



# ORANGE COUNTY

PLANNING DIVISION

## 2017-2-A-1-2 (FLAMINGO CROSSINGS) ADOPTION

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY  
COMMISSIONERS**

**February 6, 2018  
ADOPTION PUBLIC HEARING**

**PREPARED BY:**

ORANGE COUNTY COMMUNITY, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION






## Interoffice Memorandum

**DATE:** February 6, 2018

**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:** Adoption Public Hearings – 2017-2 Continued Regular Cycle  
Comprehensive Plan Amendments and, Where Applicable, Concurrent  
Rezoning Request

These are the staff reports and associated back-up materials for the proposed 2017-2 Continued Regular Cycle Comprehensive Plan Amendments. These proposed amendments are scheduled for BCC adoption public hearings on February 6, 2018. They were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at adoption hearings on December 21, 2017 (Amendment 2017-2-A-1-2 and Amendment 2017-2-B-FLUE-7). These amendments were continued by the BCC from January 23, 2018, to February 6, 2018.

### Amendment Summary

A total of two amendments to the Comprehensive Plan are scheduled for the February 6 meeting.

The 2017-2 Continued Regular Cycle – State-Expedited Review Amendments scheduled for consideration on February 6 include one privately-initiated Future Land Use Map Amendment located in District 1, which also involves a concurrent rezoning request, and one staff-initiated text amendment. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for property greater than ten acres in size, thus requiring Regular Cycle review. The text amendment may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

These Regular Cycle amendments were earlier considered by the LPA and BCC at transmittal hearings on June 15, 2017, and July 11, 2017, respectively, and have subsequently undergone state review, as described in their staff reports. If adopted, the amendments are expected to become effective in March 2018, provided no administrative challenges are filed pursuant to s.163.3184(5), FS.

Any questions concerning this document should be directed to Alberto A. Vargas, Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net) or Greg Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Golgowski@ocfl.net](mailto:Gregory.Golgowski@ocfl.net).

AAV/sw

Enc: 2017-2 Continued Regular Cycle Amendments (Flamingo Crossings) – BCC Adoption Binder

c: Christopher R. Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney  
Roberta Alfonso, Assistant County Attorney  
Whitney Evers, Assistant County Attorney  
John Smogor, Planning Administrator, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Olan D. Hill, AICP, Assistant Manager, Planning Division  
Eric P. Raasch, AICP, Chief Planner, Planning Division  
Read File

2017-2 Continued Regular Cycle State-Expedited Review Comprehensive Plan Amendments  
Privately-Initiated Future Land Use Map 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 Desig. FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2017-2-A-1-2 (fka 2016-1-A-1-6)	LUP-16-04-147	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 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-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]); West Portion: Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)	RCID (Reedy Creek Improvement District)	PD (Planned Development District) (Flamingo Crossings PD-LUP)	154.35 gross ac. / 121.59 net developable ac.	Jennifer DuBois / Daniel Kilponen	Adopt and Approve, subject to twenty-four (24) conditions	Adopt and Approve, subject to twenty-four (24) conditions (8-0)

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; ACMU-Activity Center Mixed Use; RCID-Reedy Creek Improvement District; GC-Growth Center; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; SR-State Road; AC-Acres

2017-2 Continued 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-7	Planning Division	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	Jennifer DuBois	Adopt	Adopt (8-0)

ABBREVIATIONS INDEX:

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# 2017 SECOND REGULAR CYCLE CONTINUED AMENDMENTS

## AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS ADOPTION BOOK

### INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing book for the continued proposed Second Regular Cycle Amendments (2017-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearings for these amendments were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on December 21, 2017, for Amendment 2017-2-A-1-2 and Amendment 2017-2-B-FLUE-7. These amendments were continued by the BCC from January 23, 2018, to February 6, 2018.

The continued Regular Cycle Amendments scheduled for BCC consideration on February 6 were heard by the PZA/LPA at a transmittal public hearing on June 15, 2017, and by the BCC at 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 hearing (by staff)
Blue	Following the LPA adoption public hearing (by staff)

The 2017-2 Regular Cycle State-Expedited Review amendments scheduled for consideration on February 6 include one privately-initiated Future Land Use Map Amendment located in District 1, which also involves a concurrent rezoning request, and one staff-initiated text amendment. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for property more than ten acres in size, thus requiring Regular Cycle review. The text amendment may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

The Regular Cycle – State-Expedited Review Amendments have been reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On August 25, 2017, DEO issued a comment letter, which did not contain any concerns about the requested amendments. Pursuant to 163.3184, F.S., the proposed amendments must be adopted within 180 days of the comment letter. The Regular Cycle Amendments undergoing the State-Expedited Review process 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 March 2018, provided no challenges are filed 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](mailto:Alberto.Vargas@ocfl.net) or Greg Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Golgowski@ocfl.net](mailto:Gregory.Golgowski@ocfl.net).

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**Privately Initiated Regular Cycle Future Land Use Map (FLUM) Amendment and Concurrent Rezoning Request**

Amendment		Page
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	East Portion: Reedy Creek Improvement District (RCID)-Mixed Use; West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation to East Portion: Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]); West Portion: Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)	
	-and-	
	Rezoning LUP-16-04-147	RCID (Reedy Creek Improvement District to PD (Planned Development District) (Flamingo Crossings PD-LUP)  Also requested are seven (7) waivers from Orange County Code:  1) A waiver from Section 38-1230(a) to allow vehicle parking areas to be located within seven hundred fifty (750) feet of the uses they serve, in lieu of one hundred fifty (150) feet;  2) A waiver from Section 38-1254(1) to maintain a minimum PD perimeter building setback of twenty-five (25) feet for all structures, in lieu of an increased setback for structures in excess of two (2) stories;  3) A waiver from Section 38-1254(2)(d) to allow a minimum expressway setback of thirty (30) feet, in lieu of seventy-five (75) feet;  4) A waiver from Section 38-1258(d) to allow a maximum building height for multi-family residential structures of five (5) stories / sixty (60) feet, in lieu of three (3) stories / forty (40) feet;  5) A waiver from Section 38-1258(j) to allow for a minimum building separation of twenty (20) feet, in lieu of the required increased separation based on building stories;  6) A waiver from Section 24-4(a)(2)a-b to allow a 0-foot paving setback between internal lot lines within the development, in lieu of providing a landscape buffer a minimum of seven (7) feet in width; and,  7) A waiver from Section 24-5(a)(3) to allow a Type C, opaque buffer to be a minimum of three (3) feet in height and a minimum of five (5) feet wide, in lieu of a height of at least six (6) feet and a minimum of fifteen (15) feet wide.

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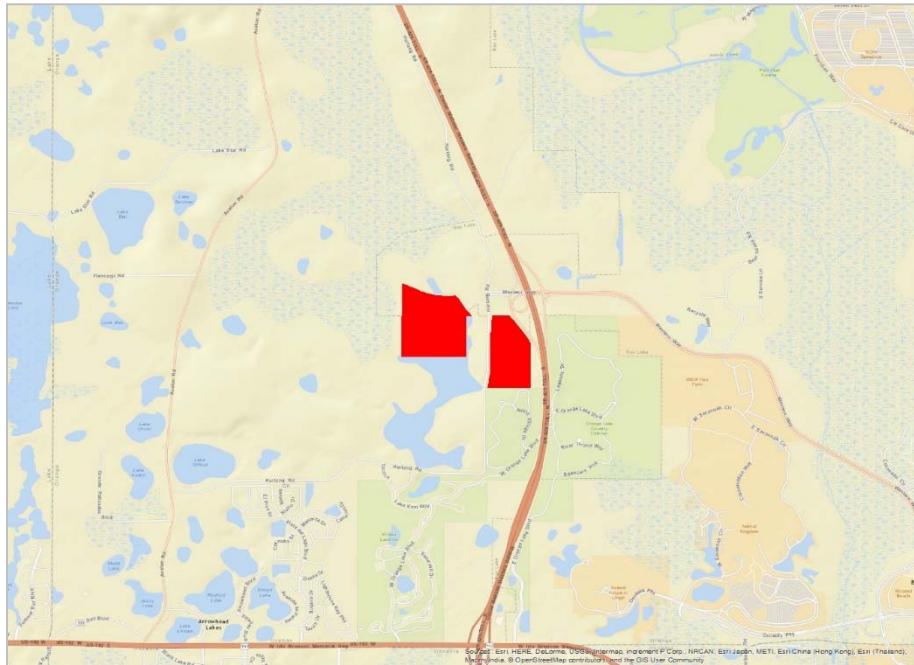
## *Staff-Initiated Regular Cycle Comprehensive Plan Map and Text Amendment*

Amendment			Page
2.	2017-2-B-FLUE-7 PD Densities	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	53

*Ordinance .....*

*Community Meeting Summaries.....*

*Facilities Analysis .....*



**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, 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

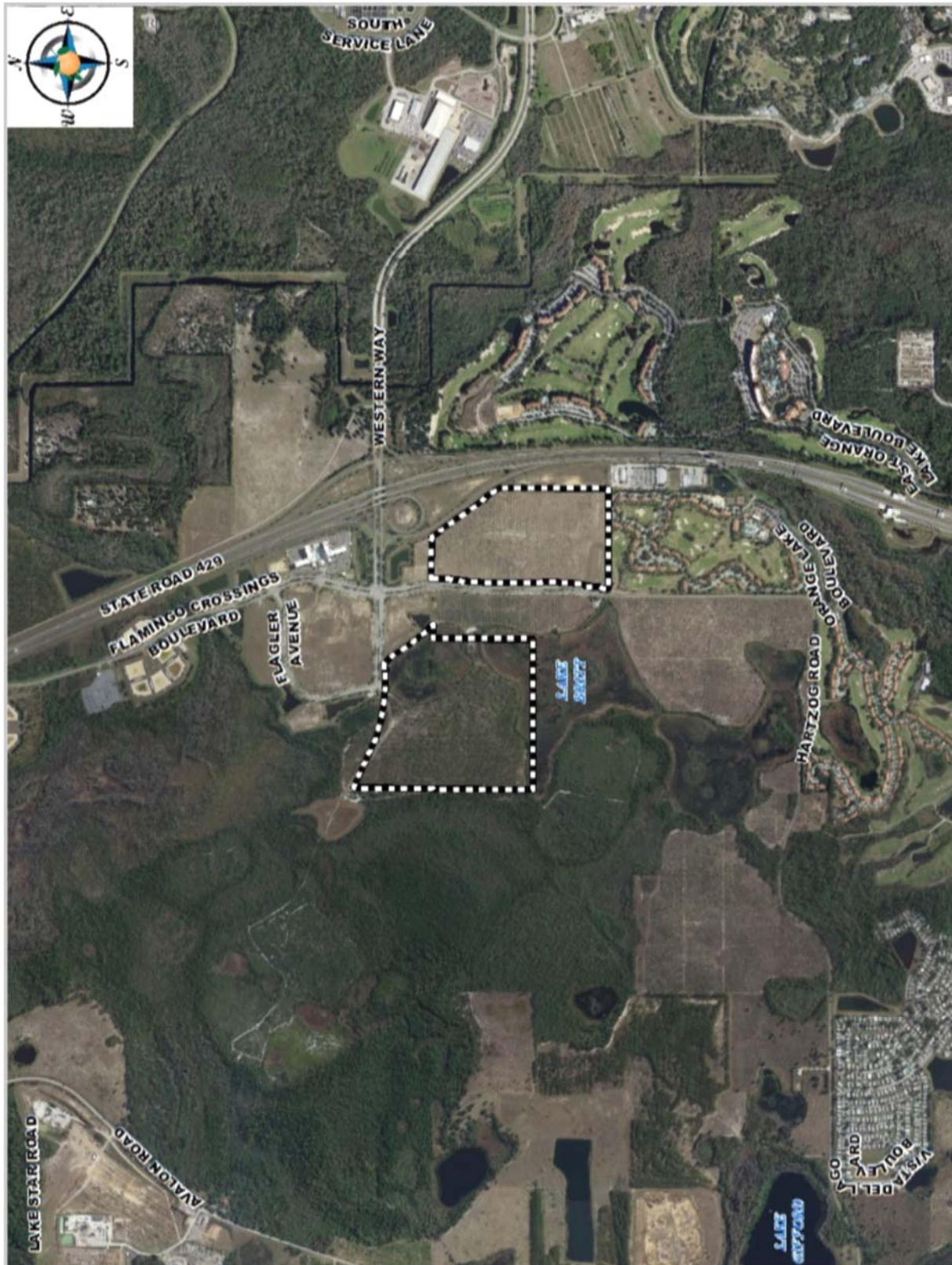
**Tract Size:** 154.35 gross acres / 121.59 net developable acres

The following meetings and hearings have been held:			Project Information	
Report/Public Hearing		Outcome	<p><b>Request:</b> East Portion: Reedy Creek Improvement District (RCID)-Mixed Use to Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation to Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)</p> <p><b>Proposed Development Program:</b> Up to 2,600 multi-family employee housing units<sup>1</sup> and 150,000 square feet of C-1 (Retail Commercial District) uses</p> <p><b>Public Facilities and Services:</b> Please see the Public Facilities &amp; Services Appendix for specific analyses of each public facility.</p> <p><b>Intergovernmental Coordination:</b> An Interlocal Agreement between Orange County and RCID will be processed concurrently to allow for the deannexation of the property from RCID to Orange County and establish service provisions. An amendment to the RCID/Orange County Water, Wastewater, and Reclaimed Water Service Territorial Agreement is in progress to transfer the property to Orange County Utilities' utility retail service area.</p> <p><b>Schools:</b> Capacity Enhancement Agreement (CEA) #OC-17-037 was approved on January 9, 2018.</p> <p><b>Concurrent Rezoning:</b> Rezoning Case LUP-16-04-147 – RCID (Reedy Creek Improvement District) to PD (Planned Development District) (Flamingo Crossings PD/LUP)</p>	
✓	Community meeting held December 9, 2015, with no members of the public in attendance. A second meeting was not required.	Positive		
✓	Staff Report	Recommend Transmittal		
✓	LPA Transmittal June 15, 2017	Recommend Transmittal (8-0)		
✓	BCC Transmittal July 11, 2017	Transmit (6-0)		
✓	State Agency Comments August 2017	No comments were received.		
✓	LPA Adoption December 21, 2017	Recommend Adoption and Approval, subject to twenty-four (24) conditions (8-0)		
	BCC Adoption	February 6, 2018		

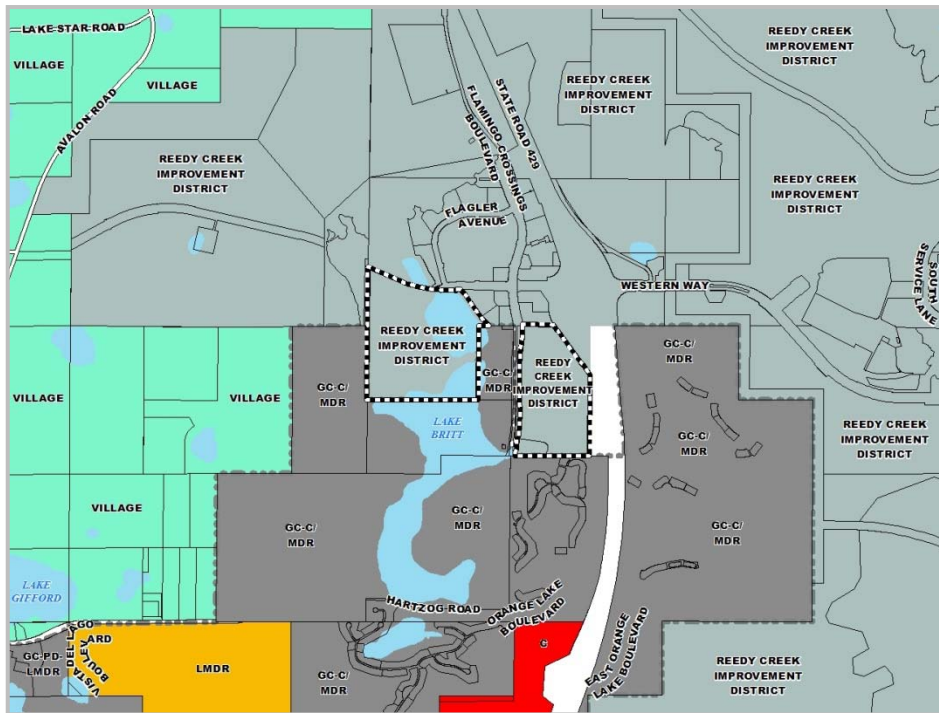
<sup>1</sup> Yellow highlighted text indicates significant changes to the development program since this application was approved for transmittal on July 11, 2017. Blue highlighted text indicates changes since the December 21, 2017 LPA hearing.



## SITE AERIAL



## 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

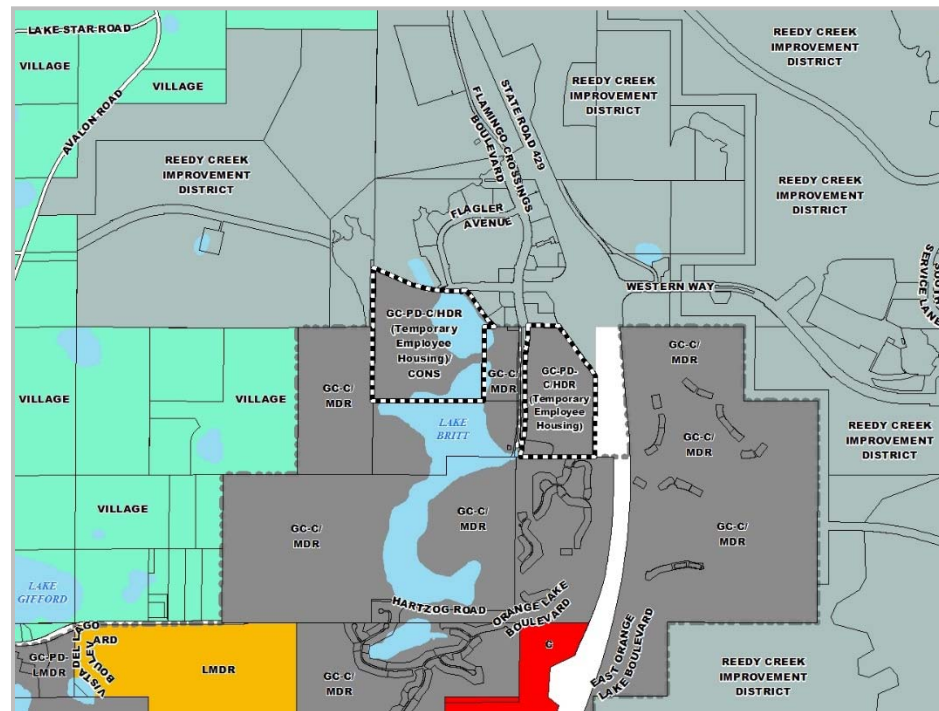
JPA: An Interlocal Agreement between Orange County and RCID will be required to allow for the deannexation of the property from RCID.

Overlay District: N/A

Rural Settlement: N/A

Airport Noise Zone: N/A

## FUTURE LAND USE – PROPOSED



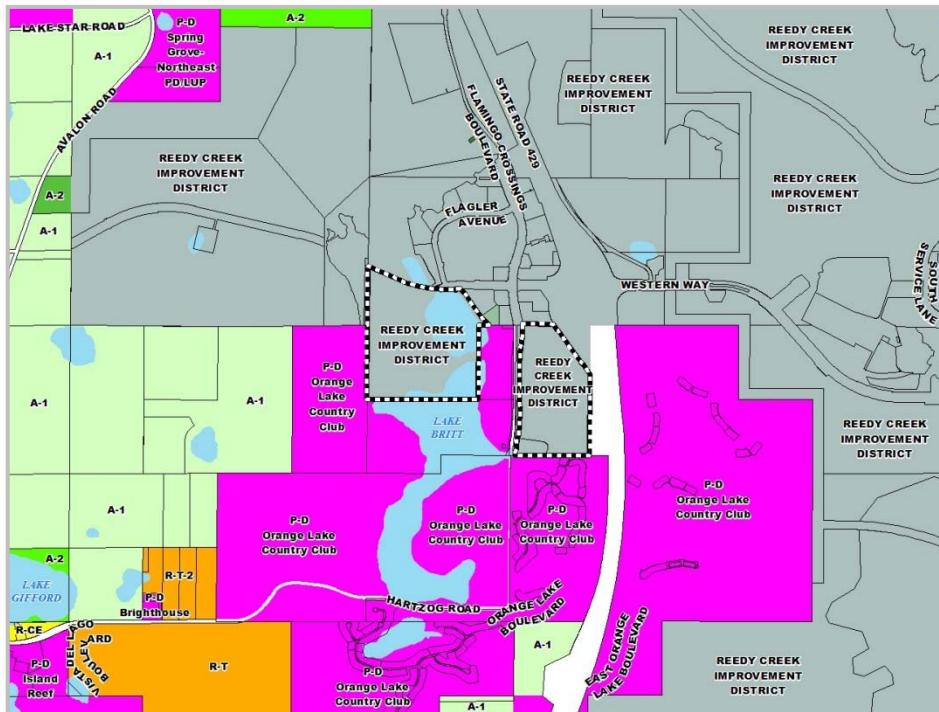
### Proposed Future Land Use:

**East Portion:** Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing])

**West Portion:** Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)



## ZONING - CURRENT



### Zoning:

Reedy Creek Improvement District (RCID)

### Existing Uses:

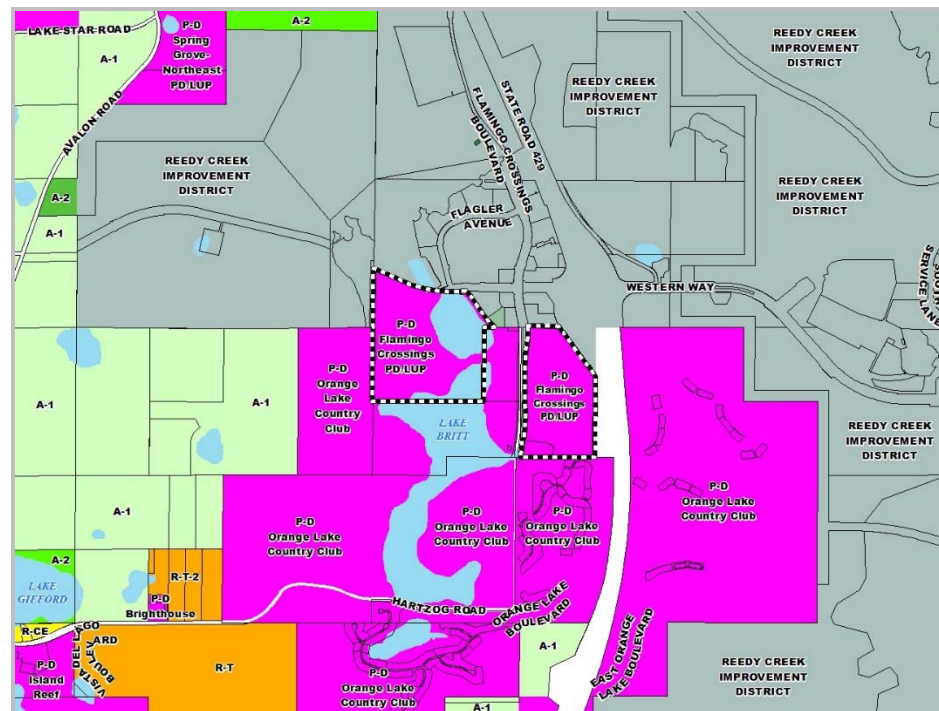
N: Flamingo Crossings hotel/retail development (RCID) – under construction

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

## ZONING – PROPOSED



### Proposed Zoning:

PD (Planned Development District)  
(Flamingo Crossings PD/LUP)



## Staff Recommendations

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

1. **FUTURE LAND USE MAP AMENDMENT:** 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 **ADOPT** 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-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) (east portion) and Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing/Conservation) (GC-PD-C/HDR [Temporary Employee Housing]/CONS) (west portion).
2. **REZONING** (December 6, 2017, DRC Recommendation): Make a finding of consistency with the Comprehensive Plan and **APPROVE** Case LUP-16-04-147, Flamingo Crossings Planned Development/Land Use Plan (PD/LUP), subject to the following twenty-four (24) conditions:
  1. Development shall conform to the Flamingo Crossings Planned Development/Land Use Plan (PD/LUP) dated "Received December 6, 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 December 6, 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. The following Education Conditions of Approval shall apply:
  - a) Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board [and Orange County] as of January 9, 2018.
  - b) Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the zero (0) residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

- c) Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.
  - d) Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.
  - e) Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement. Orange County Public Schools review shall be required if this project converts from intern program housing to market rate housing; such school review will determine the need for the Developer to enter into an additional Capacity Enhancement Agreement with the Orange County School Board for the market rate housing.
- 7. 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.
  - 8. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.
  - 9. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
  - 10. The Developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
  - 11. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. The MUP must be approved prior to Construction Plan approval.
  - 12. Construction plans within this PD shall be consistent with an approved and up-to-date Master Utility Plan (MUP). The updated MUP shall be submitted to Orange County Utilities at least thirty (30) days prior to the corresponding construction plan submittal. The updated MUP must be approved prior to construction plan approval.
  - 13. The territorial and wholesale service agreements between Orange County and Reedy Creek Improvement District must be approved by the BCC prior to construction plan approval.
  - 14. Outside sales, storage, and display shall be prohibited.

15. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
16. The Applicant(s) shall be required at their expense to install a traffic signal at C.R. 545 and Western Way at the time Western Way is open to traffic between C.R. 545 and S.R. 429. A traffic impact analysis study shall be submitted with the first development plan submittal.
17. This project shall not commingle internship participants and employees within the same multi-family building. Short-term rental other than internship participants and employees is prohibited.
18. A waiver from Orange County Code Section 38-1230(a) is granted to allow vehicle parking areas to be located within seven hundred fifty (750) feet of the uses they serve, in lieu of one hundred fifty (150) feet.
19. A waiver from Orange County Code Section 38-1254(1) is granted to maintain a minimum PD perimeter building setback of twenty-five (25) feet for all structures, in lieu of an increased setback for structures in excess of two (2) stories.
20. A waiver from Orange County Code Section 38-1254(2)(d) is granted to allow a minimum expressway setback of thirty (30) feet, in lieu of seventy-five (75) feet.
21. A waiver from Orange County Code Section 38-1258(d) is granted to allow a maximum building height for multi-family residential structures of five (5) stories/sixty (60) feet, in lieu of three (3) stories/forty (40) feet.
22. A waiver from Orange County Code Section 38-1258(j) is granted to allow for a minimum building separation of twenty (20) feet, in lieu of the required increased separation based on building stories.
23. A waiver from Orange County Code Section 24-4(a)(2)a-b is granted to allow a 0-foot paving setback between internal lot lines within the development, in lieu of providing a landscape buffer a minimum of seven (7) feet in width.
24. A waiver from Orange County Code Section 24-5(a)(3) is granted to allow a Type C, opaque buffer to be a minimum of three (3) feet in height and a minimum of five (5) feet wide, in lieu of a height of at least six (6) feet and a minimum of fifteen (15) feet wide.

## 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, with uses restricted to those permitted in the C-1 (Retail Commercial) zoning district. As stated in the application package, the residential component of this project is primarily intended to serve Disney College Program and International Program participants for the duration of their internships, ranging from three to fifteen months, and to house support staff responsible for the operation and maintenance of the multi-family community. Ancillary amenities and education and training space—including classrooms, meeting rooms, a greeting center, and recreation facilities—are also proposed for the residential portion of the project. In the event all units are not occupied by interns or support staff, the applicants wish to allow for the leasing of any

remaining apartments to other Walt Disney World cast members or employees of Walt Disney World Operating Participant businesses, with the leasing period not to exceed twelve months. As noted by the applicants, a prohibition will be placed on the commingling of internship participants and onsite support staff with other employees within the same building, and the occupancy of multi-family units by individuals not associated with the Disney College Program or International Program will be monitored and reported on an annual basis.

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-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) for the east parcel and Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/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 Board of County Commissioners (BCC) will consider an Interlocal Agreement between Orange County and RCID, included as an attachment to this staff report, to allow for this deannexation and to establish service provisions for the project. In addition, the BCC will hear Rezoning Case LUP-16-04-147, a request to create the Flamingo Crossings PD, incorporating the proposed development program. On December 6, 2017, the Orange County Development Review Committee (DRC) recommended approval of the Flamingo Crossings PD Land Use Plan (LUP), subject to the twenty-four (24) conditions listed above.

Staff notes that the current RCID/Orange County Water, Wastewater, and Reclaimed Water Service Territorial Agreement will be amended to guarantee adequate utility service for the development. The BCC will consider the updated agreement at a future date.

As discussed previously, the residential component of this project is intended to house Disney College Program and International Program participants and onsite support staff. However, as the applicants are proposing to allow other Walt Disney World cast members or employees of Walt Disney World Operating Participant businesses to occupy unfilled units, Orange County Public Schools (OCPS) is requiring the developer to enter into a Capacity Enhancement Agreement (CEA) with the Orange County School Board, with an opportunity to amend or terminate the agreement at a later date based on the results of an Alternative School Impact Fee Study. CEA #OC-037 was approved by the School Board on January 9, 2018.

If this requested amendment is adopted, the proposed development program will be incorporated into Future Land Use Element Policy FLU8.1.4, which records the maximum densities and intensities for Planned Development (PD) future land use designations adopted subsequent to January 1, 2007. The project's entry in this policy would be as shown in the following table:

**FLU8.1.4**

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2017-2-A-1-2 (fka 2016-1-A-1-6) Flamingo Crossings	<b>East Portion:</b> Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) <b>West Portion:</b> Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)	2,600 multi-family employee housing units and 150,000 square feet of C-1 (Retail Commercial District) uses	2018-xx

## 2. Project Analysis

### Consistency

The proposed FLUM amendment and concurrent rezoning request appear 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 the numerous hotels, tourist attractions, restaurants, and retail establishments lining the U.S. 192 corridor. 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 employee housing 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 Orange County and RCID 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. Orange County Utilities (OCU) has informed staff that the existing RCID/Orange County Water, Wastewater, and Reclaimed Water Service Territorial Agreement will be amended to transfer the subject property to OCU's utility retail service area. OCU and RCID will be entering into a wholesale agreement for RCID to provide, during the initial years, the required treatment and transmission capacity needed by OCU to ultimately assume responsibility for supplying retail utility service to the mixed-use project. As mandated by PD Condition of Approval (COA) #13, the territorial and wholesale service agreements between Orange County and RCID must be approved by the BCC prior to construction plan approval.

Staff finds the requested Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) designation for the 60.77-acre east parcel and the Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS) classification for the 93.58-acre west parcel consistent with **Future Land Use Element Policy FLU1.1.1**, which stipulates 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 have established the maximum desired development program for the residential component of the project, proposing up to 2,600 multi-family units 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 requested HDR designation appropriate for this site, due to the employee housing nature of the multi-family units and the property's proximity to Walt Disney World, as well as nearby development within the U.S. 192 Growth Center, including the neighboring Orange Lake Country Club resort.

With respect to the 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 on the PD Land Use Plan, C-1 (Neighborhood Commercial District) 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 employee housing units, as well as nearby neighborhoods and employment centers. The applicants note 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. These standards are established on the PD Land Use Plan and will be further refined during the subsequent Development Plan (DP) stage of the project.

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's 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 employee housing 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 proposed FLUM amendment and associated rezoning request appear 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 trend of 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 applicants' 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 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 ensuring the protection of environmentally-sensitive land. Staff, therefore, recommends approval of the two applications.

### 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 employee housing 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.** Reedy Creek Improvement District (RCID) is the current utility retail service provider of water, wastewater, and reclaimed water for the subject parcels, and RCID has the required treatment and transmission capacity to serve those parcels. RCID and Orange County Utilities (OCU)

are amending the RCID/Orange County Water, Wastewater, and Reclaimed Water Service Territorial Agreement to transfer these parcels to OCU's utility retail service area. In conjunction with this amendment, OCU and RCID are entering into a wholesale agreement for RCID to provide, during the initial years, the required treatment and transmission capacity needed by OCU to provide retail utility service to this area.

**Schools.** Per Orange County Public Schools (OCPS), the developer shall be required to enter into a Capacity Enhancement Agreement (CEA) with the Orange County School Board, with an opportunity to amend or terminate the agreement at a later date based on the results of an Alternative School Impact Fee Study. CEA #OC-037 was approved by the School Board on January 9, 2018.

## Analysis – Rezoning

### GENERAL INFORMATION

<b>APPLICANT</b>	Kathy Hattaway, Poulos & Bennett, LLC
<b>OWNERS</b>	Flamingo Crossings, LLC and Reedy Creek Improvement District
<b>PROJECT NAME</b>	Flamingo Crossings Planned Development (PD)
<b>HEARING TYPE</b>	Planned Development / Land Use Plan (PD / LUP)
<b>REQUEST</b>	<b>RCID</b> (Reedy Creek Improvement District) <b>to</b> <b>PD</b> (Planned Development District)

*A request to rezone four (4) parcels containing 154.08 gross acres from RCID to PD, in order to construct up to 2,600 multi-family residential dwelling units and 150,000 square feet of commercial space.*

*The multi-family units are primarily for Disney College and International Program participants for the duration of their internships of 3 to 15 months and for the on-site operator of such multi-family units. Any remaining units are proposed to be leased for a maximum of 12 months to Walt Disney World employees and/or employees of Walt Disney World Operating Participant businesses. The residential units for "Participants" and "Employees" will be segregated by building, and the utilization of buildings for "Employees" will be monitored and reported on an annual basis.*

*The request also includes the following waivers from the Orange County Code:*

1. A waiver from Section 38-1230(a) to allow vehicle parking areas to be located within seven hundred fifty (750) feet of the uses they serve, in lieu of one hundred fifty (150) feet.
2. A waiver from Section 38-1254(1) to maintain a minimum PD perimeter building setback of twenty-five (25) feet for all structures, in lieu of an increased setback for structures in excess of two (2) stories.

3. A waiver from Section 38-1254(2)(d) to allow a minimum expressway setback of thirty (30) feet, in lieu of seventy-five (75) feet.
4. A waiver from Section 38-1258(d) to allow a maximum building height for multi-family residential structures of five (5) stories / sixty (60) feet, in lieu of three (3) stories / forty (40) feet.
5. A waiver from Section 38-1258(j) to allow for a minimum building separation of twenty (20) feet, in lieu of the required increased separation based on building stories.
6. A waiver from Section 24-4(a)(2)a-b to allow a 0-foot paving setback between internal lot lines within the development, in lieu of providing a landscape buffer a minimum of seven (7) feet in width.
7. A waiver from Section 24-5(a)(3) to allow a Type C, opaque buffer to be a minimum of three (3) feet in height and a minimum of five (5) feet wide, in lieu of a height of at least six (6) feet and a minimum of fifteen (15) feet wide.

<b>LOCATION</b>	12831, 12840 & 13325 Flamingo Crossings Boulevard; or generally east and west of Flamingo Crossings Boulevard, west of S.R. 429, and south of Western Way
<b>PARCEL ID NUMBERS</b>	21-24-27-0000-00-003 (portion); 21-24-27-0000-00-005 (portion); 28-24-27-0000-00-001; 28-24-27-0000-00-021
<b>TRACT SIZE</b>	154.08 acres
<b>PROPOSED USE</b>	Commercial and multi-family residential

#### **IMPACT ANALYSIS**

##### **Land Use Compatibility**

The applicant is seeking to rezone the subject parcels from RCID (Reedy Creek Improvement District) to PD (Planned Development District) in order to construct up to 2,600 multi-family residential dwelling units and 150,000 square feet of commercial space. The applicant is also seeking approval of seven (7) waivers addressing building height, PD perimeter building setbacks, building separation, paving setbacks, buffer height and width, expressway setback, and parking location to allow for a compact, urban site development.

The multi-family units are primarily for Disney College and International Program participants for the duration of their internships of 3 to 15 months, and for the on-site operator of such multi-family units. Any remaining units are proposed to be leased for a maximum of twelve (12) months to Walt Disney World employees and/or employees of Walt Disney World Operating Participant businesses.

The residential units for "Participants" and "Employees" will be segregated by building, and the utilization of buildings for "Employees" will be monitored and reported on an annual basis.

The proposed development program is compatible with existing development in the area, and

would not adversely impact any adjacent properties.

### Comprehensive Plan (CP) Consistency

The subject property is currently designated Reedy Creek Improvement District (RCID)-Mixed Use (RCID-MU) and Reedy Creek Improvement District (RCID)-Mixed Use/Conservation (RCID-MU/CONS) on the adopted RCID Future Land Use Map (FLUM) and is located within the jurisdiction of the Reedy Creek Improvement District. However, through concurrent FLUM Amendment #2017-2-A-1-2, the applicant is seeking to change the FLUM designation to Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) and Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing] / CONS).

An Interlocal Agreement between Orange County and RCID is being processed in conjunction with the proposed CP Amendment to allow for the deannexation of the subject property from RCID into Orange County's jurisdiction and establish service provisions for the project.

Amendment 2017-2-A-1-2 is tentatively scheduled for a Board of County Commissioners adoption public hearing on February 6, 2018. Staff has determined that the proposed rezoning is consistent with the requested FLUM designations and all other applicable CP provisions. These provisions include, but are not limited to, the following:

**FLU1.1.1** states that Growth Centers are locations specified for urban uses.

**FLU1.4.1** states that Orange County shall promote a range of living environments.

**FLU1.4.7** states that commercial activity larger than the Neighborhood Center size shall be limited to the Urban Service Area and Growth Centers.

**OBJ FLU2.2** states that Orange County shall implement mixed-use strategies.

**FLU7.4.6** states that all new development within a Growth Center must apply for Planned Development zoning.

**OBJ FLU8.2** states that compatibility will be the fundamental consideration in all land use and zoning decisions.

### Community Meeting Summary

A community meeting for the proposed CP Amendment was held on December 9, 2015, at Bridgewater Middle School. Twenty (20) notices were sent to surrounding property owners; however, no residents attended the meeting.

### SITE DATA

<b>Existing Use</b>	Citrus Grove / Pasture / Wetlands
<b>Adjacent Zoning</b>	N: RCID (Reedy Creek Improvement District)
	E: PD (Planned Development District – Orange Lake Country Club) (1991/2005);
	A-1 (Citrus Rural District) (1957)
	No Zoning (S.R. 429 Right-of-Way)

<b>Adjacent Land Uses</b>	W:	PD (Planned Development District – Orange Lake Country Club) (2004) and RCID (Reedy Creek Improvement District)
	S:	PD (Planned Development District – Orange Lake Country Club) (1995/2005)
	N:	Flamingo Crossings hotel/retail development (RCID)
	E:	State Road 429 & Orange Lake Country Club golf course/resort residential
	W:	Wetlands
	S:	Orange Lake Country Club golf course/resort residential and wetlands

#### **APPLICABLE PD DEVELOPMENT STANDARDS**

PD Perimeter Setback	25 feet
Maximum Building Height:	Multi-family: 5 stories / 60 feet (per proposed waiver) Commercial: 50 feet (35 feet within 100 feet of residential external to project)
Minimum Lot Size:	6,000 square feet
Minimum Living Area:	500 Square Feet (under HVAC)
<b><u>Minimum Building Setbacks</u></b>	
From Flamingo Crossings Bv:	30 feet (commercial) / 35 feet (multi-family)
From Western Way:	40 feet (commercial) / 50 feet (multi-family)
From SR 429:	30 feet (per proposed waiver)

#### **SPECIAL INFORMATION**

##### **Subject Property Analysis**

The applicant is seeking to rezone the subject parcels from RCIE (Reedy Creek Improvement District) to PD (Planned Development District) in order to construct up to 2,600 multi-family residential dwelling units and 150,000 square feet of commercial space. The applicants are also seeking approval of seven (7) waivers addressing building height, PD perimeter building setbacks, building separation, paving setbacks, buffer height and width, expressway setback, and parking location to allow for a compact, urban site development.

##### **Comprehensive Plan (CP) Amendment**

The subject property is currently designated Reedy Creek Improvement District (RCID)-Mixed Use (RCID-MU) and Reedy Creek Improvement District (RCID)-Mixed Use/Conservation (RCID-MU/CONS) on the adopted RCID Future Land Use Map (FLUM) and is located within the jurisdiction of the Reedy Creek Improvement District. However, through concurrent FLUM Amendment #2017-2-A-1-2, the applicant is seeking to change the FLUM designation to Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) and Growth Center-Planned Development-Commercial/High Density Residential

(Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing])/CONS). Amendment 2017-2-A-1-2 is scheduled for a Board of County Commissioners adoption public hearing on February 6, 2018. Staff has determined that the proposed rezoning is consistent with the requested FLUM designations and all other applicable CP provisions.

#### **Rural Settlement**

The subject property is not located within a Rural Settlement.

#### **Joint Planning Area (JPA)**

An Interlocal Agreement between Orange County and RCID is being processed in conjunction with the proposed CP Amendment to allow for the deannexation of the subject property from RCID into Orange County's jurisdiction and establish service provisions for the project.

#### **Overlay District Ordinance**

The subject property is not located in an overlay district.

#### **Environmental**

**Wetland Permits** - 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 permits. Prior to submitting a Preliminary Subdivision Plan (PSP) or Development Plan (DP), 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 Chapter 15, Article X, Wetland Conservation Areas. Approval of this plan does not authorize any direct or indirect impacts to conservation areas or protective buffers.

**Class I Wetlands** - 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.

**Conservation Features** - The applicant is responsible for addressing any adverse impacts, including secondary impacts, to surface waters, wetlands, or conservation areas that may occur as a result of development of the site. Protective measures include, but are not limited to, a 25-foot average undisturbed upland buffer along the wetland boundary, signage, pollution abatement swales, split rail fence, retaining wall, or native plantings adjacent to the wetlands. The developer shall show the measures employed to prevent adverse impacts in all PSP/DP and permit applications.

**Potential Contamination** - 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 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, to the Orange County Environmental Protection Division (EPD) and the Development Engineering (DE) Division.

**Wildlife** - 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 for determining 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).

#### **Transportation / Concurrency**

At the time of PSP, the applicant shall ensure that the development provides pedestrian and bicycle access (i.e. via sidewalks) to the public right-of-way/sidewalk to ensure access and connectivity (per CP Policies T3.2.2, FLU4.1.8, FLU4.3.1, and FLU4.3.5).

Based on the Concurrency Management System database dated May 5, 2016, capacity is available to be encumbered. This information is dated and subject to change.

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC.

#### **Water / Wastewater / Reclaimed Water**

##### Existing service or provider

Water:	Reedy Creek Improvement District; to be transferred to Orange County Utilities via pending agreement
Wastewater:	Reedy Creek Improvement District; to be transferred to Orange County Utilities via pending agreement
Reclaimed:	Reedy Creek Improvement District; to be transferred to Orange County Utilities via pending agreement

#### **Schools**

A Capacity Enhancement Agreement (CEA) is required for this project, with an opportunity to amend or terminate at a later date based on the results of an Alternative School Impact Fee Study. CEA #OC-037 was approved by the Orange County School Board on January 9, 2018.

#### **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**

**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 policies 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 provide 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.

