



The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
Report/Public Hearing		Outcome	Title: Amendment 2018-1-B-FLUE-1	
✓	Staff Report	Recommend transmittal	Division: Planning	
✓	LPA Transmittal December 21, 2017	Recommend transmittal (8-0)	Request: Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)	
	BCC Transmittal	January 23, 2018		
	Agency Comments	March 2018		
	LPA Adoption	April 19, 2018		
	BCC Adoption	June, 2018	Revision: (FLU1.2.4)	

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and recommend **TRANSMITTAL** of Amendment 2018-1-B-FLUE-1, which would amend Future Land Use Element Policy FLU1.2.4 to include in the Urban Service Area (USA) the subject properties of Amendments 2018-1-A-1-1 and 2018-1-A-4-1, expanding the USA boundary by a total of 31.42 acres.

A. Explanation

The proposed amendments would increase the Urban Service Area's size by 31.42 acres. Staff is recommending that the Board make a finding of consistency with the Comprehensive Plan and transmit Amendment 2018-1-B-FLUE-1.

Applications to expand the Urban Service Area (USA), as specified in Policy FLU1.2.4, may be considered by the Board of County Commissioners (BCC) through amendments to the Comprehensive Plan, when demonstrating consistency with **Future Land Use Element Objectives OBJFLU1.2** and **OBJFLU1.3**, if applicants demonstrate that the request is consistent with Orange County's goals for future development. The request to expand the USA has demonstrated consistency with the County's goals for managing development over the next planning period.

The applications to expand the Urban Service Area are discussed herein:

Amendment 2018-1-A-1-1 Hubbard Place

The subject property associated with Amendment 2018-1-A-1-1 proposed for inclusion within the USA is generally located west of Hubbard Place and Lady Bet Drive and east of Lake Tibet Butler, and consists of four parcels totaling 16.59 gross acres.

The proposed Low Density Residential (LDR) Future Land Use designation and Urban Service Area (USA) Expansion would allow land uses that are compatible with the existing development pattern and trend of the surrounding area. Please refer to the staff report for Amendment 2018-1-A-1-1 for specific policy consistency references.

Amendment 2018-1-A-4-1 Bishop Landing Ph.3

The subject property associated with Amendment 2018-1-A-4-1 that is proposed for inclusion within the Urban Service Area is located north of Simpson Road (Osceola County line), east of Gold Bridge Drive, south of Stoneywyck Street, and west of Ward Road. The site consists of two parcels totaling 14.83 acres.

The proposed Planned Development-Low Density Residential (PD-LDR) Future Land Use designation and Urban Service Area (USA) Expansion would allow land uses that are compatible with the existing development in the area. Please refer to the staff report for Amendment 2018-1-A-4-1 for specific policy consistency references.

B. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed amendments are shown in underlined/strikethrough. Staff recommends transmittal of the amendments.

Future Land Use Element Policies

FLU1.2.4 The County will continue to monitor the Urban Service Area allocation. Through this process, the following applicants have satisfied these requirements and are recognized as expansions to the Urban Service Area.

Amendment Number	Name	Acreage	Ordinance
<u>2018-1-A-1-1</u>	<u>Hubbard Place</u>	<u>16.59</u>	<u>2018-</u>
<u>2018-1-A-4-1</u>	<u>Bishop Landing Ph.3</u>	<u>14.83</u>	<u>2018-</u>

