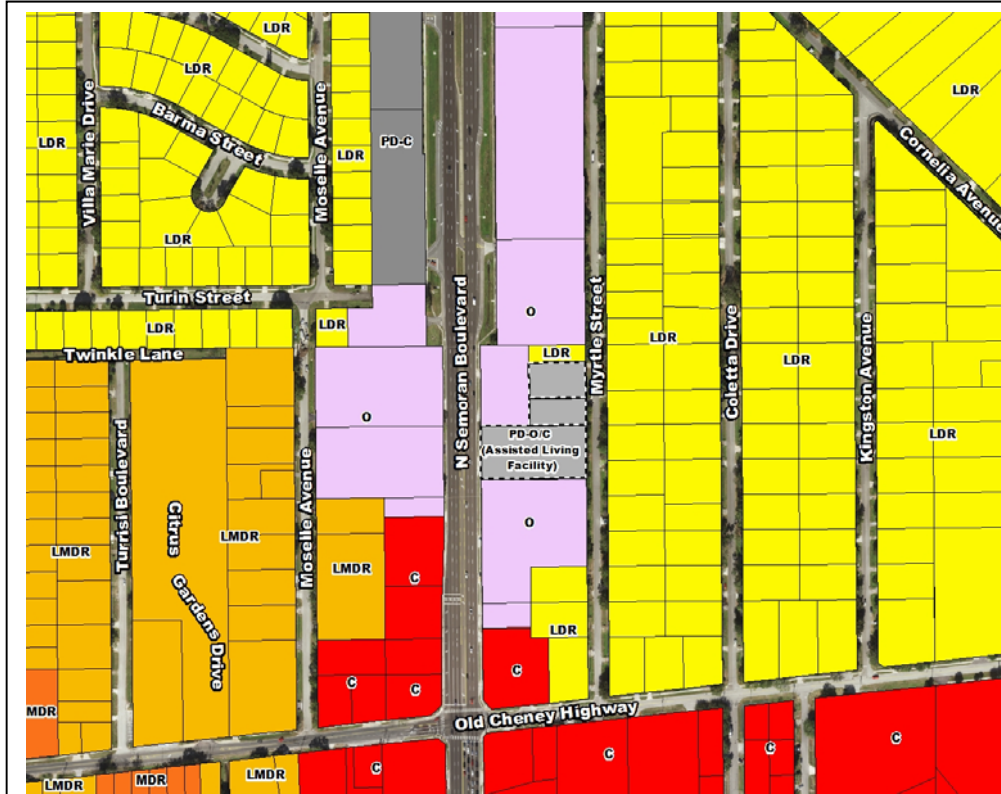


FUTURE LAND USE - CURRENT



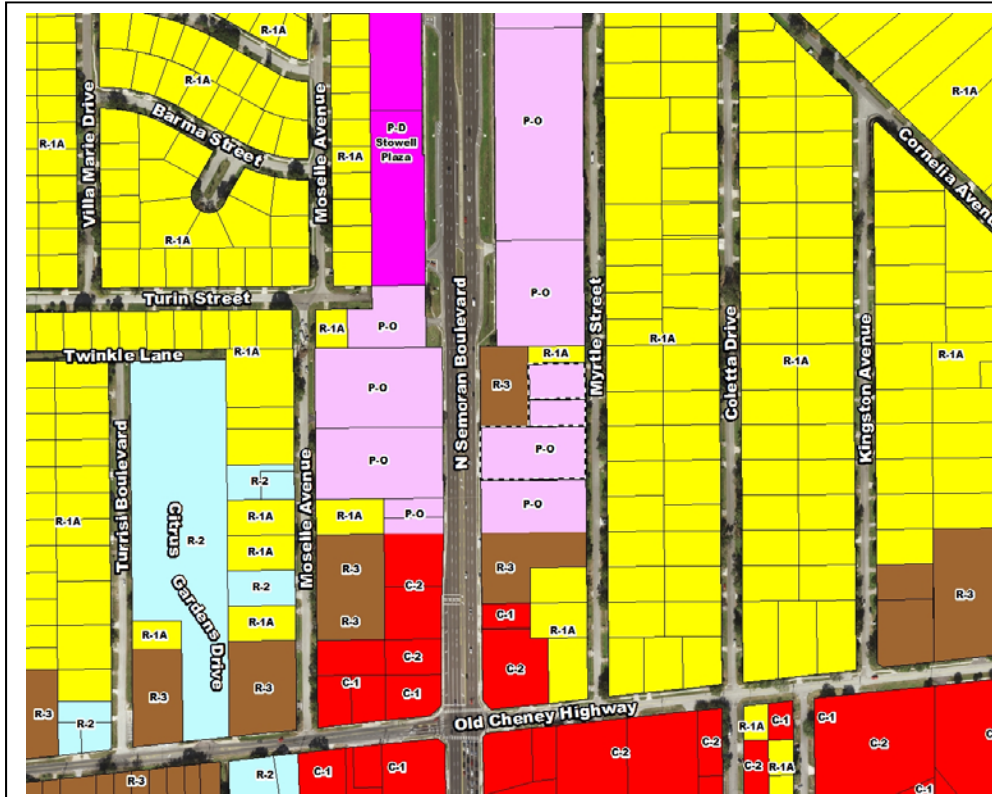
Current Future Land Use Designation:
Office (O)