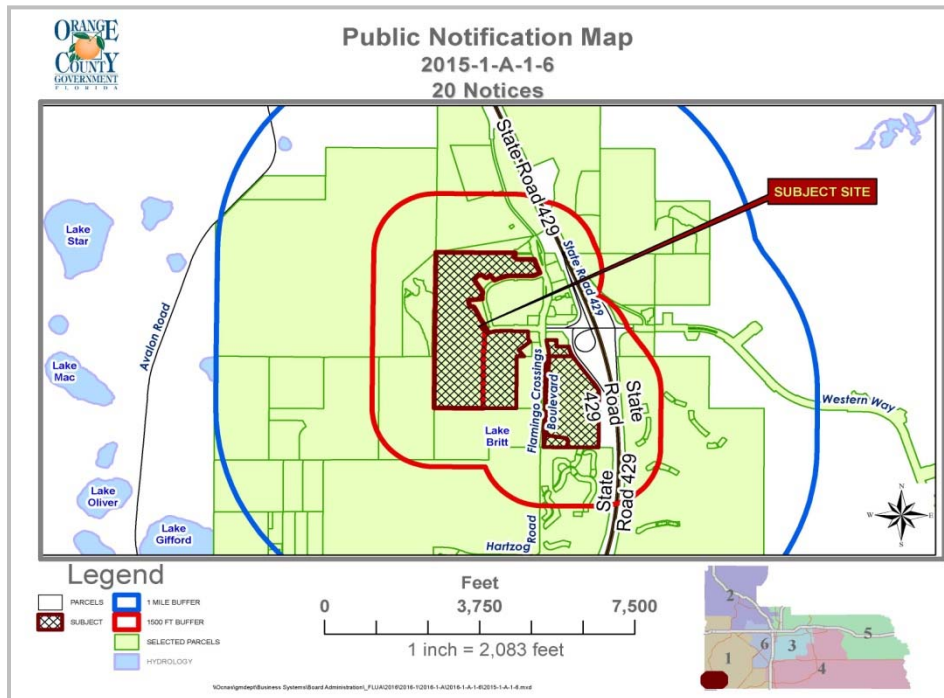
**Site Visit Photos**

<b>Subject Site – West Parcel</b>	<b>Subject Site – West Parcel</b>
	
<b>Subject Site – East Parcel</b>	<b>Subject Site – East Parcel</b>
	
<b>North of Subject Site</b>	<b>North of Subject Site</b>
	



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

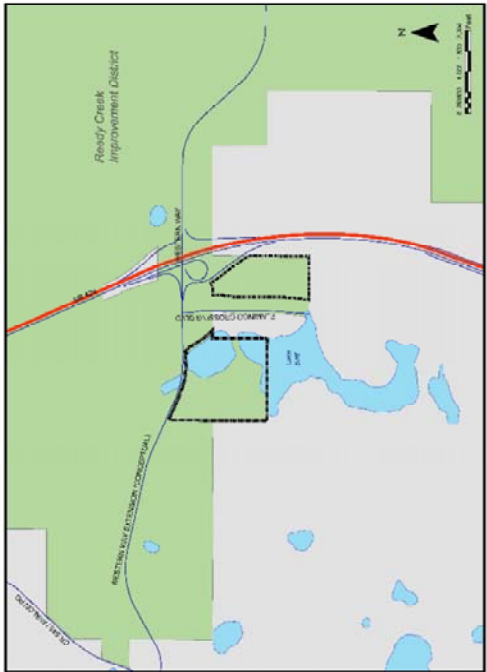
## PUBLIC NOTIFICATION



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

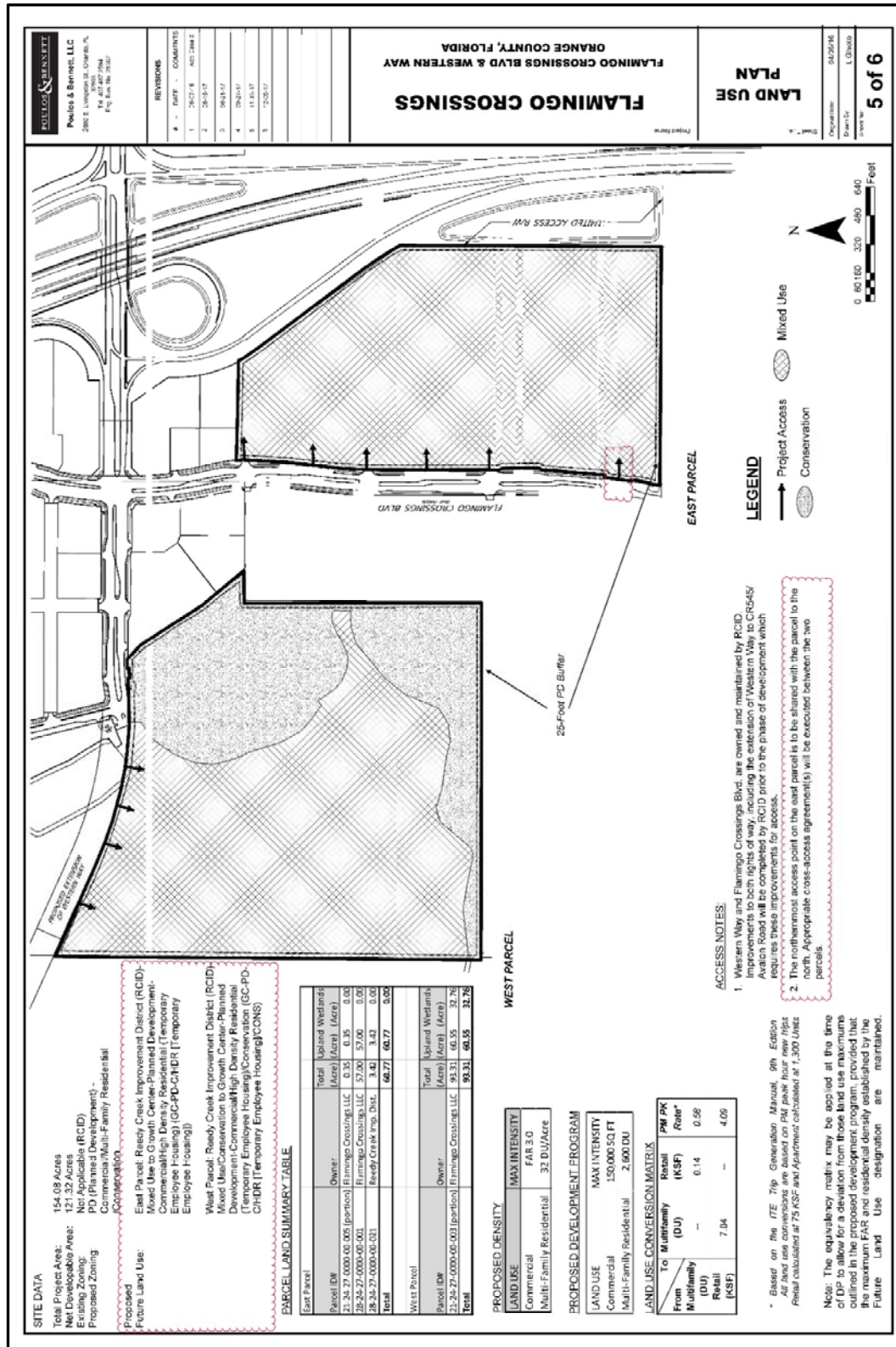
20 notices sent

## Flamingo Crossings PD Land Use Plan – Cover Sheet

<p><b>RECEIVED</b> PLANNING DIVISION, ORANGE COUNTY, FL</p>	<p><b>FLAMINGO CROSSINGS PD</b> ORANGE COUNTY, FL</p>	<p><b>COVER</b> PAGE</p>	<p><b>1 of 6</b></p>																		
<p><b>PROPERTIES</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>#</th> <th>DATE</th> <th>COMMENTS</th> </tr> <tr> <td>1</td> <td>08/01/16</td> <td>As of 08/01/16</td> </tr> <tr> <td>2</td> <td>08/01/16</td> <td>As of 08/01/16</td> </tr> <tr> <td>3</td> <td>08/01/16</td> <td>As of 08/01/16</td> </tr> <tr> <td>4</td> <td>08/01/16</td> <td>As of 08/01/16</td> </tr> <tr> <td>5</td> <td>08/01/16</td> <td>As of 08/01/16</td> </tr> </table>	#	DATE	COMMENTS	1	08/01/16	As of 08/01/16	2	08/01/16	As of 08/01/16	3	08/01/16	As of 08/01/16	4	08/01/16	As of 08/01/16	5	08/01/16	As of 08/01/16	<p><b>CIVIL ENGINEER</b> Brian Fortner, P.E. 4822 South Keller Road Orlando, FL 32813 Phone: 407-647-7275</p> <p><b>SURVEYOR</b> Adrian 4822 South Keller Road Orlando, FL 32813 Phone: 407-647-7275</p> <p><b>PLANNING CONSULTANT</b> Poulsen &amp; Bennett, LLC 2602 E Livingston Street Orlando, FL 32803 Phone: 407-487-2594</p>	<p><b>FLAMINGO CROSSINGS PD</b> ORANGE COUNTY, FL</p>	
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5	08/01/16	As of 08/01/16																			
																					
<p><b>PROPERTY OWNERS</b> Flamingo Crossings, LLC C/O. Todd Fortner, YDI Lakewood Vista, FL 32830 Phone: 407-666-5032</p> <p>Ready Creek Improvement District District Administrator PO Box 10170 Lake Buena Vista, FL 32830 Phone: 407-694-7480</p>	<p><b>SHEET #</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>SHEET #</th> <th>SHEET TITLE</th> </tr> <tr> <td>1</td> <td>Cover Page</td> </tr> <tr> <td>2</td> <td>Survey - East Property</td> </tr> <tr> <td>3</td> <td>Survey - West Property</td> </tr> <tr> <td>4</td> <td>Zoning, FLU, Soils &amp; Flood Plain Designations</td> </tr> <tr> <td>5</td> <td>Land Use Plan</td> </tr> <tr> <td>6</td> <td>Site Data &amp; Notes</td> </tr> </table>			SHEET #	SHEET TITLE	1	Cover Page	2	Survey - East Property	3	Survey - West Property	4	Zoning, FLU, Soils & Flood Plain Designations	5	Land Use Plan	6	Site Data & Notes				
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## Flamingo Crossings PD Land Use Plan



## **Proposed Interlocal Agreement Regarding Flamingo Crossings Property**

**INTERLOCAL AGREEMENT REGARDING  
FLAMINGO CROSSINGS PROPERTY**

This INTERLOCAL AGREEMENT ("Agreement") is made and entered into among **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida (the "County"), and the **REEDY CREEK IMPROVEMENT DISTRICT**, an independent special district created by Chapter 67-764, Laws of Florida, Special Acts of 1967 ("RCID").

**ARTICLE 1  
RECITALS**

WHEREAS, the parties wish to provide for better intergovernmental relations and coordinate planning efforts, as authorized pursuant to Section 163.01, Florida Statutes;

WHEREAS, Part II of Chapter 163, Florida Statutes, addresses the need for an efficient and orderly system of planning and growth management by and among governmental entities and subdivisions thereof to ensure continued growth while preserving and enhancing the public welfare;

WHEREAS, Section 163.01(4) and (5), Florida Statutes, provides that a public agency of the state, as defined by Section 163.01(3), may exercise jointly by contract with any other public agency of the state any power, privilege or authority which such agencies share in common and which each might exercise separately;

WHEREAS, the County and RCID are public agencies within the meaning of Section 163.01(3), Florida Statutes;

WHEREAS, pursuant to Section 163.3167(6), Florida Statutes, RCID exercises the authority under Chapter 163 consistent with Chapter 67-764, Laws of Florida, Special Acts of 1967 ("the RCID Enabling Legislation");

WHEREAS, Section 163.3171(1), Florida Statutes, addresses the concept of joint agreements for joint action in the preparation and adoption of the comprehensive plans, procedures for the administration of land development regulations or the land development codes applicable thereto, and the manner of representation of any joint body that may be created under the joint agreement;

WHEREAS, Section 163.3177(4)(a), Florida Statutes, requires coordination of local comprehensive plans with comprehensive plans of adjacent counties and the state comprehensive plan, together with a specific policy statement indicating the relationship of the proposed developments to the comprehensive plans of adjacent counties;

WHEREAS, RCID owns the land described on **Exhibit "A"** (the "RCID Property"), and a third party, Flamingo Crossings, LLC, a Florida limited liability company ("FC") owns the land described on **Exhibit "A-1"** (the "FC Property");

WHEREAS, the RCID Property and the FC Property are collectively referred to herein as the "Property";

WHEREAS, FC has informed the County and RCID of its desire to develop, or convey to others to develop, the FC Property;

WHEREAS, RCID and the County contemplate that the jurisdictional limits of RCID will be contracted so that the Property will no longer be located within RCID but instead will be located within unincorporated Orange County (the "Contraction");

WHEREAS, in contemplation of the Contraction and the development activity that will occur on the Property, RCID and the County wish to ensure that the Property will be developed in a manner consistent with the adopted Comprehensive Plan Amendment and the PD Land Use Plan (as defined at Article 3.A below) as hereinafter set forth;

WHEREAS, pursuant to the RCID Enabling Legislation and the provisions of Chapter 163, Florida Statutes, RCID and the County have the right to enter into an interlocal agreement, for the purposes of working together to prepare a Comprehensive Plan Amendment, applicable to the Property, and to become effective with the Contraction as hereinafter provided;

WHEREAS, Section 163.01(13), Florida Statutes, provides that the powers and authority granted by such section are in addition and supplemental to those granted by other general, local or special laws and nothing contained in such section is deemed to interfere with the application of any such other laws; and

WHEREAS, each party hereto has the authority to execute and perform under this Agreement.

NOW, THEREFORE, in consideration of the premises and the mutual covenants contained herein, the parties agree as set forth below.

## **ARTICLE 2**

### **INCORPORATION OF RECITALS**

The above recitals are true and correct and are incorporated herein and made a part of this Agreement.

### ARTICLE 3

#### PURPOSE AND AUTHORITY OF AGREEMENT

A. The purpose of this Agreement is to set forth the conditions and procedures under which: the County will process (i) an amendment to the Orange County Comprehensive Plan ("Plan") and the accompanying Future Land Use Map set forth as Map 1 of the Future Land Use Map Series in the Plan (the "Future Land Use Map"), and (ii) a rezoning of the Property to the PD (Planned Development District) zoning classification, including approval of a Planned Development Land Use Plan for the Property under Chapter 38, Article VIII of the Orange County Code (a "PD Land Use Plan") that, upon the Contraction, shall become applicable to the Property.

B. This Agreement is executed pursuant to the provisions of Chapter 125 and Chapter 163, Florida Statutes, and the RCID Enabling Legislation.

### ARTICLE 4

#### COMPREHENSIVE PLAN AMENDMENTS

A. RCID and the County are respectively required by the provisions of Chapter 163, Florida Statutes, to prepare comprehensive plans for lands located within their respective jurisdictions.

B. In anticipation of the Contraction, RCID and FC have submitted a request for an amendment to the Plan, designated by the County as Future Land Use Map Amendment 2017-2-A-1-2, and, pursuant to Section 163.3184, Florida Statutes, the County shall consider the adoption of the requested amendment to the Plan (the "Plan Amendment") incorporating the Property within the Plan. If it is adopted, the Plan Amendment shall become effective upon the Contraction. The County's comprehensive plan ordinance adopting the Plan Amendment shall be considered and adopted prior to the Contraction, but shall become effective only upon the Contraction occurring as provided in Article 6 below. RCID shall cooperate with the County's staff in the Plan Amendment process by providing information and data respecting the land uses and development activity contemplated for the Property, and RCID understands and accepts that the County will expect FC to do the same. Nothing in this paragraph shall be construed to imply that the County is obligated to adopt the Plan Amendment in conjunction with this Agreement.

C. If adopted, the Plan Amendment shall only apply to the Property, unless and except to the extent that other modifications to the Plan are required in order to make the Plan Amendment and the remainder of the Plan internally consistent.

**ARTICLE 5**

**PLAN AMENDMENT PROCESS**

The County shall process the Plan Amendment pursuant to Chapter 163, Florida Statutes.

**ARTICLE 6**

**CONTRACTION OF PROPERTY**

**EFFECTIVE DATE**

A. Subject to the provisions of this Article, RCID shall contract the geographical limits of RCID so as to remove the Property from RCID's jurisdiction (the "Contraction") upon the occurrence of the following: (1) the Plan Amendment shall be final and found to be in compliance by the Florida Department of Economic Opportunity ("DEO") and (2) the PD Land Use Plan shall be final. For purposes of this Agreement, "final" shall mean that each of the conditions precedent to the Contraction shall have occurred and all appeals and challenges thereto, if any, shall have been resolved to the mutual satisfaction of RCID and the County. Only when all of the conditions precedent are "final" as described herein, shall the Contraction become effective.

B. Prior to the Contraction, the RCID Land Development Code (including land development regulations and building code) and the RCID Comprehensive Plan currently applicable to the Property shall be and remain in full force and effect, and RCID shall continue to exercise its authority and jurisdiction pursuant to the provisions of Section 163.3167(6), Florida Statutes.

**ARTICLE 7**

**MODIFICATIONS TO PLAN AMENDMENT  
AND PD LAND USE PLAN AFTER CONTRACTION**

From and after the effective date of the Contraction, any future modifications to the Plan Amendment or the PD Land Use Plan shall not be subject to the approval of RCID, but shall be subject to the jurisdiction of the County and applicable law.

**ARTICLE 8**

**PD LAND USE PLAN**

In anticipation of the Contraction and approval of the Plan Amendment, the County understands and expects that RCID and FC or their agent(s) shall apply for the PD (Planned Development District) zoning classification for the Property, consistent with the Plan Amendment. The County shall process the requested PD rezoning application in accordance with its established procedures but shall allow the



submission of the same for review and processing concurrently with the review and processing of the Plan Amendment. The County's approval (if it is granted) of the application shall take effect as provided in Article 6 above.

**ARTICLE 9**  
**TERMINATION**

This Agreement shall be terminated upon any one or more of the following events:

- (1) The Orange County Board of County Commissioners ("the BCC") votes not to transmit the Plan Amendment, pursuant to Subsection 163.3184(3), Florida Statutes, for review by DEO; or
- (2) The BCC votes not to adopt the Plan Amendment, pursuant to Subsection 163.3184(7), Florida Statutes, after its review by DEO; or
- (3) DEO issues a notice, pursuant to Subsection 163.3184(10), Florida Statutes, that it intends to find that the Plan Amendment is not in compliance with state law, and the determination is not overturned by the Administration Commission (as defined in Subsection 163.3164(1), Florida Statutes), or a mediated settlement acceptable to both the County and the owners of the Property is not reached pursuant to Subsection 163.3184(10)(c), Florida Statutes, or the determination of "noncompliance" is not otherwise overturned by a court of competent jurisdiction; or
- (4) The BCC fails to approve the PD zoning classification for the Property on terms and conditions acceptable to the owners of the Property; or
- (5) The owners withdraw the application for the Plan Amendment; or
- (6) The owners withdraw the application for the PD rezoning; or
- (7) The term of this Agreement expires as set forth in Article 10, below.

**ARTICLE 10**  
**TERM**

This Agreement shall become effective upon the latest date of execution of the parties hereto and shall be enforced for a term of one year after the effective date hereof (the "Term"), unless sooner terminated pursuant to the provisions hereof. However, the notice requirements of Article 12 shall survive early termination and in the event of termination prior to expiration of the Term, shall continue to be enforced until January 1, 2037.

**ARTICLE 11**

**DEFAULT**

A. In the event of a default by any party hereto, the non-defaulting party shall have such rights and remedies provided by law and equity, including injunctive relief, but excluding damages, attorney's fees, and costs (including relating to any appeals), and excluding the right of termination if a default occurs subsequent to the Contraction.

B. The waiver of any breach or default under any of the terms of this Agreement shall not be deemed to be, nor shall the same constitute, a waiver of any subsequent breach or default.

C. Notwithstanding the provisions of Articles 11.A and B above, before exercising any remedy at law or equity, a non-defaulting party shall provide written notice to the other party of an asserted default and the asserted defaulting party shall cure the asserted default within the lesser of: (1) one day less than the number of days remaining until the Contraction is scheduled to occur, if the Contraction has not occurred prior to the default, or (2) thirty days. If the default is not reasonably capable of being cured within such period, the defaulting party shall within the aforesaid period commence reasonable curative action and diligently prosecute such curative action to completion. So long as reasonable curative action is being diligently prosecuted to completion, the non-defaulting party shall abate the exercise of its default remedies under law or equity.

**ARTICLE 12**

**SEVERABILITY**

A. If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefit by any party hereunder, or substantially increase the burden of any party hereto, shall be held to be invalid or unenforceable to any extent, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

B. If this Agreement is challenged in any judicial or administrative proceeding (each party hereby covenanting not to initiate or pursue such challenge), the parties collectively and individually agree to defend its validity through final determination.

**ARTICLE 13**

**GENERAL PROVISIONS**

A. This Agreement may not be modified or waived orally and shall only be amended pursuant to an instrument in writing and jointly executed by all of the parties hereto. This Agreement shall be enforceable by, binding upon and inure to the benefit of the parties and their respective

successors and assigns. Either party to this Agreement shall have the right, but not the obligation, to waive (in writing) rights or conditions herein reserved for the benefit of such party.

B. This Agreement shall be governed by the laws of the State of Florida, without giving effect to any choice of law principles that may direct the application of laws of another state or jurisdiction, and venue for any enforcement to enforce the provisions of this Agreement shall be in the Circuit Court in and for Orange County, Florida.

C. FC, as the current owner of the FC Property, shall be deemed a third party beneficiary of the Agreement with all rights and obligations attributed thereto. Future owners of the RCID Property and the FC Property shall not be deemed third party beneficiaries.

D. The headings of the Articles of this Agreement are inserted for convenience or reference and in no way define, limit or describe the scope or intent of, or otherwise affect this Agreement.

E. All covenants, agreements, representations and warranties made herein shall be deemed to have been material and relied on by each party to this Agreement. Both parties have participated in the preparation of this Agreement, and the provisions hereof shall not be construed for or against any party by reason of authorship.

F. This Agreement may be executed in multiple originals.

G. The provisions of this Agreement shall be liberally construed to effectuate the purposes hereof, and the powers conferred by this Agreement shall be in addition and supplementary to the powers conferred by any general, local or special law, or by any charter of any public agency.

H. A notice shall be deemed to be delivered upon the delivery (or refusal to accept delivery) by messenger, or one business day after deposit of the notice with an overnight express delivery service, or three business days after deposit of the notice in the United States registered or certified mail, postage prepaid, return receipt requested, or one business day after delivery of the notice by facsimile transmission as evidenced by an electronically confirmed transmission report (and followed up with a notice delivery by other means set forth herein):

County:	Orange County, Florida
	Post Office Box 1393
	Orlando, Florida
	Attention: County Administrator
	Fax: 407-836-7360

RCID:

Reedy Creek Improvement District  
Post Office Box 10170  
Lake Buena Vista, FL 32830  
Attention: District Administrator  
Fax: 407-934-6200

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

\_\_\_\_\_  
(Signature)

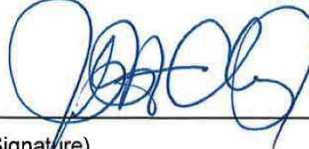
TERESA JACOBS, Orange County Mayor

Date: \_\_\_\_\_

Attest: Phil Diamond, CPA, Orange County  
Comptroller, as Clerk to the Board of  
County Commissioners

By: \_\_\_\_\_  
Deputy Clerk

REEDY CREEK IMPROVEMENT DISTRICT



(Signature)

JOHN CLASSE, District Administrator

Date: 12/14/17

STATE OF FLORIDA )

) ss.

COUNTY OF ORANGE )

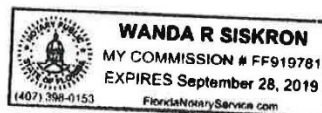
The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of December, 2017, by **John Classe**, who is personally known to me, as **District Administrator** of the **REEDY CREEK IMPROVEMENT DISTRICT**, a public corporation in the State of Florida, on behalf thereof.

NOTARY PUBLIC:



*Signature of Notary Public, State of Florida*

(AFFIX SEAL)





CONSENT OF FLAMINGO CROSSINGS, LLC:

Flamingo Crossings, LLC, a Florida limited liability company, hereby accepts and consents to the terms of this Agreement.

FLAMINGO CROSSINGS, LLC,  
a Florida limited liability company

By: [Signature]

Print Name: Page P. Pierce

Title: Vice President

Date: 12/19/2017

STATE OF FLORIDA

)

) ss.

COUNTY OF ORANGE

)

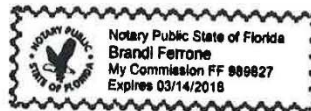
The foregoing instrument was acknowledged before me this 19th day of December, 2017, by Page P. Pierce, who is personally known to me, as Vice President of FLAMINGO CROSSINGS, LLC, a Florida limited liability company, on behalf thereof.

NOTARY PUBLIC:

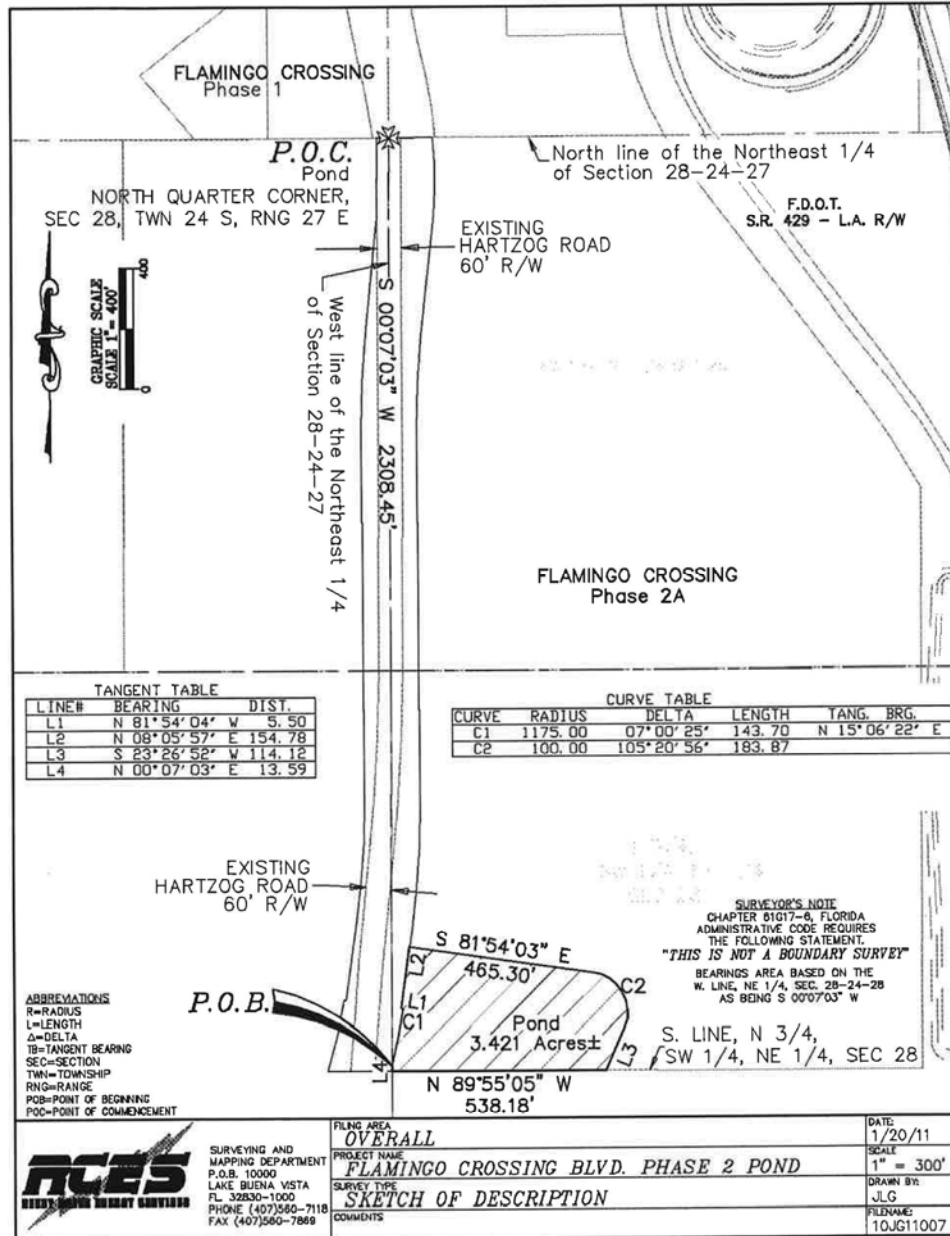
[Signature: Brandi Ferrone]

Signature of Notary Public, State of Florida

(AFFIX SEAL)



**EXHIBIT "A"**  
RCID PROPERTY  
  
(ATTACHED)



DESCRIPTION

**Pond**

A parcel of land lying in Section 28, Township 24 South, Range 27 East, Orange County, Florida, and being more particularly described as follows:

Commence at the North Quarter corner of said Section 28, run along the West line of the Northeast 1/4 of said Section 28, S 00°07'03" W, 2308.45 feet, to the Point of Beginning; and a point on a non-tangent curve concave Westerly having a radius of 1175.00 feet, and a central angle of 07°00'25"; thence from a tangent bearing of N 15°06'22" E run Northerly along the arc of said curve, 143.70 feet; thence N 81°54'04" W, 5.50 feet; thence N 08°05'57" E, 154.78 feet; thence S 81°54'03" E, 465.30 feet to a point of curvature of a curve concave Southwesterly having a radius of 100.00 feet, and a central angle of 105°20'56"; thence run Southeasterly along the arc of said curve, 183.87 feet; thence S 23°26'52" W, 114.12 feet to a point on the South line of the North 3/4 of the Southwest ¼ of the Northeast 1/4 of said Section; thence run along said line N 89°55'05" W, 538.18 feet to the Southwest corner thereof; thence run along the West line of the Northeast 1/4 of said Section N 00°07'03" E, 13.59 feet to the Point of Beginning, containing 3.421 Acres, more or less.

**EXHIBIT "A-1"**  
FC PROPERTY

(SKETCH AND LEGAL DESCRIPTION ATTACHED)

s:\jprinsell\agrcnt\interlocal agreement (flamingo crossings)(orange county and rcid) 12-05-17.docx

## SKETCH OF DESCRIPTION

### FLAMINGO CROSSINGS PHASE 1 EAST PARCEL

#### LEGAL DESCRIPTION

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, 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 along said South line for a distance of 789.43 feet to a point on the common boundary with Reedy Creek Improvement District as described in OR 10170, PG 4307 of the aforesaid public records, thence departing said South line run N 23°26'52"E along the East line of said boundary for a distance of 114.12 feet to the point of curvature to the left being concave Southwesterly and having a radius of 100.00 feet and a chord bearing of N 29°13'36" W; thence Northwesterly along the arc of said curve through a central angle of 105°20'55" for a distance of 183.87 feet to the point of tangency; thence N 81°54'03"W for a distance of 455.31 feet to a point on the East line of the Right-of-Way for Flamingo Crossings Boulevard as described in aforesaid OR 10815, PG 4619; thence Northerly

Description Continued on Page 2

THIS IS NOT A SURVEY

**ATKINS**

482 South Keller Road  
Orlando, Florida 32810-6101  
Tel: 407/647-7275 Certificate No. LB 24

Date: 03/05/16  
Scale: N/A  
Job No.: N/A  
F.B.: N/A  
Drawn By: DN  
Ckd. By: JVC  
Sheet 1 of 4



## SKETCH OF DESCRIPTION

### FLAMINGO CROSSINGS PHASE 1 EAST PARCEL

Description Continued from Page 1

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 feet 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 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 57.35 acres more or less.

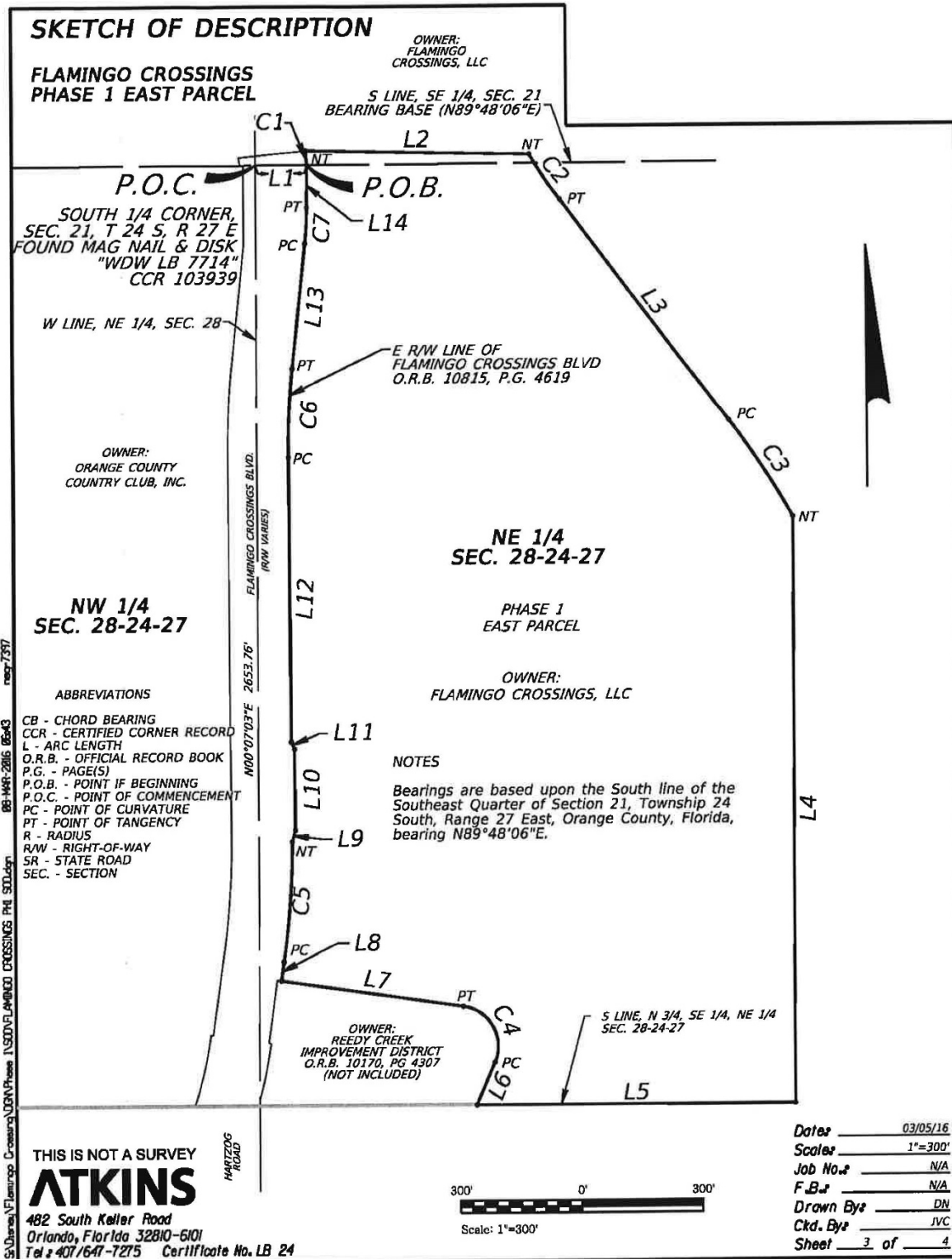
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**ATKINS**

482 South Keller Road  
Orlando, Florida 32810-6101  
Tel: 407/647-7275 Certificate No. LB 24

Date: 03/05/16  
Scale: N/A  
Job No.: N/A  
F.B.#: N/A  
Drawn By: DN  
Ckd. By: JVC  
Sheet 2 of 4



## SKETCH OF DESCRIPTION

### FLAMINGO CROSSINGS PHASE 1 EAST PARCEL

Line #	Distance	Direction
L1	125.95'	N 89° 48' 06" E
L2	555.61'	S 88° 48' 31" E
L3	690.19'	S 37° 06' 36" E
L4	1445.86'	S 00° 12' 18" W
L5	789.43'	N 89° 55' 05" W
L6	114.12'	N 23° 26' 52" E
L7	455.31'	N 81° 54' 03" W
L8	46.88'	N 08° 05' 57" E
L9	29.81'	N 14° 29' 10" E
L10	198.27'	N 00° 12' 16" W
L11	19.33'	N 23° 02' 00" W
L12	702.26'	N 00° 12' 16" W
L13	311.81'	N 06° 07' 41" E
L14	105.56'	N 00° 27' 57" E

Curve #	Delta	Radius	Length	Chord Bearing
C1	02° 00' 23"	1010.00 L	35.37'	N 04° 41' 48" W
C2	09° 35' 40"	808.57 L	135.40'	S 33° 50' 00" E
C3	07° 27' 37"	2203.93 R	286.97'	S 33° 22' 47" E
C4	105° 20' 55"	100.00 L	183.87'	N 29° 13' 36" W
C5	07° 53' 08"	2162.49 L	297.62'	N 04° 09' 23" E
C6	06° 19' 57"	2004.50 R	221.54'	N 02° 57' 42" E
C7	05° 39' 43"	899.35 L	88.87'	N 03° 17' 50" E

THIS IS NOT A SURVEY

**ATKINS**

482 South Keller Road  
Orlando, Florida 32810-6101  
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Date: 03/05/16  
Scale: N/A  
Job No.: N/A  
F.B.: N/A  
Drawn By: DN  
Ckd. By: JVC  
Sheet: 4 of 4

## SKETCH OF DESCRIPTION

### FLAMINGO CROSSINGS PHASE 2 WEST PARCEL

#### Legal Description West Parcel

A portion of Parcel 1 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 portion of the Right-of Way for Western Way as recorded in OR 9657, PG 2398 and OR 9836, PG 4845 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 S89°49'54"W along the South line of the Southwest Quarter of said Section 21 for a distance of 39.31 feet to a point along the boundary of aforesaid Parcel 1; thence along said boundary for the following four (4) courses: continue S89°49'54" W for a distance of 261.02 feet; thence N00°00'00"E for a distance of 358.93 feet; thence N68°45'46"W for a distance of 44.23 feet; thence S51°55'04"W for a distance of 351.54 feet to the Point of Beginning; thence run S 40°17'32"E along said boundary of Parcel 1 for a distance of 208.02 feet to a point along the aforesaid South line of the Southwest Quarter of Section 21; thence S89°49'54"W along said South line for a distance of 179.07 feet to a point on the East line of the West 1/2 of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of aforesaid Section 28; thence S00°07'29"W along said East line for a distance of 1,325.20 feet to a point on the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 28; thence S89°58'36"W along said South line for a distance of 1,988.94 feet to a point on the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 28; thence N00°08'52"E along said West line for a distance of 1320.16 feet to the Southwest Corner of aforesaid Section 21; thence N00°35'15"E along the West line of the Southwest 1/4 of the Southwest 1/4 of said Section 21 for a distance of 1052.70 feet to a point on the South line of the proposed right-of way for the extension of Western Way; thence S66°04'38"E along said South line for a distance of 548.77 feet to the point of curvature a curve to the left being concave to the Northeast and having a radius of 2,158.48 feet; thence Easterly along said South line and along the arc of said curve through a central angle of 24°05'38" for a distance of 907.68 feet to the point of tangency; thence N89°49'43"E along said South line for a distance of 173.83 feet to a point along the South line of the existing right-of-way for Western Way as described in OR 9657, PG 2398, OR 9836, PG 4845, OR 10170, PG 4299 and OR 10815, PG 4619 of aforesaid public records; thence Easterly along said South line for the following three (3) courses: run S03°54'53" E for a distance of 6.11 feet; thence N86°05'07"E for a distance of 22.85 feet; thence N04°02'59"W for a distance of 4.62 feet to a point along said South line of the proposed right-of way for Western Way;

Description Continued on Page 2

THIS IS NOT A SURVEY

**ATKINS**

482 South Keller Road  
Orlando, Florida 32810-6101  
Tel : 407/647-7275 Certificate No. LB 24

Date: 03/07/16  
Scale: N/A  
Job No.: N/A  
F.B.: N/A  
Drawn By: DN  
Ckd. By: JVC  
Sheet 1 of 4

## SKETCH OF DESCRIPTION

### FLAMINGO CROSSINGS PHASE 2 WEST PARCEL

Description Continued from Page 1

thence N89°49'43"E along said South line of the proposed right-of way, for a distance of 28.34 feet; thence N00°10'17"W along said South line of the proposed right-of way for a distance of 11.33 feet to a point along the South line of said existing right-of-way for Western Way, said point also being on a non-tangent curve to the right being concave to the South and having a radius of 934.00 feet and a chord bearing of N89°16'29"E; thence Easterly along said South line and the arc of said curve, through a central angle of 01°05'31" for a distance of 17.80 feet to the point of tangency; thence N89°49'14"E along said South line, for a distance of 28.71 feet; thence departing said South line run S46°26'37"E for a distance of 43.38 feet to a point along the boundary of Parcel 1 of a Conservation Easement described in OR 9630, PG 3791 of the aforesaid public records; thence along said boundary of the Easement for the following four (4) courses: continue S46°26'37"E for a distance of 65.40 feet; thence S34°30'31"E for a distance of 120.76 feet; thence S32°21'38"E for a distance of 271.63 feet; thence S40°17'32"E for a distance of 115.45 feet to the Point of Beginning.

Containing 93.31 acres more or less

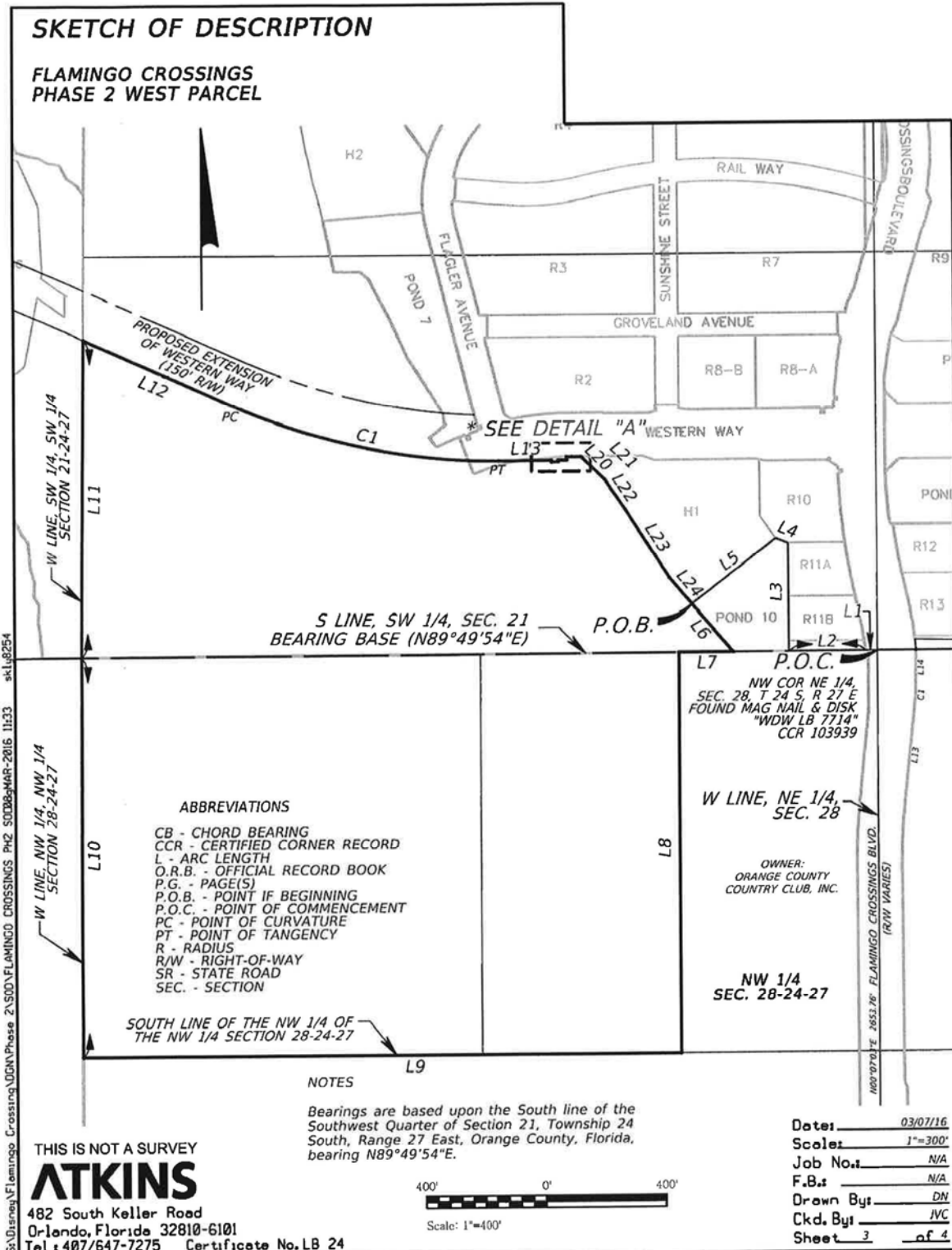
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**ATKINS**

482 South Keller Road  
Orlando, Florida 32810-6101  
Tel : 407/647-7275 Certificate No. LB 24

Date: 03/07/16  
Scale: N/A  
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F.B.: N/A  
Drawn By: DN  
Ckd. By: JVC  
Sheet 2 of 4

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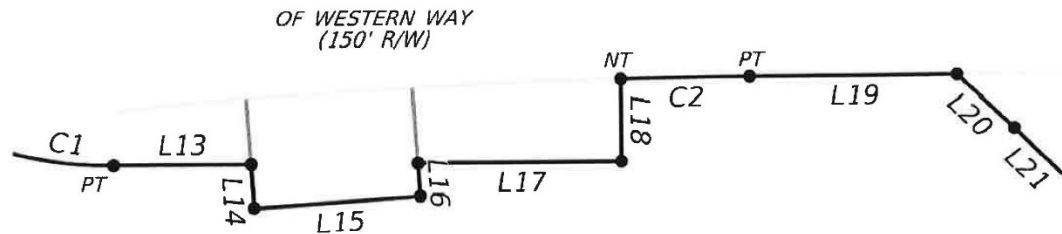




# SKETCH OF DESCRIPTION

## FLAMINGO CROSSINGS PHASE 2 WEST PARCEL

### DETAIL "A"



Line #	Distance	Direction
L1	39.31'	S 89° 49' 54" W
L2	261.02'	S 89° 49' 54" W
L3	358.93'	N 00° 00' 00" E
L4	44.23'	N 68° 45' 46" W
L5	351.54'	S 51° 55' 04" W
L6	208.02'	S 40° 17' 32" E
L7	179.07'	S 89° 49' 54" W
L8	1325.20'	S 00° 07' 29" W
L9	1988.94'	S 89° 58' 36" W
L10	1320.16'	N 00° 08' 52" E
L11	1052.70'	N 00° 35' 15" E
L12	548.77'	S 66° 04' 38" E
L13	173.83'	N 89° 49' 43" E
L14	6.11'	S 03° 54' 53" E
L15	22.85'	N 86° 05' 07" E
L16	4.62'	N 04° 02' 59" W
L17	28.34'	N 89° 49' 43" E
L18	11.33'	N 00° 10' 17" W
L19	28.71'	N 89° 49' 14" E
L20	43.38'	S 46° 26' 37" E
L21	65.40'	S 46° 26' 37" E
L22	120.76'	S 34° 30' 31" E
L23	271.63'	S 32° 21' 38" E
L24	115.45'	S 40° 17' 32" E

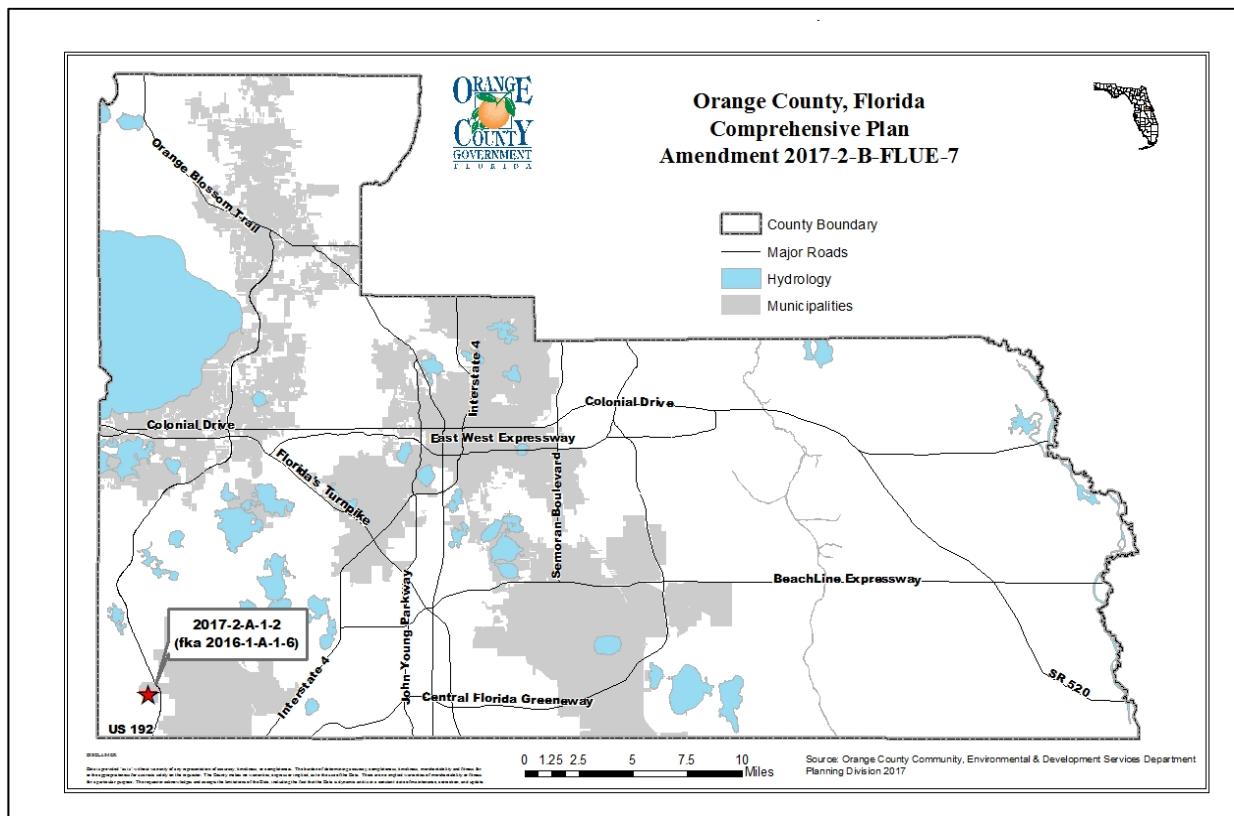
Curve #	Delta	Radius	Length	Chord Bearing
C1	24° 05' 38"	2158.48'	907.68'	S 78° 07' 28" E
C2	01° 05' 31"	934.00'	17.80'	N 89° 16' 29" E

THIS IS NOT A SURVEY

**ATKINS**

482 South Keller Road  
Orlando, Florida 32810-6101  
Tel : 407/647-7275 Certificate No. LB 24

Date: 03/07/16  
Scale: N/A  
Job No.: N/A  
F.B.: N/A  
Drawn By: DN  
Ckd. By: JVC  
Sheet 4 of 4



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-7	
✓	Staff Report	Recommend Transmittal	Division: Planning	
✓	LPA Transmittal June 15, 2017	Recommend Transmittal (8-0)	Request: Amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	
✓	BCC Transmittal July 11, 2017	Transmit (6-0)		
✓	Agency Comments	August 2017		
✓	LPA Adoption December 21, 2017	Recommend Adoption (8-0)		
	BCC Adoption	February 6, 2018	Revision: FLU8.1.4	

## Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **Adopt** Amendment 2017-2-B-FLUE-7 to include the development program for Amendment 2017-2-A-1-2 (fka 2016-1-A-1-6) in Future Land Use Element Policy FLU8.1.4.