FUTURE LAND USE - PROPOSED



Proposed Future Land Use Designation:
Planned Development
Office/Commercial
(Assisted Living Facility)

ZONING – CURRENT



Current Zoning

District:

P-O Professional Office District)

Existing Uses

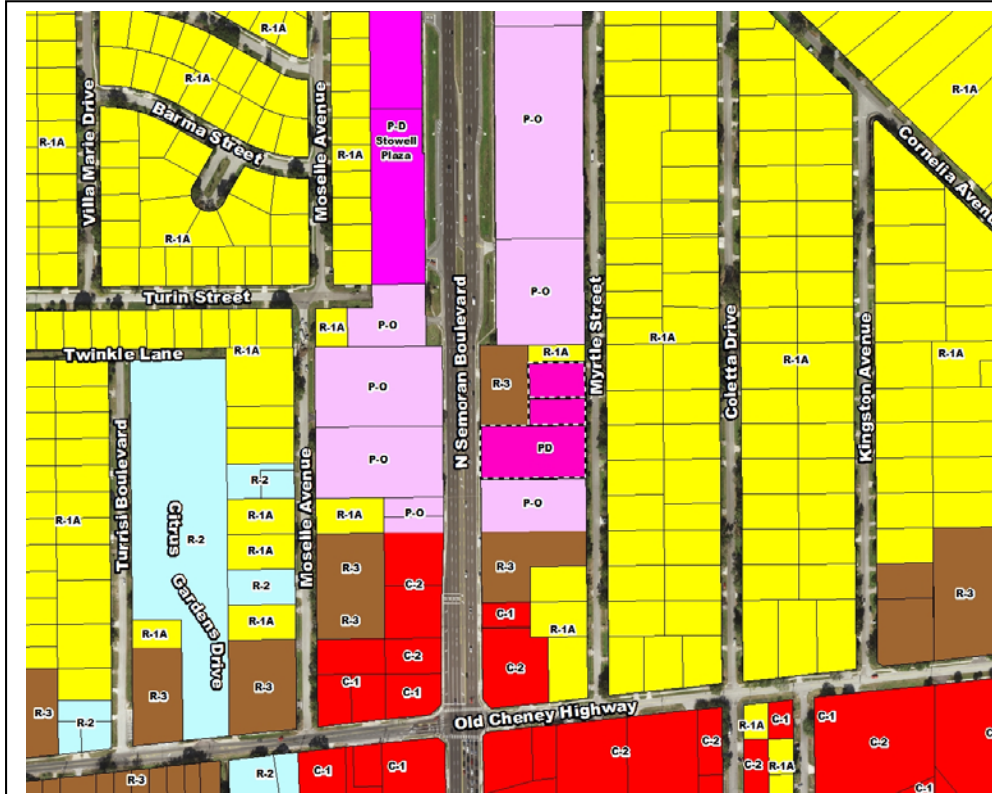
N: Day Care and Undeveloped Lot

S: Offices

E: Single-Family Residences

W: Offices

ZONING – PROPOSED



Proposed Zoning

District:

PD (Planned Development District)

Staff Recommendations

If the requested Future Land Use Map Amendment is approved, the Board would then need to take action on the requested rezoning. These items need to be addressed as two separate motions by the Board. Below are the staff recommendations for each of these items.