## A. Background

The Orange County Comprehensive Plan (CP) allows for a Future Land Use designation of Planned Development (PD). While other Future Land Use designations define the maximum dwelling units per acre for residential land uses or the maximum floor area ratio (FAR) for non-residential land uses, this is not the case for the PD designation. Policy FLU8.1.3 establishes the basis for PDs such that “specific land use designations...may be approved on a site-specific basis”. Further, “such specific land use designation shall be established by a comprehensive plan amendment that identifies the specific land use type and density/intensity.” Each comprehensive plan amendment involving a PD Future Land Use designation involves two amendments, the first to the Future Land Use Map and the second to Policy FLU8.1.4. The latter serves to record the amendment and the associated density/intensity established on a site-specific basis. Any change to the uses and/or density and intensity of approved uses for a PD Future Land Use designation requires an amendment of FLU8.1.4.

Staff is recommending the Board make a finding of **consistency** with the Comprehensive Plan and **adopt** Amendment 2017-2-A-1-2 (fka 2016-1-A-1-6), and also add the amendment’s development program to Policy FLU8.1.4.

## B. Policy Amendments

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

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.

\*\*\*

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2017-2-A-1-2</u> (fka 2016-1-A-1-6) <u>Flamingo</u> <u>Crossings</u>	<b>East Portion:</b> <u>Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing])</u> <b>West Portion:</b> <u>Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing])/CONS)</u>	<u>2,600 multi-family employee housing units and 150,000 square feet of C-1 (Retail Commercial District) uses</u>	<u>2018-</u>

\*\*\*

Such policy allows for a one-time cumulative density or intensity differential of 5% based on ADT within said development program.

**ORDINANCE NO. 2018-\_\_\_\_\_**

**AN ORDINANCE PERTAINING TO COMPREHENSIVE  
PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING  
THE ORANGE COUNTY COMPREHENSIVE PLAN,  
COMMONLY KNOWN AS THE “2010-2030  
COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING  
AMENDMENTS PURSUANT TO SECTION 163.3184(3),  
FLORIDA STATUTES, FOR THE 2017 CALENDAR YEAR  
(SECOND CYCLE); AND PROVIDING EFFECTIVE DATES.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
ORANGE COUNTY:**

***Section 1. Legislative Findings, Purpose, and Intent.***

a. Part II of Chapter 163, Florida Statutes, sets forth procedures and requirements for a local government in the State of Florida to adopt a comprehensive plan and amendments to a comprehensive plan;

b. Orange County has complied with the applicable procedures and requirements of Part II of Chapter 163, Florida Statutes, for amending Orange County’s 2010-2030 Comprehensive Plan;

c. On June 15, 2017, the Orange County Local Planning Agency (“LPA”) held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

d. On July 11, 2017, the Orange County Board of County Commissioners (“Board”) held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

e. On August 25, 2017, the Florida Department of Economic Opportunity (“DEO”) issued a letter to the County relating to the DEO’s review of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

f. On October 19, 2017, the LPA opened a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to continue the hearing on the adoption to December 21, 2017; and

g. On December 21, 2017, the LPA held a public hearing at which it reviewed and made recommendations regarding the adoption of the proposed amendments to the Comprehensive Plan as described in this ordinance; and

h. On January 23, 2018, the Board opened a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to continue the hearing on the adoption to February 6, 2018; and

i. On February 6, 2018, the Board held a public hearing on the adoption of the proposed amendments to the Comprehensive Plan as described in this ordinance, and decided to adopt them.

**Section 2. Authority.** This ordinance is adopted in compliance with and pursuant to Part II of Chapter 163, Florida Statutes.

**Section 3. Amendments to Future Land Use Map.** The Comprehensive Plan is hereby amended by amending the Future Land Use Map designations as described at **Appendix “A,”** attached hereto and incorporated herein.

**Section 4. Amendments to the Text of the Future Land Use Element.** The Comprehensive Plan is hereby further amended by amending the text of the Future Land Use Element to read as follows, with underlines showing new numbers and words, and strike-throughs

indicating repealed numbers and words. (Words, numbers, and letters within brackets identify the amendment number and editorial notes, and shall not be codified.)

\* \* \*

**[Amendment 2017-2-B-FLUE-7:]**

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.

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
* * *	* * *	* * *	* * *
<u>2017-2-A-1-2 (fka 2016-1-A-1-6) Flamingo Crossings</u>	<b><u>East Portion:</u></b> Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing]) <b><u>West Portion:</u></b> Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)	<u>2,600 multi-family employee housing units and 150,000 square feet of C-1 (Retail Commercial District) uses</u>	<u>2018-[insert ordinance number]</u>

Such policy allows for a one-time cumulative density or intensity differential of 5% based on ADT within said development program.

\* \* \*

***Section 5. Effective Dates for Ordinance and Amendments.***

(a) This ordinance shall become effective as provided by general law.

(b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan amendment adopted under this ordinance becomes effective until 31 days after the DEO notifies the County that the plan amendment package is complete. However, if an amendment is timely challenged,

the amendment shall not become effective until the DEO or the Administration Commission issues a final order determining the challenged amendment to be in compliance.

(c) No development orders, development permits, or land uses dependent on any of these amendments may be issued or commence before the amendments have become effective.

ADOPTED THIS 6th DAY OF FEBRUARY, 2018.

**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

By: \_\_\_\_\_  
Teresa Jacobs  
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk to the Board of County Commissioners

By: \_\_\_\_\_  
Deputy Clerk



111  
112  
113  
114  
115  
116  
117

**APPENDIX “A”**  
**FUTURE LAND USE MAP AMENDMENTS**

<b>Appendix A*</b>		
<i>Privately Initiated Future Land Use Map Amendments</i>		
<b>Amendment Number</b>	<b>Future Land Use Map Designation FROM:</b>	<b>Future Land Use Map Designation TO:</b>
<b>2017-2-A-1-2 (fka 2016-1-A-1-6)</b>	<b>East Portion: Reedy Creek Improvement District (RCID)-Mixed Use</b>  <b>West Portion: Reedy Creek Improvement District (RCID)-Mixed Use/Conservation</b>	<b>East Portion: Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing) (GC-PD-C/HDR [Temporary Employee Housing])</b>  <b>West Portion: Growth Center-Planned Development-Commercial/High Density Residential (Temporary Employee Housing)/Conservation (GC-PD-C/HDR [Temporary Employee Housing]/CONS)</b>
<b>*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.</b>		

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## Community Meeting Memorandum

**DATE:** January 12, 2016

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

**FROM:** Jennifer DuBois, Senior Planner

**SUBJECT:** Amendment 2016-1-A-1-6 (Kathryn Hattaway, HCl Planning & Development, for Flamingo Crossings, LLC and Reedy Creek Improvement District) Community Meeting Synopsis

**C:** Project File

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**Location of Project:** 12831, 12840, and 13325 Flamingo Crossings Boulevard; Generally described as located east and west of Flamingo Crossings Boulevard, west of SR 429, south of Western Way.

**Meeting Date and Location:** Wednesday, December 9, 2015, at 6:00 PM at Bridgewater Middle School, 5600 Tiny Road, Winter Garden, FL 34787

### Attendance:

District Commissioner	District 1 Commissioner S. Scott Boyd
PZC/LPA Commissioner	District 1 Commissioner Jimmy Dunn
Orange County Staff	Jennifer DuBois and Sue Watson, Planning Division
Applicant	Kathryn Hattaway, HCl Planning & Development; Marty Pawlikowski, Ashley McGehee, and Todd Rimmer, The Walt Disney World Company
Residents	20 notices sent; no residents in attendance

**Overview of Project:** The applicant, Kathryn Hattaway, is 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 1,300 multi-family dwelling units for participants in the Disney College Intern Program 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 applicant is proposing to incorporate both parcels into the Growth Center, requesting a future

land use designation of Growth Center-Commercial/Medium Density Residential (GC-C/MDR) for the east parcel and Growth Center-Commercial/Medium Density Residential/Conservation (GC-C/MDR/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 currently 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). 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.

**Meeting Summary:** Senior Planner Jennifer DuBois provided an overview of the proposed FLUM amendment for the two members of the public who had arrived early for the 6:30 community meeting for Future Land Use Map Amendment 2016-1-A-1-8 (David Evans, Evans Engineering, Inc., for the Casher Family Dynasty Trust). Those attendees expressed no objections to the requested amendment.

The meeting adjourned at 6:10 p.m. The overall tone of the meeting was **POSITIVE**.



# 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: <u>0</u> , Town Homes Units: <u>0</u> Multi Family Units: <u>2,600</u>

### 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



*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.

Mr. Nicholas Thalmueller  
May 24, 2017  
Page 2

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.

DD  
D.P.D.

DPD/bga

#### Attachments

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

## Impact of Proposed Development

[illegible]





## 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

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

*Andres Salcedo*  
*5/25/17*

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 Gologowski, 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 Commissssion 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),

Orange County Environmental Protection Division  
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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.

Orange County Environmental Protection Division  
Comments to the Local Planning Agency for the  
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**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

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

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.



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

**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.

## **Amendment 2017-2-A-1-2**

<b>Parcel ID:</b>	21-24-27-0000-00-003/005, 28-24-27-0000-00-001/021
<b>Location:</b>	East and West of Flamingo Crossings Blvd., west of SR429, south of Western Way
<b>Acreage:</b>	154.35 gross acres/121.59 net developable acres
<b>Request:</b>	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
<b>Allowable Development:</b>	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
<b>Proposed Density/Intensity:</b>	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: <ul style="list-style-type: none"><li>US 192 to Seidel Road</li></ul>	4	0	F
Hartzog Road <ul style="list-style-type: none"><li>Avalon Road to Western Way</li><li>Western Way to Avalon Road</li></ul>	2 2	487 587	C C
Western Beltway <ul style="list-style-type: none"><li>Osceola County Line to Porter Road</li></ul>	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: Right-of-Way required for improvement of Avalon Road.

### **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 is 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.

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

**FLAMINGO CROSSINGS**

Project № 17035

May 2017

**TRANSPORTATION FACILITIES ANALYSIS  
ORANGE COUNTY  
FLORIDA**

*Prepared by:*



**Traffic & Mobility Consultants**

3101 Maguire Boulevard, Suite 265  
Orlando, Florida 32803  
[www.trafficmobility.com](http://www.trafficmobility.com)  
(407) 531-5332

*Prepared for:*

Walt Disney Imagineering  
365 Avenue of the Stars  
Lake Buena Vista, Florida 32830

## **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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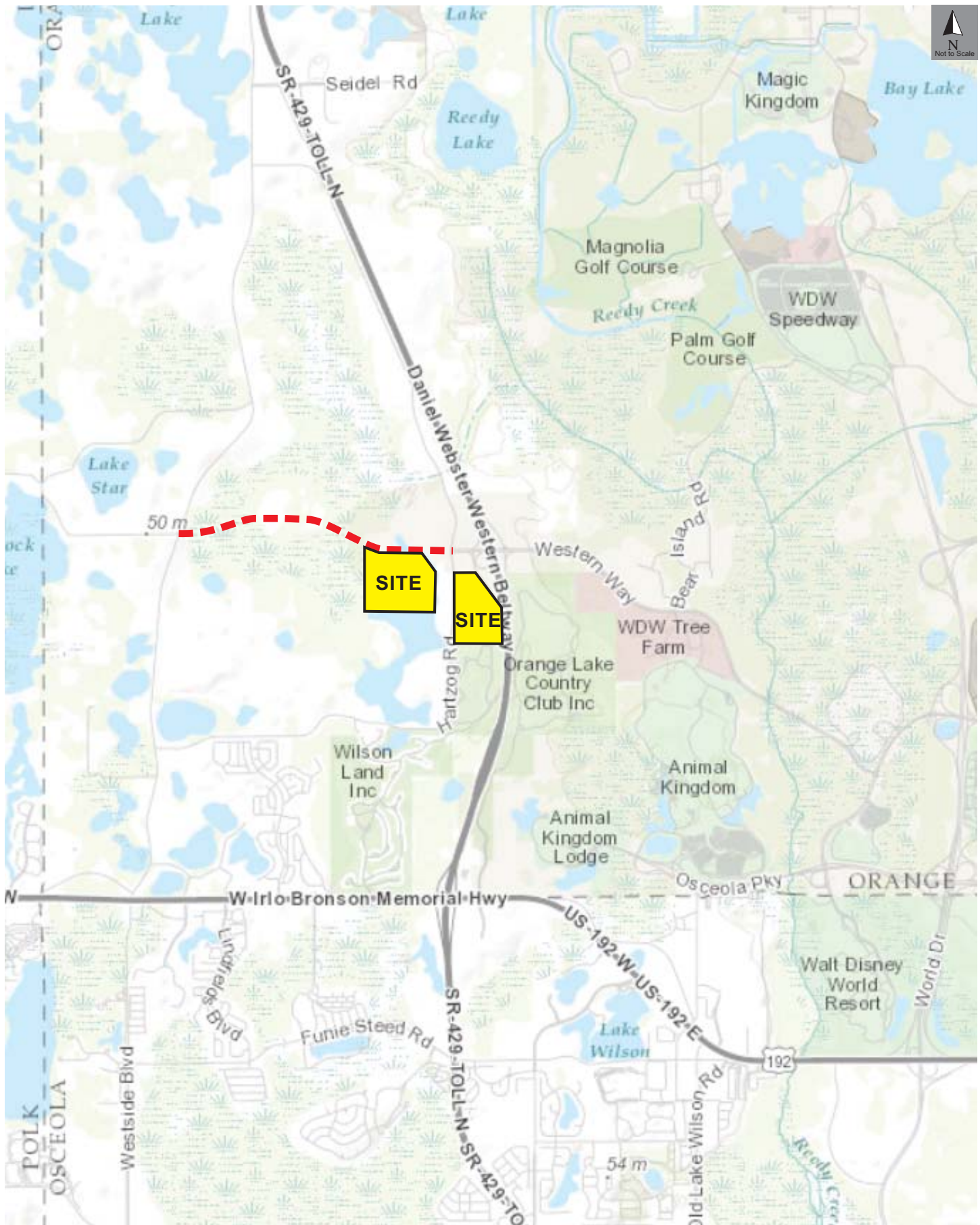
## 1.0 INTRODUCTION

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.





## 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, 9<sup>th</sup> 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
					<i>E+C</i>	<i>Growth</i>	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	
					E+C	Growth	Volume	Dir	Capacity	LOS	Std	
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	

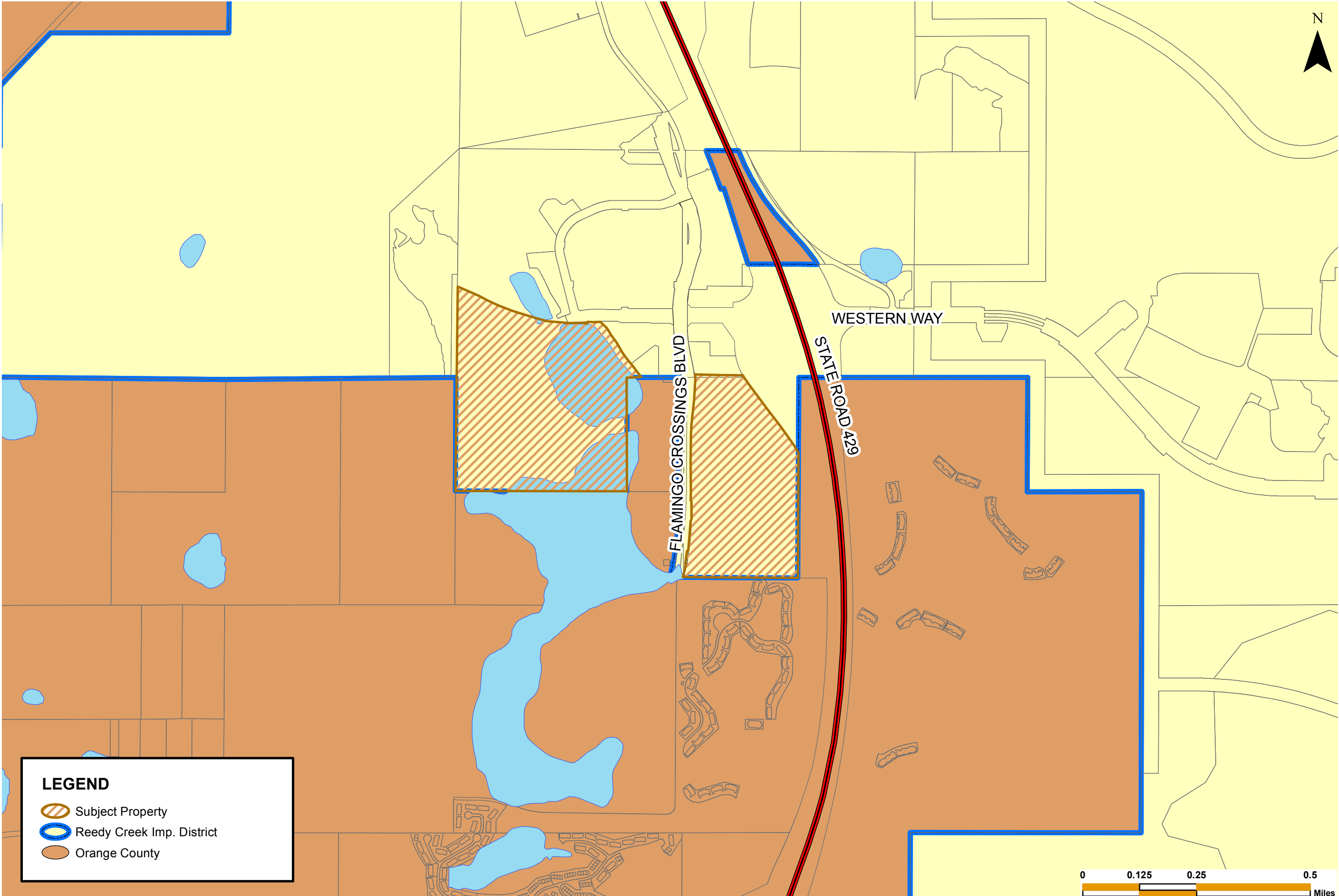
## 7.0 STUDY CONCLUSIONS

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:

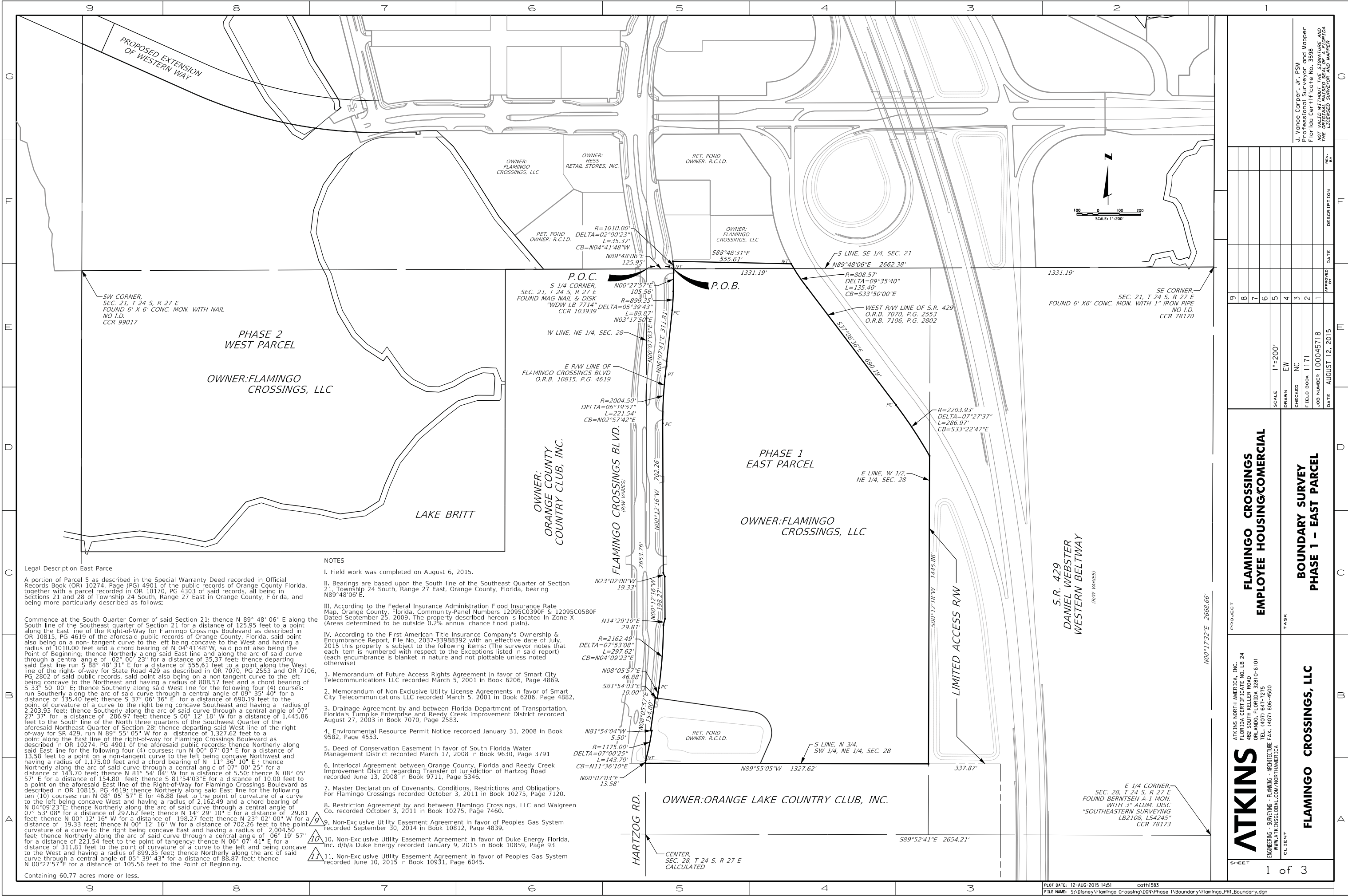
- The requested development program in Orange County is less intense than the previously approved development in RCID. The amendment will result in a 20% reduction in daily trips and a slight reduction in peak hour trips.
- An analysis of existing conditions indicates that all study segments currently 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



TITLE: <b>LOCATION MAP</b>	FLAMINGO CROSSINGS MULTIFAMILY	DWN: L Ghioto	<b>HCI</b> 100 E Sybella Avenue, Suite 375 Maitland, FL 32751 407.622.7500 www.hciplanning.com
	WESTERN WAY AND FLAMINGO CROSSINGS BLVD	DATE: 8/18/2015	
SOURCE:			



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 N 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 297.62 feet; thence N 06° 07' 41" E 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 287.62 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.