1. **FUTURE LAND USE MAP AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Objective FLU2.1 and Policies FLU1.1.4(B), FLU1.4.2, FLU1.4.13, FLU1.4.21, FLU2.4.2, FLU2.4.3, FLU8.1.4, FLU8.2.1, and FLU8.2.10, and Neighborhood Element Policy N1.1), determine that the amendment is in compliance, and recommend **ADOPTION** of Amendment 2017-2-5-3, Office (O) to Planned Development-Office/Commercial (Assisted Living Facility) (PD-O/C ALF).
2. **REZONING (Development Review Committee – October 4, 2017):** Make a finding of **consistency** with the Comprehensive Plan and recommend **APPROVAL** of the Chau Planned Development/Land Use Plan (PD/LUP), dated "Received September 15, 2017," subject to the following conditions:
 1. Development shall conform to the Chau Planned Development / Land Use Plan (PD / LUP) dated "Received September 15, 2017," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received September 15, 2017," the condition of approval shall control to the extent of such conflict or inconsistency.
 2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it

was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
7. This project is located in the Alternative Mobility Area (AMA) and therefore shall be required to provide for alternative mobility strategies related to the development. The

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- applicant must submit a mobility analysis to be reviewed and approved by the Transportation Planning Division prior to Development Plan approval.
8. The developer shall obtain water and wastewater service from Orange County Utilities, subject to County rate resolutions and ordinances, for that portion of the PD served by Orange County Utilities.
 9. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater systems have been designed to support all development within the PD.
 10. Outside sales, storage, and display shall be prohibited.
 11. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
 12. This property lies within Airport Noise Zones 'C' and 'D'. This property shall comply with the Airport Noise Zone Ordinance.
 13. The following uses shall be prohibited due to the Airport Noise Overlay and / or the S.R. 436/S.R. 50 overlay:
 - a. Tattoo / Body piercing
 - b. Car title loans and check cashing businesses
 - c. Child care facilities
 - d. Elementary, Middle, and High Schools (public or private)
 14. The three properties shall be aggregated into one development parcel prior to Development Plan submittal.
 15. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
 16. All access to Myrtle Avenue is prohibited.
 17. A whole building backup generator to accommodate the Assisted Living Facility shall be provided prior to Certificate of Occupancy.
 18. A waiver from Orange County Code Section 38-1272 (a)(3) is granted to allow a 10-foot PD perimeter setback in lieu of the required 25-foot PD perimeter setback along the north property line only and for the existing building only.

Analysis

1. Background Development Program

The applicant, Chau Family Holdings, has requested to change the Future Land Use Map (FLUM) designation for the 1.68 gross-acre site from Office (O) to Planned Development-Office/Commercial (Assisted Living Facility) (PD-O/C). The requested PD-O/C designation would allow for the consideration of an approximately twenty-nine thousand square foot (29,000 sq. ft.) assisted living facility with fifty-six beds (56) and up to 35,435 square feet of office use. In conjunction with the FLUM Amendment, an application for rezoning of the subject site has been submitted to change from P-O (Professional Office District) to PD (Planned Development).

The subject site is located on the east side of Semoran Boulevard, south of Old Cheney Highway, west of Commerce Boulevard and north of Cornelia Avenue. The petitioned properties are developed with two vacant single-family homes and an office building. This segment of Semoran Boulevard is characterized by small-scale commercial and office activity fronting the street and, on the east and west side of the corridor, are residences behind the office and commercial development. Directly abutting the site to the north and south are office buildings and across the street, to the west of Semoran Boulevard, are office uses. The proposal is to expand the development on the site with the addition of an assisted living facility.