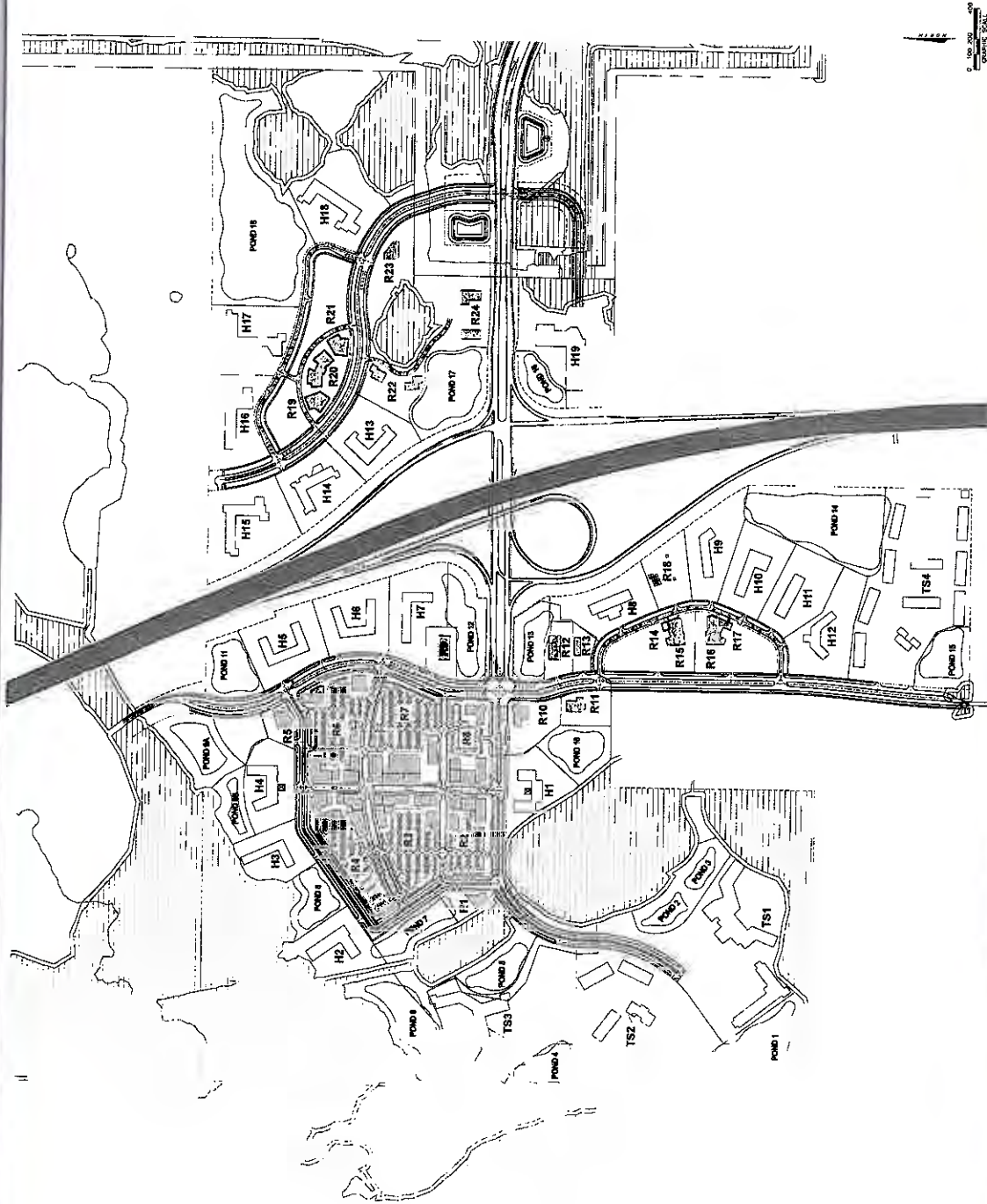
Containing 60.77 acres more or less.

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.

**Appendix B**  
RCID Approved Development Program





**GMB Engineers & Planners, Inc.**  
3751 Maguire Boulevard, Suite 111  
Orlando, Florida 32808



## WDW Western Beltway Development

**Figure 1**  
Project Location Map

**Table 1**  
**Western Beltway Development**  
**Program, Takidown and Adsorption Rates as of March 1, 2007**

Parcel ID	Program	Proforma Acres	Engineering Density	ABSORPTION											
				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								
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							
R8	Retail														
R8	Bank	2.9	47,605				47,605								
R9	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
Phase 2A															
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 2B															
R14	Out-parcel	1.5	15,180							15,180					
R15	Out-parcel	2.0	n/a - mini golf												
R16	Out-parcel	2.0	22,238								22,238				
R17	Out-parcel	1.5	14,000								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	36,238	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							472	374	286	0	0	0
Phase 2C															
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												
H		20.1	919									51,986	7,045		
Phase 4															
R		8.3	28,285												
H		9.8	654										7,364	20,911	
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:**

<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Min Ln</i>	<i>Total LOS</i>	<i>Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap*</i>	<i>LOS</i>
<b><i>Avalon Rd</i></b>														
25	US 192	Seidel Rd	5.26	Cnty	Horizons West - Class I	2	E	880	5,975	318	NB	912	0	F
<b><i>Hartzog Rd</i></b>														
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
<b><i>US 192 / SR 530</i></b>														
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
<b><i>Western Bltwy</i></b>														
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





0 1.5 3  
1 Inch = 3 Miles

ORANGE COUNTY, FLORIDA  
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 1  
ORANGE COUNTY 2030  
LONG RANGE TRANSPORTATION PLAN



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

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
<b>Aerospace Py (Innovation Wy to Innovation Wy)</b>										
TBA Final Design										
TBA Construction										
<b>Alafaya Tr (Avalon Park Bv to Mark Twain Bv) Completed 4/2015</b>										
5062 Right-of-Way Acquisition										
5062 Construction										
<b>All American Bv (Edgewater Dr to Forest City Rd)</b>										
3097 Right-of-Way Acquisition										
3097 Construction										
<b>APF Rd A (APF Rd C to Overstreet Rd)</b>										
TBA Final Design										
TBA Construction										
<b>APF Rd B (APF Rd C to Winter Garden Vineland Rd)</b>										
TBA Final Design										
TBA Construction										
<b>APF Rd C (Tattant Bv to Village Lake Rd)</b>										
TBA Final Design										
TBA Construction										
<b>Apopka Vineland Rd (AD Mims Rd to Clarcona-Ocoee Rd)</b>										
New CIP RCA Study										
New CIP Final Design										
New CIP Right-of-Way Acquisition										
New CIP Construction (Future Phase)										
<b>Boggy Creek Rd (Orange County Line to SR 417) Invest Funds</b>										
5085 Final Design										
5085 Right-of-Way Acquisition										
5085 Construction										
<b>Boggy Creek Rd (South Access Rd to Wetherbee Rd) Invest Funds</b>										
3075 Final Design										
3075 Right-of-Way Acquisition										
3075 Construction										
<b>Boggy Creek DRI Rd F (Osceola CL to Wyndham Lakes Bv)</b>										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Chuluota Rd (SR 50 to Seminole CL)</b>										
5004 RCA Study (TBD)										
5004 Design (TBD)										
5004 Right-of-Way Acquisition (TBD)										
5004 Construction (TBD)										
<b>Clarcona Rd (Clarcona-Ocoee Rd to Keene Rd)</b>										
TBA Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Connector Rd Fenton Rd (Palm Parkway to Apopka Vineland Rd)</b>										
3095 Construction										
<b>CR 545 (Orange County Line to Fleming Crossings Bv)</b>										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>CR 545 (Fleming Crossings Bv to Schofield Rd) RCA Completed 8/2015</b>										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>CR 545 (Schofield Rd to W Sandy Garden Ln)</b>										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>CR 545 (W. Sandy Garden Ln to N of Hickory Hammock/Overlook St) PH I</b>										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>CR 545 (N of Hickory Hammock to S of FL Turnpike) PH II</b>										
TBA Right-of-Way Acquisition										
TBA Construction										

**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
<b>CR 545 (S of FL Turnpike to SR 50) PH III</b>										
5055 RCA Study										
5055 Final Design										
5055 Right-of-Way Acquisition										
5055 Construction										
<b>Dean Rd (University Bv to McCulloch Rd)</b>										
3071 RCA Study (Completed 10/14)										
3071 Final Design										
3071 Right-of-Way Acquisition										
3071 Construction										
<b>Dean Rd (Curry Ford Rd to Lake Underhill Rd)</b>										
TBA RCA Study										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Destination Py (Tradeshow Bv to East of Lake Cay) IB/IIA</b>										
5089 Final Design										
5089 Construction										
<b>Dowden Rd ( SR 417 Ramp to Innovation Wy)</b>										
TBA Construction										
5024 Construction										
<b>Econlockhatchee Tr (Lake Underhill Rd to Valencia College Ln) Invest Funds</b>										
5024 Design										
5024 Right-of-Way Acquisition										
5024 Construction										
<b>Econlockhatchee Tr (SR 50 to University Bv)</b>										
5073 RCA Study										
5073 Final Design										
5073 Right-of-Way Acquisition										
5073 Construction										
<b>Econlockhatchee Tr (Curry Ford Rd to Lake Underhill Rd)</b>										
2942 RCA Study										
2942 Final Design										
2942 Right-of-Way Acquisition										
2942 Construction (Future Phase)										
<b>Econlockhatchee Tr ( Lee Vista Bv to Curry Ford Rd)</b>										
TBA RCA Study										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Edgewater Dr (Clarcona-Ocoee Rd to Pine Hills Rd)</b>										
5023 Final Design (Completed 02/2015)										
5023 Right-of-Way Acquisition										
5023 Construction										
<b>Ficquette Rd (Summerlake Park Bv to Overstreet Rd) Invest Funds</b>										
RCA Study										
Final Design										
Right-of-Way Acquisition										
Construction										
<b>Ft Christmas Rd (Lake Pickett Rd to SR 50)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Hamlin Groves Tr Ext. (New Independence Py to Tiny Rd)</b>										
2892 Final Design										
2892 Right-of-Way Acquisition										
2892 Construction										

**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
<b>Hartzog Rd (Lake County Line to CR 545)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Hartzog Rd (CR 545 to Flamingo Crossing Bv)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Holden Av (John Young Py to Orange Blossom Tr)</b>										
3045 Final Design										
3045 Right-of-Way Acquisition										
3045 Construction										
<b>Horizon Bv (Lake CL to Summerlake Park Boulevard)</b>										
TBA Right-of-Way Acquisition										
5071 Construction										
<b>Innovation Way (Moss Park Rd to North-South Rd)</b>										
TBA Final Design										
TBA Construction										
<b>Innovation Way (North-South Rd to Innovation Wy Interchange)</b>										
TBA Final Design										
TBA Construction										
<b>Innovation Way Beachline Interchange (Dowden Rd to Innovation Wy)</b>										
TBA Final Design										
TBA Construction										
<b>International Dr (South Westwood Bv to North Westwood Bv)</b>										
5107 Construction										
<b>International Dr Ext (SR 535 to World Center Dr)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>International Dr Transit (Intermodal Center to Sand Lake Rd)</b>										
5070 Final Design										
5070 Construction										
<b>John Young Py / Sand Lake Rd Interchange</b>										
5001 Final Design										
5001 Construction										
<b>Kennedy Bv (Forest City Rd to Wymore Rd) Invest Funds</b>										
3096 Final Design										
3096 Right-of-Way Acquisition										
3096 Construction (Future Phase)										
<b>Kelly Park Rd/Sadler Rd (US 441 to Rock Springs Rd)</b>										
TBA Study										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Kirkman Rd Ext. (Destination Py to Sand Lake Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Lake Bryan Beach Bv (SR 535 to Westwood Bv Ext.)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Lake Destiny Dr Ext. (Lee Rd to Kennedy Bv)</b>										
5104 Final Design										
5104 Right-of-Way Acquisition										
5104 Construction										

**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
<b>Lake St (Apopka Vineland Rd to East Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Lake Pickett Rd (Chuluota Rd to Ft Christmas Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Lake Pickett Rd (SR 50 to Chuluota Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Lake Underhill Rd (E. of Econlockhatchee Tr to W. of Rouse Rd) Invest Funds</b>										
5090 Final Design										
5090 Right-of-Way Acquisition										
5090 Construction										
<b>Little River School Rd (SR 50 to Chuluota Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Mandarin Dr Ext (Universal Bv to Sand Lake Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>McCulloch Rd (Native Dance Ln to Chuluota Rd)</b>										
5005 RCA Study										
5005 Final Design										
5005 Right-of-Way Acquisition										
5005 Construction										
<b>Monument Py (Innovation Wy to SR 528 Beachline)</b>										
TBA Construction										
<b>Mt Plymouth Rd (Kelly Park Rd to Lake CL)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>New Independence Py Seg M (Avalon Rd to Schoolhouse Pond Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>North South Rd (Orange County Line to Innovation Way)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Ocoee-Apopka Rd (Silver Star Rd to Clarcona-Ocoee Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Orange Av (Osceola CL to Town Center Bv)</b>										
2929 RCA Study										
2929 Final Design										
2929 Right-of-Way Acquisition										
2929 Construction										
<b>Pine Hills Rd Ext (Beggs Rd to Orange Blossom Tr)</b>										
5072 Final Design										
5072 Right-of-Way Acquisition										
5072 Construction										

**Orange County, Florida**  
**Public Works Department's 10-Year Roadway Program**  
 (by Fiscal Year)

RCA   Design   ROW   Const.  

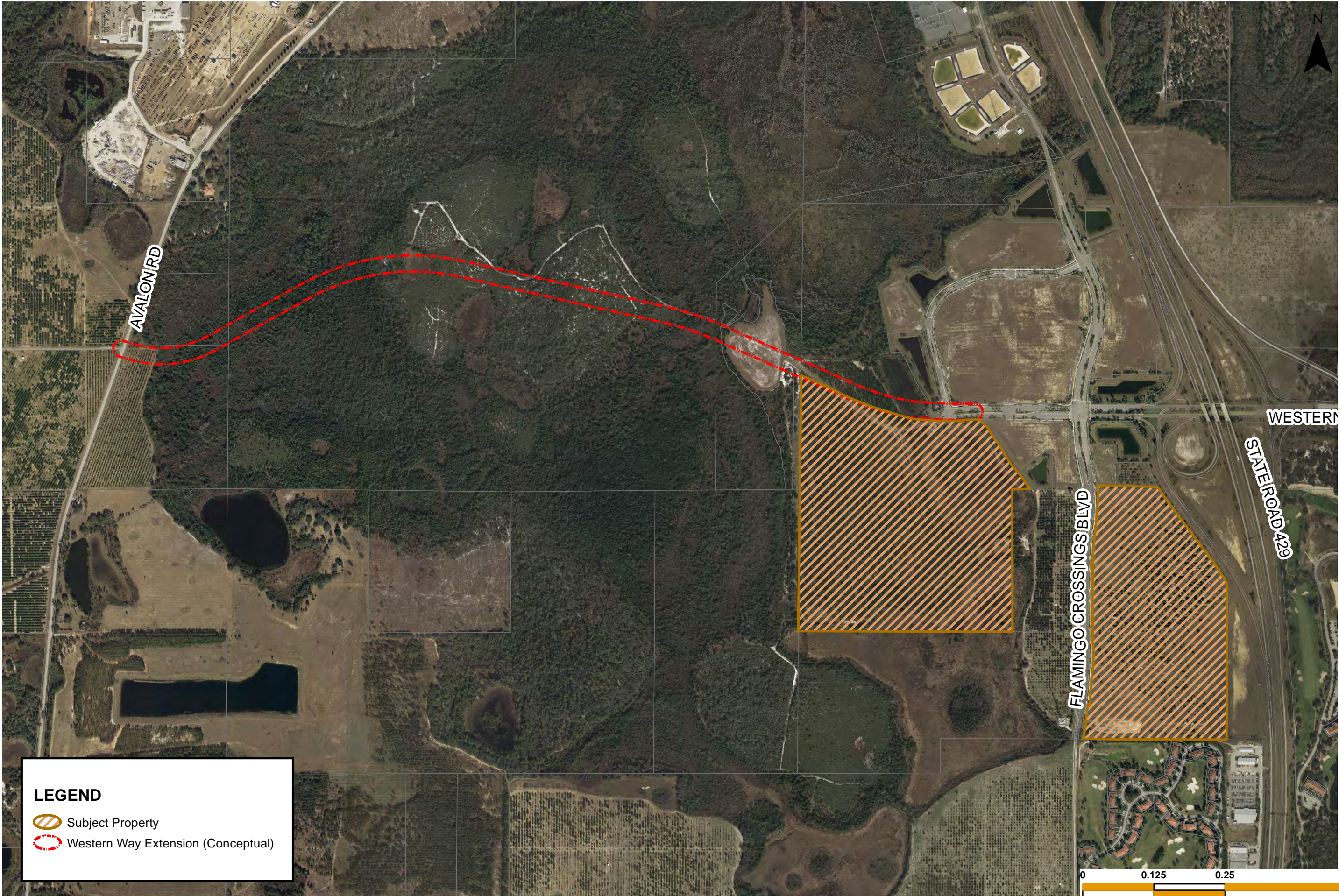
Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>Pine Hills Rd North (Silver Star Rd to North Ln)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Pine Hills Rd Ext (Metro West Bv to Old Winter Garden Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Plymouth Sorrento Rd (US 441 to Ponkan Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Plymouth Sorrento Rd (Ponkan Rd to Orange County Line)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Poinciana Bv (Osceola CL to International Dr Ext. )</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Ponkan Rd (Plymoth Sorrento Rd to Rock Springs Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Reams Rd (Delmar Rd to Taborfield Rd)</b>										
5068 Final Design										
5068 Right-of-Way Acquisition										
5068 Construction										
<b>Reams Rd (Summerlake Park Bv to Taborfield Rd) Invest Funds</b>										
5139 CIP RCA Study										
5139 Final Design										
5139 Right-of-Way Acquisition										
5139 Construction										
<b>Regency Village Dr (Lake St to Wildwood Av)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Richard Crotty Py (SR 436 to Goldenrod Rd) Invest Funds</b>										
2752 Final Design										
2752 Right-of-Way Acquisition										
2752 Construction										
<b>Richard Crotty Py (Goldenrod Rd to Dean Rd)</b>										
2752 Final Design										
2752 Right-of-Way Acquisition										
2752 Construction										
<b>Richard Crotty Py (Dean Rd to Alafaya Tr)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Richard Crotty Py (Alafaya Tr to N Tanner Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Sand Lake Rd (AV to Turkey Lake)</b>										
2883 RCA Study										
2883 Design										
2883 Right-of-Way Acquisition										
2883 Construction										

**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
<b>Schofield Rd (Lake CL to Avalon Rd)</b>										
TBA Right-of-Way Acquisition										
TBA Construction										
TBA Construction										
<b>Seidel Rd (Lake CL to Avalon Rd)</b>										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Seidel Rd (Summerlake Park Bv to Approximately 1,200 feet east of SR 429)</b>										
Construction										
<b>Summerlake Park Bv (Hamlin Groves Tr to Ficquette Rd)</b>										
TBA Construction										
<b>Taft-Vineland Rd (Orange Blossom Tr to Orange Av)</b>										
3037 Final Design										
3037 Right-of-Way Acquisition										
3037 Construction										
<b>Texas Av (Oak Ridge Rd to S. of Holden Av) Invest Funds</b>										
5027 Final Design										
5027 Right-of-Way Acquisition										
5027 Construction										
<b>Tiny Rd (School House Pond Rd to Tilden Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
5029 Construction										
<b>Valencia College Ln (Goldenrod Rd to SR 417)</b>										
5029 Final Design										
5029 Right-of-Way Acquisition										
5029 Construction										
<b>Valencia Py (Old YMCA Rd to New Independence Py)</b>										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Vineland Av (1800' N of SR 535 for 3500')</b>										
TBA Final Design										
TBA Construction										
<b>Woodbury Rd (Lake Underhill Rd to SR 50)</b>										
5059 RCA Study										
5059 Final Design										
5059 Right-of-Way Acquisition										
5059 Construction										





<b>LOCATION MAP</b>	<b>FLAMINGO CROSSINGS MULTIFAMILY</b>		<b>HCI</b> 100 E Sybella Avenue, Suite 375 Maitland, FL 32751 407.622.7500 www.hciplanning.com
	DWN: L Ghioto	DATE: 8/18/2015	
WESTERN WAY AND FLAMINGO CROSSINGS BLVD			SOURCE:
TITLE: 0.5 Miles			



**Appendix E**  
Trip Generation Information Sheets

# Shopping Center (820)

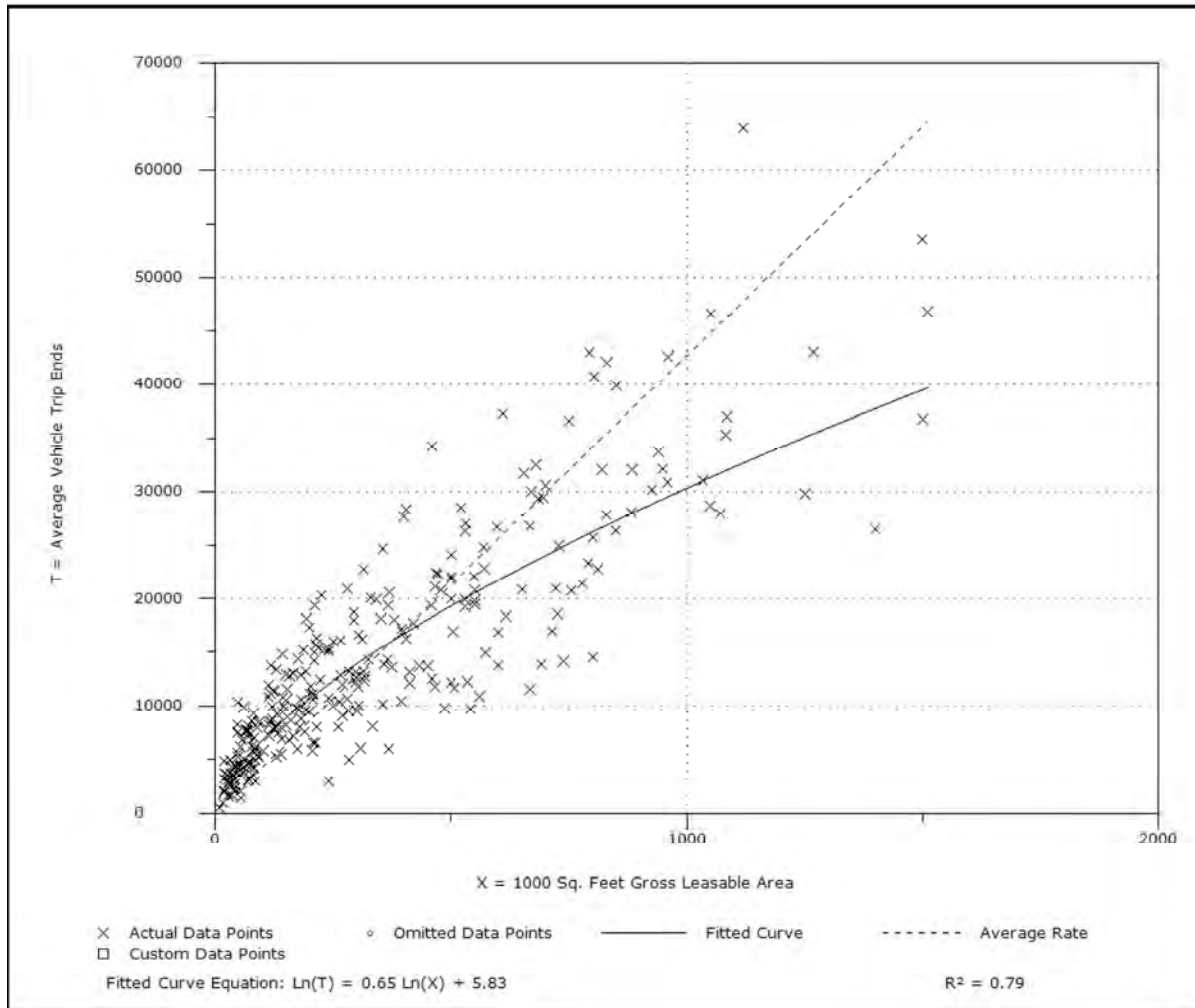
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area**  
**On a: Weekday**

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)

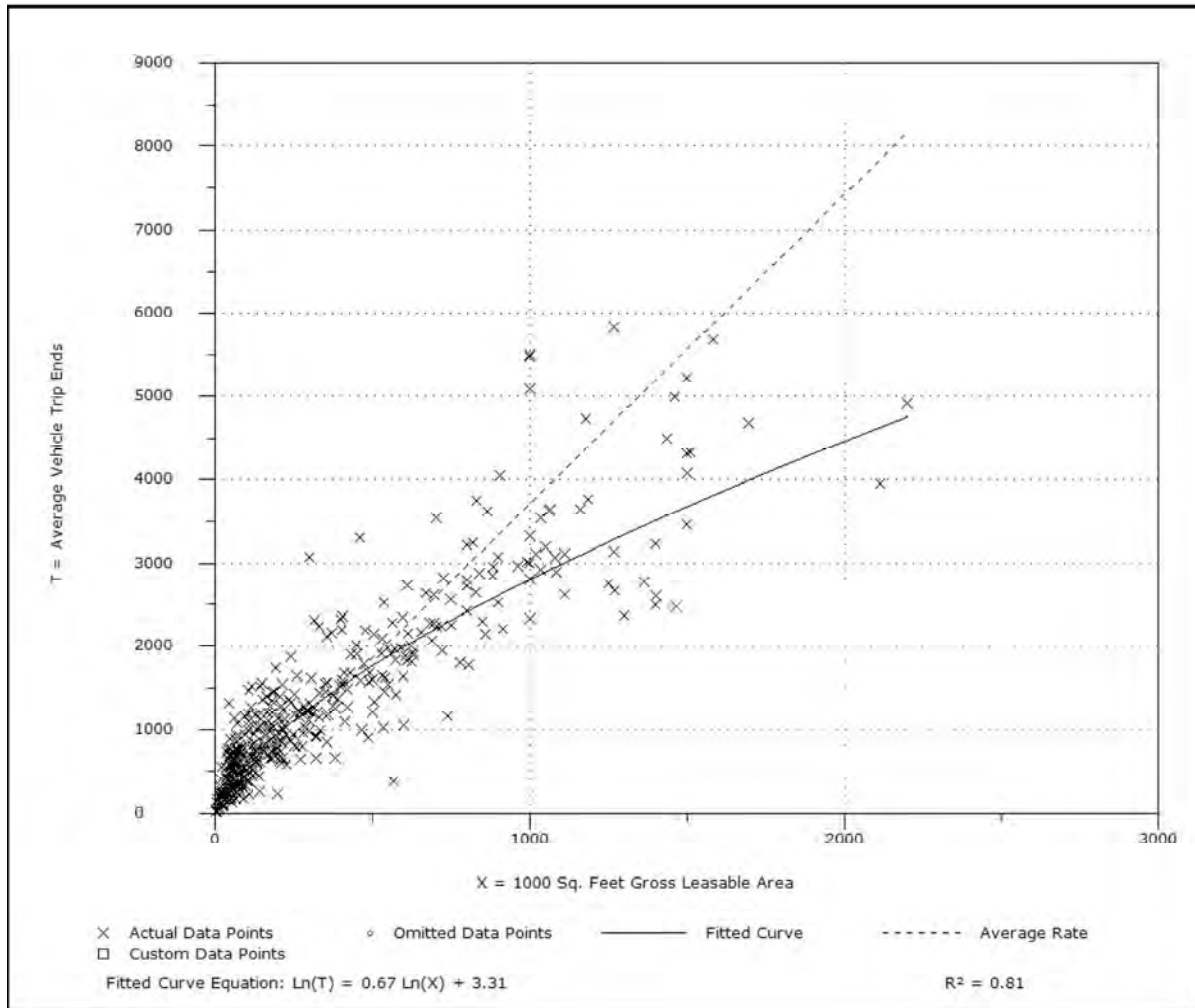
**Average Vehicle Trip Ends vs:** 1000 Sq. Feet Gross Leasable Area  
**On a:** Weekday  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

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



## Hotel (310)

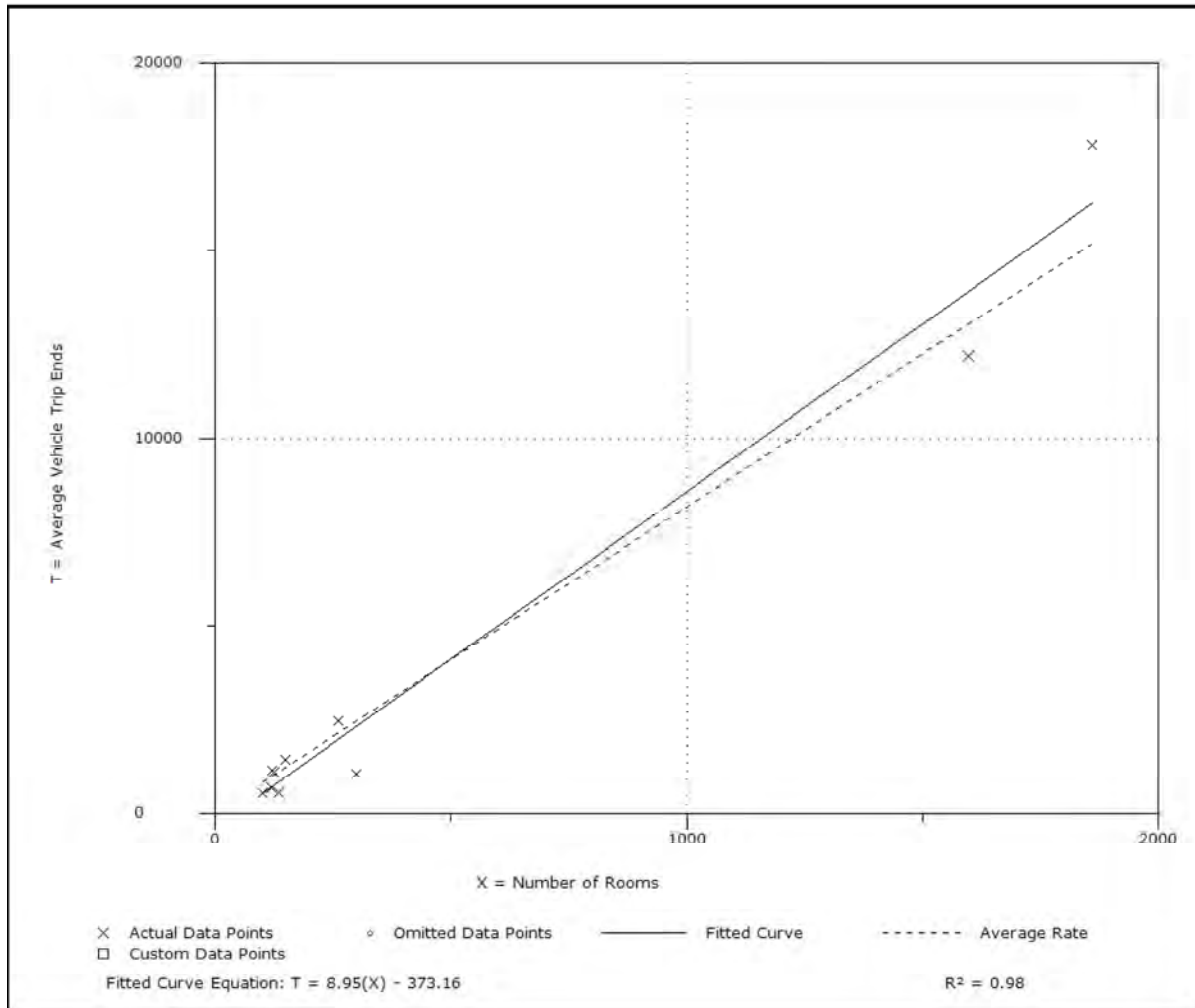
**Average Vehicle Trip Ends vs: Rooms**  
**On a: Weekday**

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)

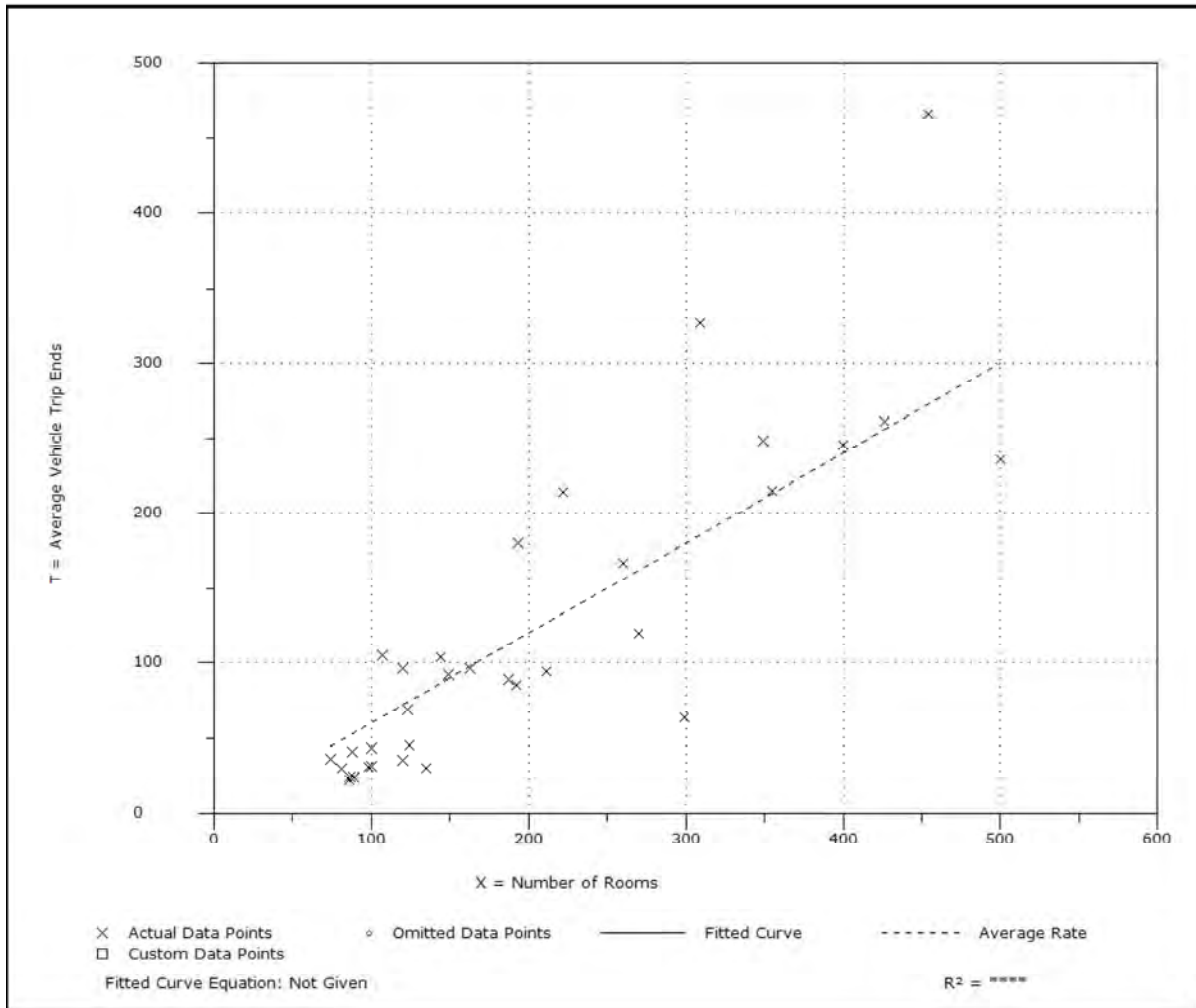
**Average Vehicle Trip Ends vs: Rooms**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

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)

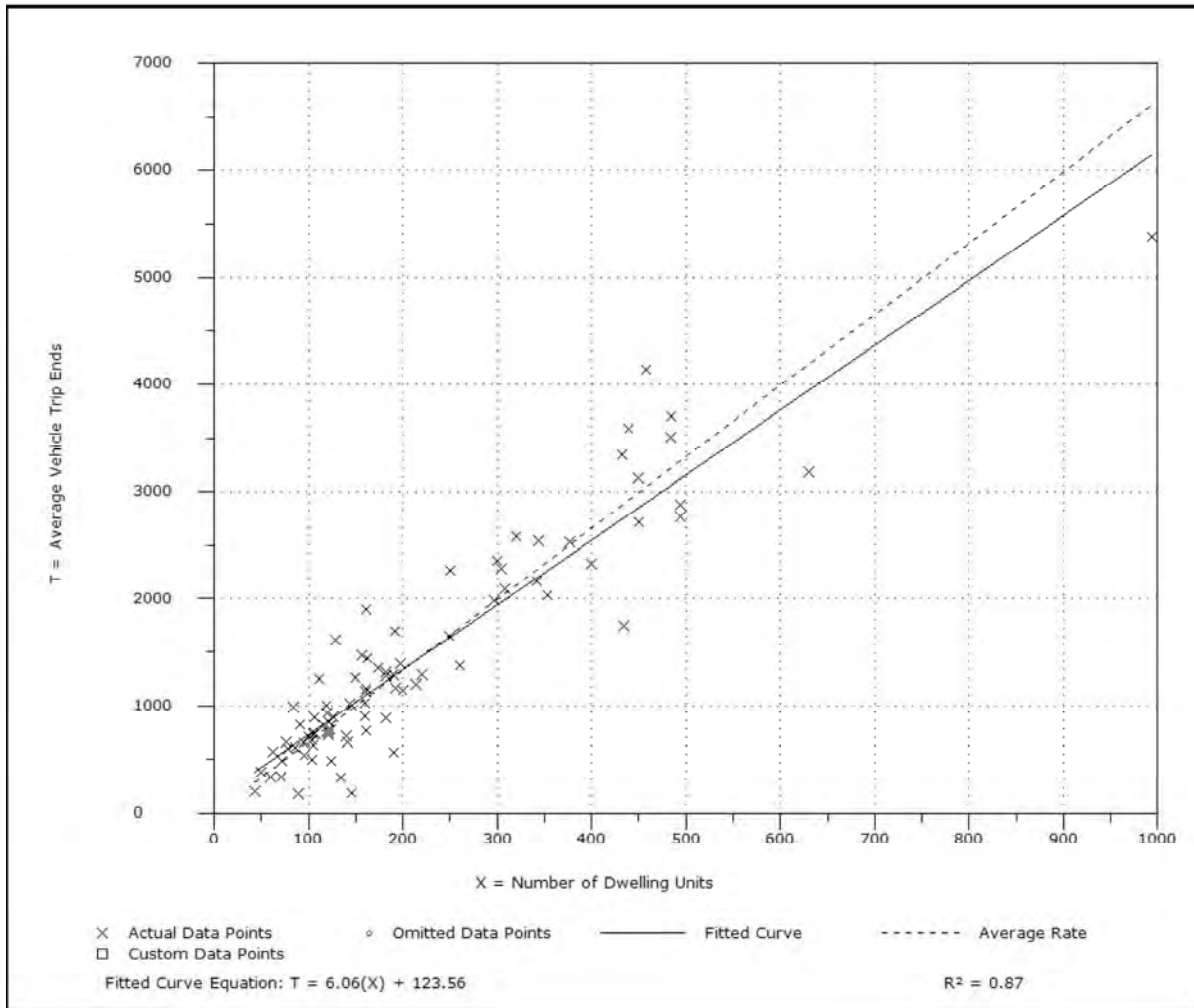
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday**

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)

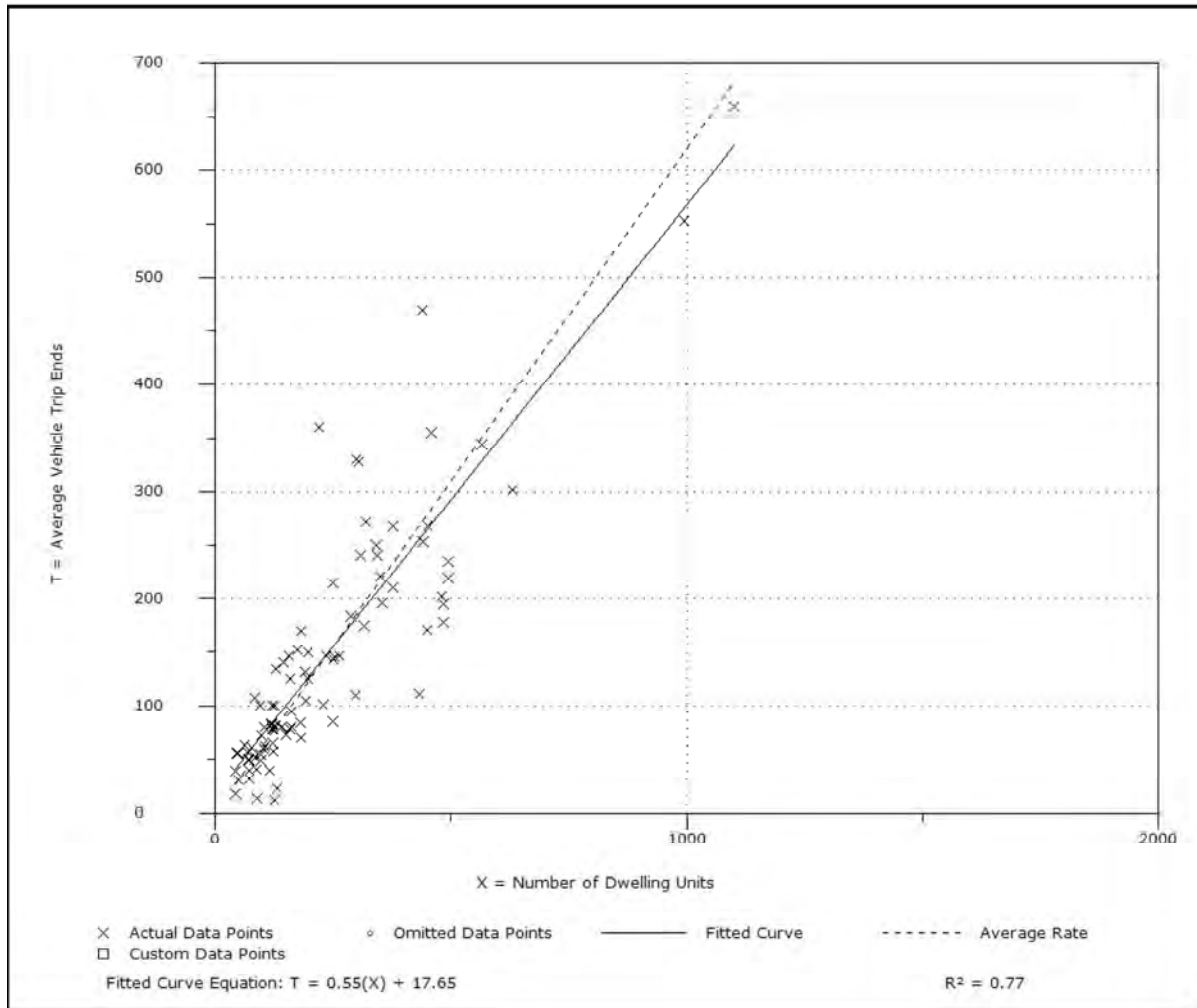
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday**  
**Peak Hour of Adjacent Street Traffic**  
**One Hour Between 4 and 6 p.m.**