The following two (2) Future Land Use Map Amendments were approved on the petitioned site:

- **Amendment 2010-1-S-3-1**

This request granted **approval** of a FLUM amendment on a 0.36 gross acre site located at 1314 Myrtle Street (Parcel ID 21-22-30-4084-03-112) from Low Density Residential (LDR) to Office (O). A rezoning was also approved, changing the zoning from R-1A (Single-Family Dwelling) to P-O (Professional Office). The reason for the request was to expand the office uses on the property abutting on the west side.

- **Amendment 2008-1-S-3-4**

This request granted **approval** of a FLUM amendment on a 0.66 gross acre site located at 1312 Myrtle Avenue (Parcel ID 21-22-30-4084-03-101 and a portion of 21-22-30-4084-03-140) from Low Density Residential (LDR) to Office (O). A rezoning (RZ-08-10-080) was also approved changing the zoning from R-1A (Single-Family Dwelling) to P-O (Professional Office). The reason for the request was to expand the existing medical office parking lot.

A community meeting was held for the current request on Wednesday, August 31, 2017, at Audubon Park Elementary School, which ten (10) members of the public attended. Greater detail of the meeting can be found in the community-meeting memorandum.

2. Project Analysis

Consistency

The requested FLUM amendment and concurrent rezoning request appear to be consistent with the applicable Goals, Objectives, and Policies of the Orange County Comprehensive Plan.

Future Land Use Policy Objective FLU2.1 encourages infill for relatively small, vacant, underutilized parcels within the County's core areas and Urban Service Area (USA). The request includes three parcels, one parcel is developed with a medical office while the other two are developed with two (2) vacant single-family residences. These two properties are presently underutilized as vacant single-family residential structures. With the support of **Objective FLU2.1** and **Policy FLU1.4.21**, the

property is prime for infill redevelopment because it is within an existing commercial corridor and proximate to a core area of the County and served by transit. LYNX bus route LINK #29 and route LINK #41 operate along Semoran Boulevard and a bus stop is located approximately two-hundred fifty feet (250') north of the petitioned site.

A portion of the site (two of the three parcels) are within the SR436/SR50 Redevelopment Area, which according to **Future Land Use Element Policies FLU2.4.2** and **FLU2.4.3**, has a guiding framework for land use and urban design in the area that encourages land use decisions that reinforce community preservation and enhancements and promotes new social, recreational, and business opportunities. Amending the future land use to Commercial to enable the subject site to redevelop as an assisted living facility is consistent with these policies, allowing for a new business opportunity along the Semoran Boulevard corridor.

The requested amendment is also consistent with **Future Land Use Element Policy FLU1.4.13**, which states that health care facilities shall be located along major roads and transit routes to promote accessibility. The petitioned site is classified by the County as a health service and is located immediately adjacent to Semoran Boulevard, which is classified as a six-lane major arterial roadway.

Future Land Use Element Policy FLU8.1.4 lists the development program for Planned Development (PD) FLUM designations adopted since January 1, 2007. The development program for this requested amendment is proposed for incorporation into Policy FLU8.1.4 via a staff-initiated text amendment (Amendment 2017-2-S-FLUE-1). The maximum development program for Amendment 2017-2-S-5-3, if adopted, would be as follows: a 29,000 square foot assisted living facility with sixty-four (56) beds and up to 35,435 square feet of office space.

Amendment Number	Adopted FLUM Designation	Maximum Density/ Intensity	Ordinance Number
<u>2017-2-S-5-3</u>	<u>PD-Office/Commercial (Assisted Living Facility)</u>	<u>29,000 square foot assisted living facility with fifty-six (56) beds and up to 35,435 sq. ft. office space</u>	<u>2017-</u>

Compatibility

Neighborhood Element Objective N1.1 and **Future Land Use Element Policy FLU1.4.2**, maintain that Orange County shall ensure that future land use changes are compatible with, do not adversely impact, and serve existing or proposed neighborhoods. Although the subject site abuts lots that are designated Low Density Residential (LDR), the proposed assisted living facility use is residential in nature, and is not an intense use that would exacerbate traffic congestion or disrupt the residential areas.