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

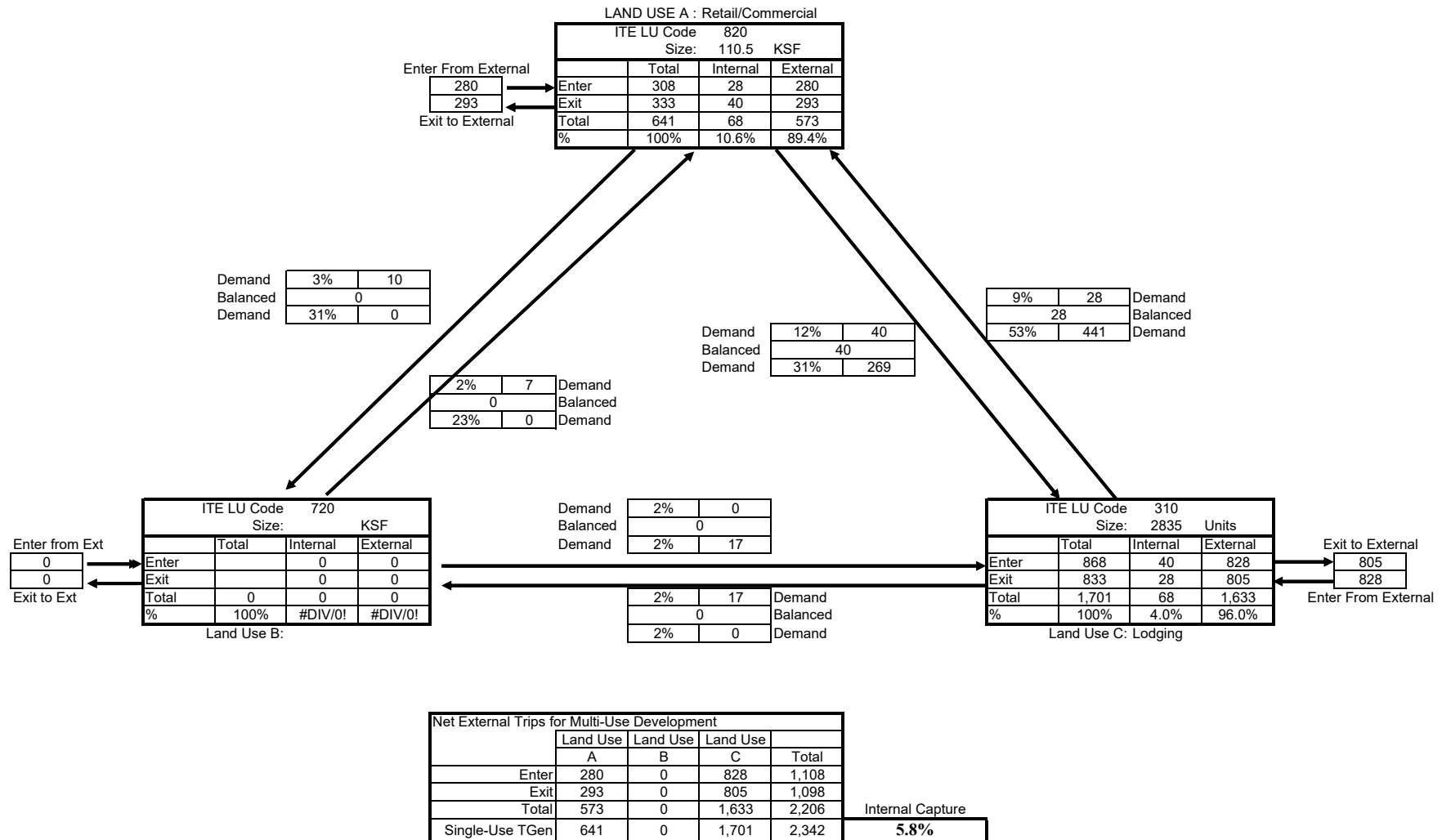
### Data Plot and Equation



Trip Generation, 9th Edition

Analyst TMC  
Date 4/24/2017

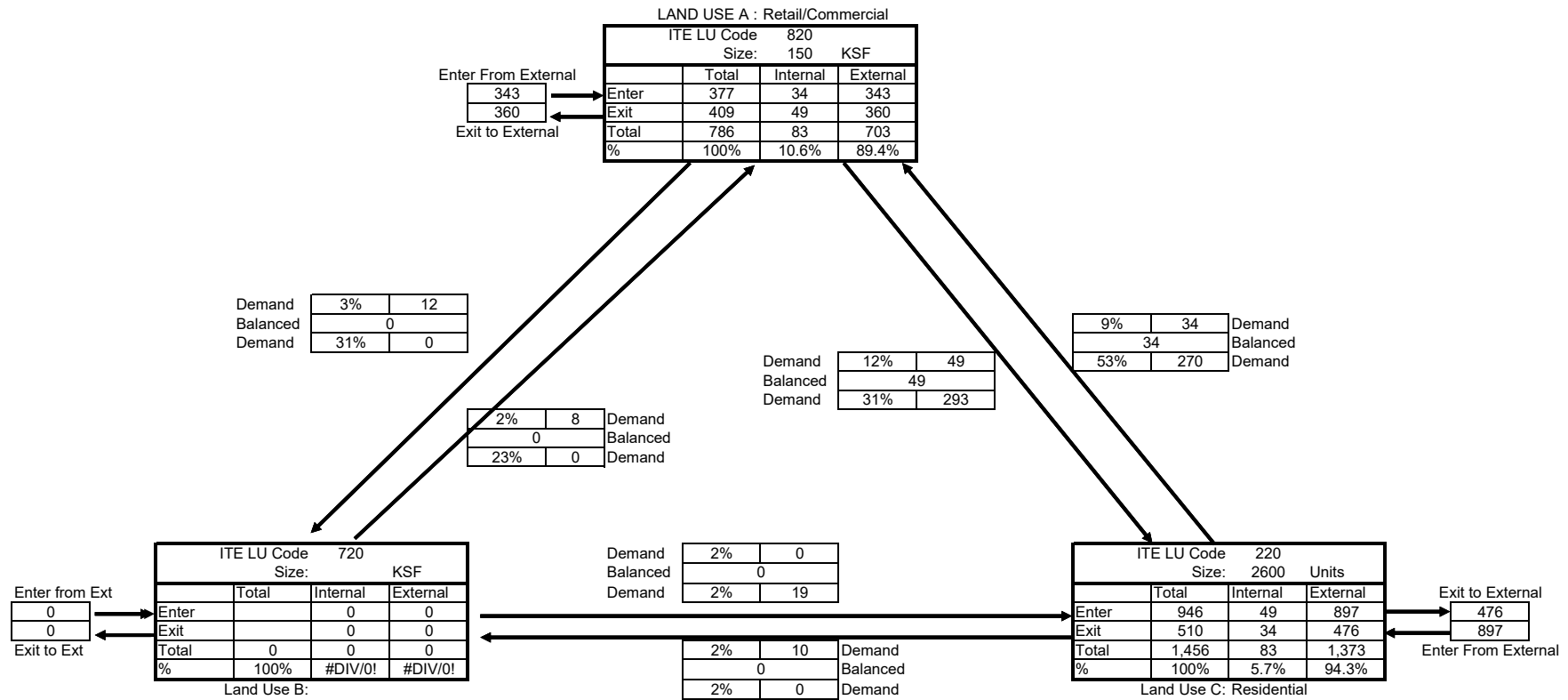
Name of Development Flaming Crossing  
Time Period PM Peak - Existing





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
Single-Use TGen	786	0	1,456	2,242
				Internal Capture 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 <sup>(1)</sup>	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Impact Fee	Curent 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) <sup>(4)</sup>	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 <sup>(3)</sup>	8.05	8.55	Previous TIF Study <sup>(3)</sup>	100%	Previous TIF Study <sup>(3)</sup>	39.49	\$15,554	\$220	\$3,101	\$12,453	\$3,842	224%
n/a	Public Assembly	1,000 sf	9.11	Previous TIF Study <sup>(3)</sup>	8.05	8.55	Previous TIF Study <sup>(3)</sup>	100%	Previous TIF Study <sup>(3)</sup>	26.11	\$10,283	\$145	\$2,044	\$8,239	\$2,542	224%
OFFICE:																
710	General Office 50,000 sf or less <sup>(2)</sup>	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 <sup>(2)</sup>	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 <sup>(2)</sup>	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 <sup>(2)</sup>	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 <sup>(3)</sup>	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 <sup>(2)</sup>	1,000 sfgla	86.56	ITE 8th equation	1.96	2.46	FL Curve <sup>(6)</sup>	56%	FL Curve <sup>(6)</sup>	33.82	\$13,321	\$223	\$3,143	\$10,178	\$10,366	-2%
820	Retail 50,001-100,000 sfgla <sup>(2)</sup>	1,000 sfgla	67.91	ITE 8th equation	2.40	2.90	FL Curve <sup>(6)</sup>	62%	FL Curve <sup>(6)</sup>	35.97	\$14,169	\$228	\$3,213	\$10,956	\$10,585	4%
820	Retail 100,001-200,000 sfgla <sup>(2)</sup>	1,000 sfgla	53.28	ITE 8th equation	2.52	3.02	FL Curve <sup>(6)</sup>	67%	FL Curve <sup>(6)</sup>	32.03	\$12,613	\$201	\$2,833	\$9,780	\$9,521	3%
820	Retail 200,001-300,000 sfgla <sup>(2)</sup>	1,000 sfgla	46.23	ITE 8th equation	2.65	3.15	FL Curve <sup>(6)</sup>	71%	FL Curve <sup>(6)</sup>	30.97	\$12,196	\$193	\$2,720	\$9,476	\$8,685	9%
820	Retail 300,001-400,000 sfgla <sup>(2)</sup>	1,000 sfgla	41.80	ITE 8th equation	2.77	3.27	FL Curve <sup>(6)</sup>	73%	FL Curve <sup>(6)</sup>	30.09	\$11,851	\$186	\$2,621	\$9,230	\$8,104	14%
820	Retail 400,001-500,000 sfgla <sup>(2)</sup>	1,000 sfgla	38.66	ITE 8th equation	2.89	3.39	FL Curve <sup>(6)</sup>	75%	FL Curve <sup>(6)</sup>	29.83	\$11,749	\$183	\$2,579	\$9,170	\$7,658	20%

## **Appendix F**

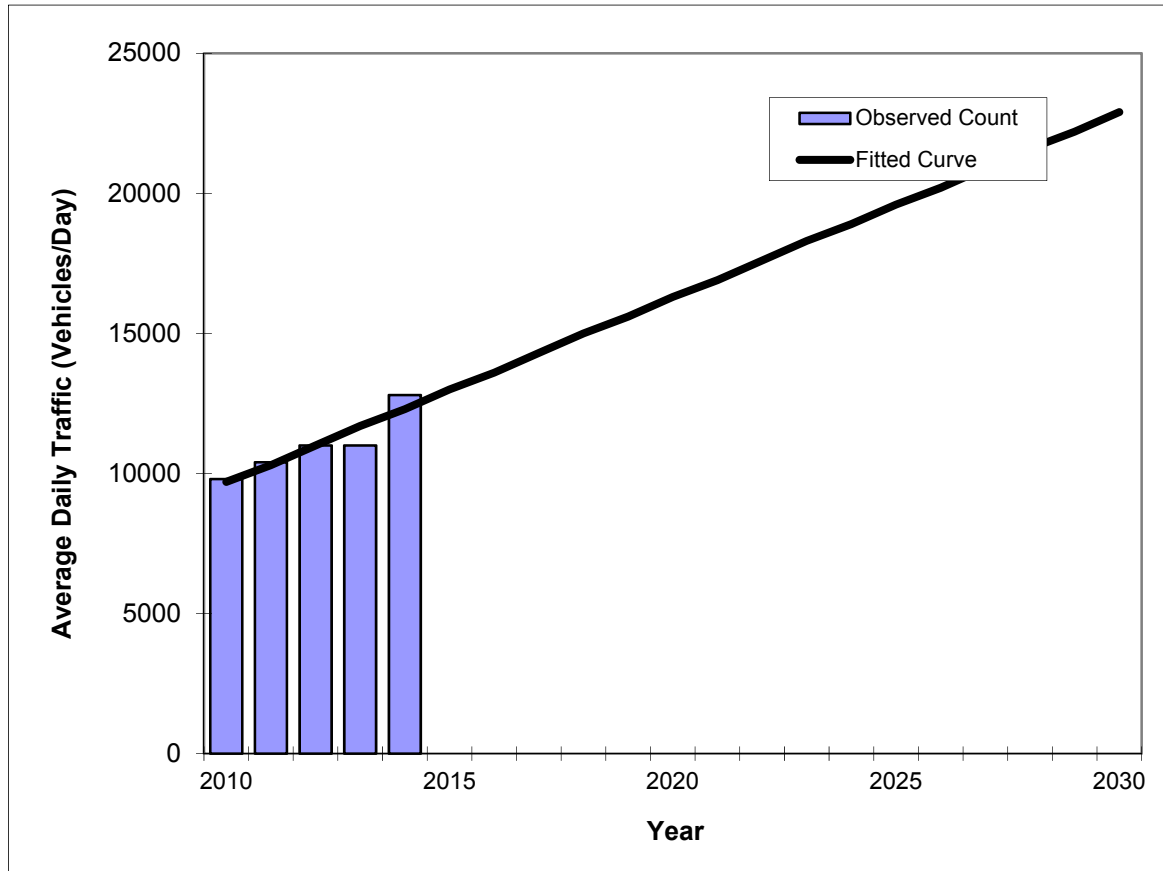
### Growth Rates

## 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	

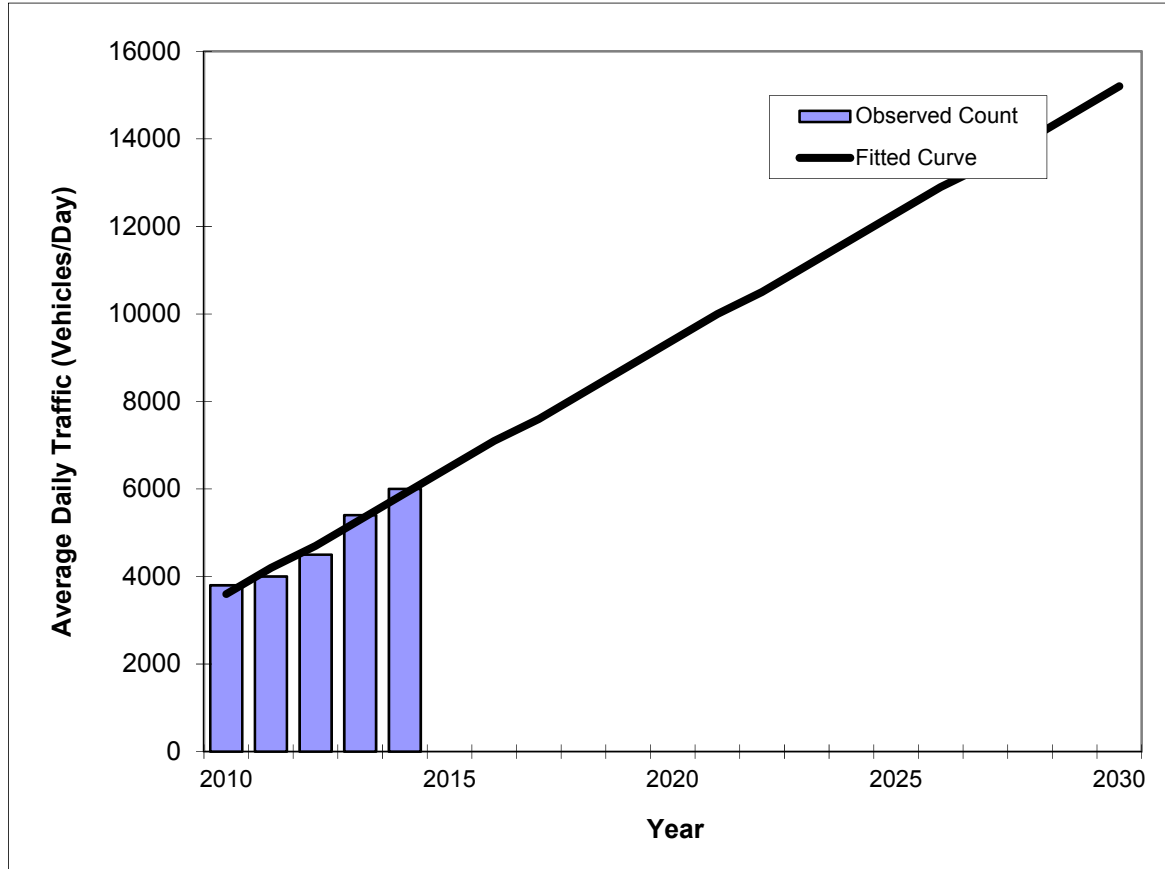
\*Axle-Adjusted

## 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		

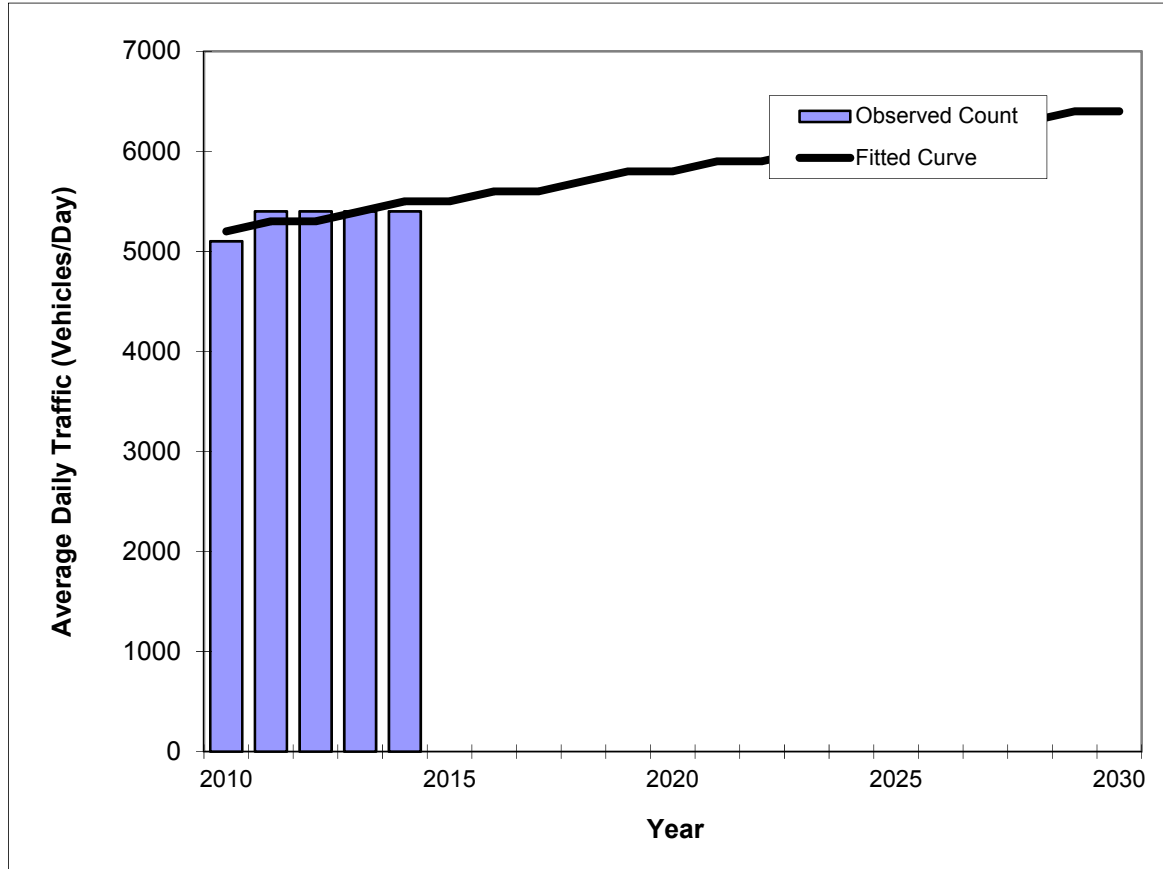
** Annual Trend Increase:	580
Trend R-squared:	95.79%
Trend Annual Historic Growth Rate:	15.97%
Trend Growth Rate (2014 to Design Year):	9.85%
Printed:	25-Aug-15
Straight Line Growth Option	

\*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	

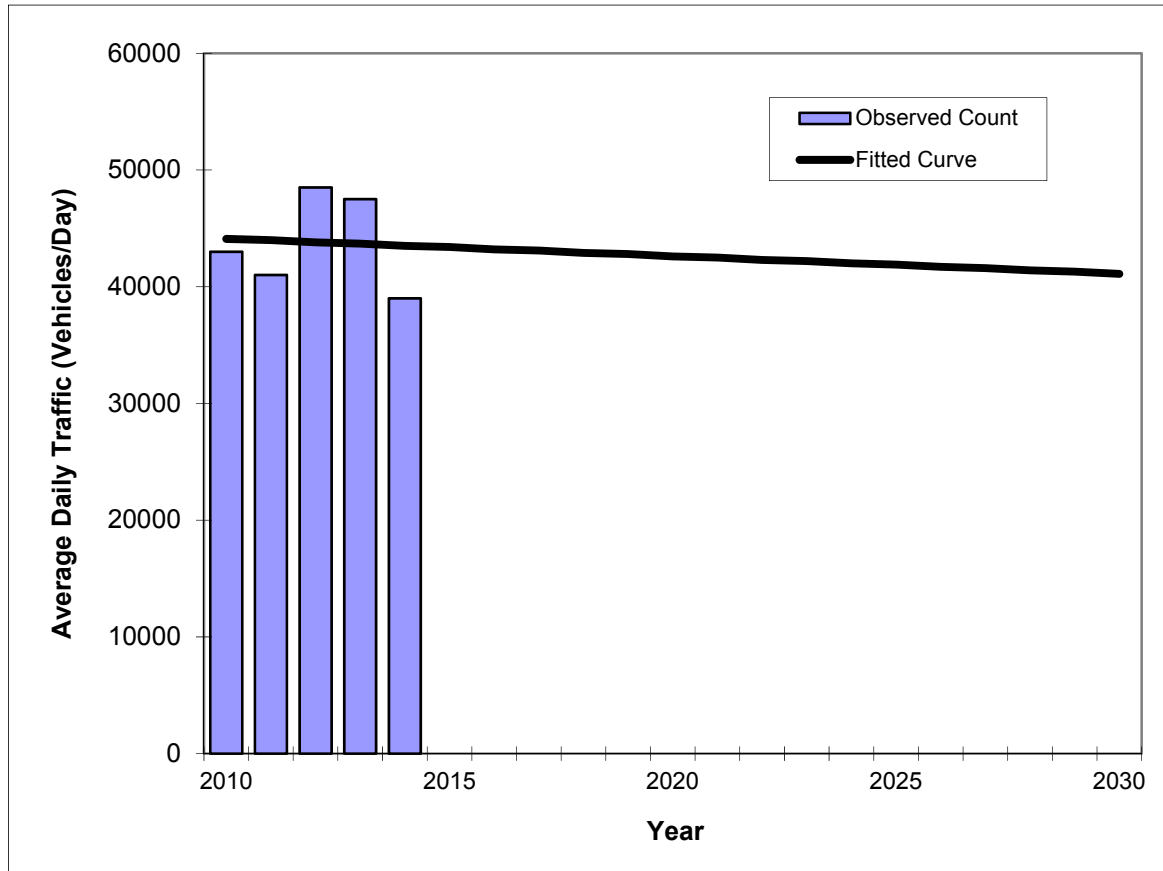
\*Axle-Adjusted

## 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