Future Land Use Element Policy FLU8.2.1 states land use changes shall be required to be compatible with the existing development and development trend in the area.

The Semoran Boulevard corridor has a mixture of commercial and office development. The proposed PD FLUM designation is compatible with the existing development in the area. Directly to the north and south are office buildings and to the east of the site are residences.

To ensure the anticipated commercial development on the subject property site does not disrupt the existing residential neighborhoods, new development will be subject to the design standards outlined within **Future Land Use Element Policy FLU8.2.10**, which requires proposed commercial and office uses within residential areas to be subject to performance standards including, but not limited to, building height restrictions, compatible architectural design, floor area ratio limitations, lighting and location requirements, landscaping and buffering requirements, and parking design. These will be addressed during the PD Rezoning review process.

According to **Future Land Use Element Policy FLU1.1.4(B)**, land designated as Planned Development (PD) on the Future Land Use Map ensures adjacent land use compatibility and physical integration and design. This is achieved through the review and approval of a land development plan. Properties fronting Semoran Boulevard are a mixture of commercial and office establishments while those on Myrtle Street are residential. The approval of a land use plan would ensure compatibility of the proposed use with the existing surrounding uses.

Division Comments: Environmental, Public Facilities and Services

Environmental Protection Division. This site is already developed as medical office, parking, retention pond and vacant residences. Prior to demolition or construction activities associated with existing structures, provide Orange County Environmental Protection Division (EPD) with a Notice of Asbestos Renovation or Demolition form. For more information or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400.

Fugitive dust emissions shall not be allowed from any activity including: vehicular movement, transportation of materials, construction, alteration, loading, unloading, storing or handling, without taking reasonable precautions to prevent such emissions. Reasonable precautions include application of water, dust suppressants, and other measures defined in Orange County Code Chapter 15, Section 15-89.1 Air Pollution Prohibited.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also, refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

~~The site discharges into the Lake Baldwin Outfall, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: fecal coliform and nutrients). The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment of stormwater as part of a Basin Management Action Plan (BMAP). In follow up with John Geiger, Senior Engineer with Orange County Environmental Protection Division, it has been determined that there are no BMAP issues with the site.~~

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

Transportation Planning Division. This petitioned site is located in the Alternative Mobility Area (AMA). Per **Objective T.2.3.2** of the County's Comprehensive Plan, the proposed development is exempt from meeting transportation concurrency requirements.

The petitioned site is adjacent to N. Semoran Boulevard a 6 lane principal arterial from Lake Underhill Road to Hanging Moss Road within the project impact area. Based on the Concurrency Management System database dated 09-05-17, all roadways within a one mile radius of the project is currently operating at acceptable levels of service. This information is dated and subject to change. In the short term or interim Year 2022, all roadways within the project impact area are projected to operate at acceptable levels of service.

Based on the approved future land of the subject property, the allowable 219,542 square feet of office development will generate 298 pm peak hour trips.

The proposed uses of 35,435 square feet of office use and the 56 bed assisted living facility will generate 125 new pm peak hour trips resulting in a net reduction of 173 pm peak hour trips. It should be noted though that of the 125 new trips, 109 trips will be generated by the office development which is an approved future land use of the subject parcels. The assisted living facility will generate 16 pm peak hour trips.

Based on LYNX's current bus schedule, transit service is available within a quarter mile walk distance along Semoran Blvd. 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 a 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.

Rezoning – Land Use Plan Analysis

APPLICANT	Sam Sebaali, Florida Engineering Group, Inc.
OWNER	Chau Corp.
PROJECT NAME	Chau Planned Development (PD)
REQUEST	P-O (Professional Office District) to PD (Planned Development District)

A request to rezone 1.68 gross acres from P-O to PD, in order to construct an assisted living facility and medical office. The request also includes the following waiver from Orange County Code:

1. A waiver from Section 38-1272 (a)(3) to allow a 10-foot PD perimeter setback in lieu of the required 25-foot PD perimeter setback along the north property line only.

Applicant Justification: *The existing medical office building was permitted and constructed in compliance with the current P-O zoning with a side setback of 10 feet on the north side.*

This existing setback does not meet the required 25-foot PD building perimeter setback. Any new development or expansion to the existing building will meet the required 25-foot PD building perimeter setback.

LOCATION	Generally north of Old Cheney Highway, south of Cornelia Avenue, east of Semoran Boulevard, and west of Myrtle Street.
PARCEL ID NUMBERS	21-22-30-4084-03-140; 21-22-30-4084-03-112; 21-22-30-4084-03-101
TRACT SIZE	1.68 gross acres
PROPOSED USE	Assisted Living Facility and Medical Office

SITE DATA

Existing Use	Medical Office and Single-Family Residential
Adjacent Zoning	N: R-3 (Multiple-Family Dwelling District) (1971) R-1A (Single-Family Dwelling District) (1957) E: R-1A (Single-Family Dwelling District) (1957) W: P-O (Professional Office District) (1980) S: P-O (Professional Office District) (1983)
Adjacent Land Uses	N: Daycare, Undeveloped Land E: Single-Family Residential W: Commercial S: Office

APPLICABLE PD DEVELOPMENT STANDARDS

<u>PD Perimeter Setback</u>	25 feet 10 feet (North property line only) (waiver requested)
Maximum Building Height:	45 feet

Minimum Building Setbacks

Front (Semoran Blvd) Setback:	40 feet
West Setback:	10 feet
North Setback:	10 feet
South Setback:	10 feet
Rear (Myrtle Ave) Setback:	30 feet

SPECIAL INFORMATION

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is located within the S.R. 436 / S.R. 50 Corridor Overlay District.

Airport Noise Zone

The subject property is located within Airport Noise Zones “C” and “D”. An Aviation Easement and Waiver of Claim shall be executed between the applicant and Greater Orlando Aviation Authority (GOAA) prior to approval of any building within these airport noise zones. Additionally, incorporation of sound level reduction (SLR) of at least 35db within the “C” zone and 25db within the “D” zone into the building design, in accordance to Orange County Code Section 9-604, is required for the properties.

Water / Wastewater / Reclaim

Water:	Orange County Utilities & Orlando Utilities Commission
Wastewater:	Orange County Utilities
Reclaim:	Unknown

Specific Project Expenditure Report and Relationship Disclosure Forms

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

3. Policy References

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.

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 design action now requires an adopted text amendment to specify the maximum intensity and density

of a project. See Policy FLU8.1.4. Mixed-Use Corridors area 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.
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	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

FLU1.4.2 Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

FLU1.4.13 Primary government offices, colleges, universities, and health care facilities shall be located within Activity Centers or along major roads and transit routes to promote accessibility.

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.

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

FLU2.4.2 The “Area Redevelopment Final Report dated February 2009” is herein adopted by reference into the Future Land Use Element of the Orange County Comprehensive Plan to serve as a guided framework for land use and urban design within the defined area of SR436/ SR50.

- FLU2.4.3** Land use decisions in the State Road 436/SR 50 Area Redevelopment Plan Study Area shall reinforce community preservation and enhancement and promote new social, recreational and business opportunities.
- FLU8.1.4** The following table details the maximum densities and intensities for the Planned Development (PD) Future Land Use designations that have been adopted subsequent to January 1, 2007. ***
- 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.
- FLU8.2.10** To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:
- A. Building height restrictions;
 - B. Requirements for architectural design compatible with the residential units nearby;
 - C. Floor area ratio (FAR) limitations;
 - D. Lighting type and location requirements;
 - E. Tree protection and landscaping requirements including those for infill development; and
 - F. Parking design.
- 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.
- OBJ N1.1** Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.

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Subject Site – Medical Office (1287 North Semoran Boulevard)



Subject Site – Single-Family Residence



Subject Site – Manufactured Home



North – Office



East – Single-Family Residences



South – Offices



West – Day-Care



West - Offices



West - Offices



