



ORANGE COUNTY

PLANNING DIVISION

2018-1-A-2-1 PARKS OF MT. DORA

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY
COMMISSIONERS

ADOPTION PUBLIC HEARING
JULY 10, 2018

PREPARED BY:

ORANGE COUNTY COMMUNITY, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION





Interoffice Memorandum

DATE: July 10, 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 – 2018-1 Continued Regular Cycle
Comprehensive Plan Amendments

These are the staff reports and associated back-up materials for the proposed 2018-1 Continued Regular Cycle Comprehensive Plan Amendments. These proposed amendments are scheduled for BCC adoption public hearings on July 10, 2018. They were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at adoption hearings on April 19, 2018 (Amendment 2018-1-A-2-1 and Amendment 2018-1-B-FLUE-2). These amendments were continued by the BCC from June 5, 2018, to July 10, 2018.

Amendment Summary

A total of two amendments to the Comprehensive Plan are scheduled for the July 10 meeting.

The 2018-1 Continued Regular Cycle – State-Expedited Review Amendments scheduled for consideration on July 10 include one privately-initiated Future Land Use Map Amendment located in District 2 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 December 21, 2017, and January 23, 2018, respectively, and have subsequently undergone state review, as described in their staff reports. If adopted, the amendments are expected to become effective in August 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, MArch, Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net or Greg

Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

AAV/sw

Enc: 2018-1 Continued Regular Cycle Amendments (Parks of Mt. Dora) – 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

2018-1 Regular Cycle State Expedited Review Comprehensive Plan Amendments
Privately Initiated Future Land Use Map and Text 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 Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec	BCC Rec
District2														
2018-1-A-2-1	No	Parks of Mt. Dora, LLC	Timothy Green, Green Consulting Group	04-20-27-0000-00-001	6989 N. Orange Blossom TL.; Generally located east of N. Orange Blossom TL., north of Stoneybrook Hills Pkwy., and south of Robie Ave.	Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR)	Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)	A-1 (Citrus Rural District)	PD (Planned Development District)	63.57 gross ac.	Nik Thalmueller	Adopt	Adopt (9-0)	
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														

2018-1 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	BCC Rec
2018-1-B-FLUE-2	Planning Division	Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	Nik Thalmueller	Adopt	Adopt (9-0)	

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

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2018 FIRST 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 First Regular Cycle Amendments (2018-1) 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 April 19, 2018, for Amendment 2018-1-A-2-1 and Amendment 2018-1-B-FLUE-2. These amendments were continued by the BCC from June 5, 2018, to July 10, 2018.

The continued Regular Cycle Amendments scheduled for BCC consideration on July 10 were heard by the PZA/LPA at a transmittal public hearing on December 21, 2017, and by the BCC at a transmittal public hearing on January 23, 2018.

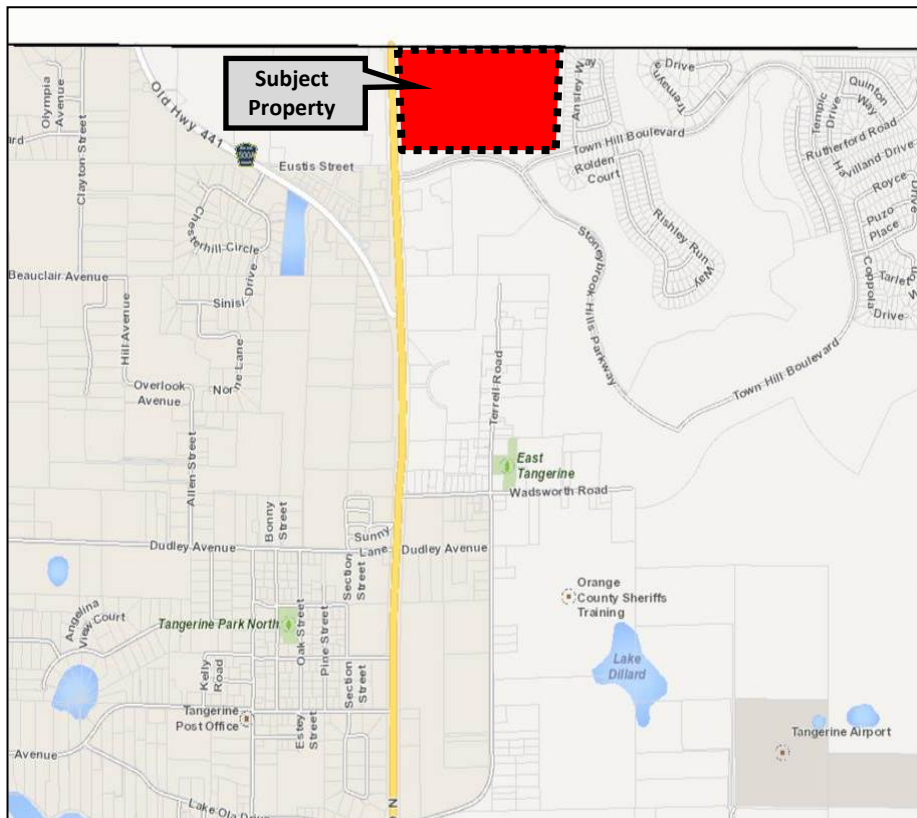
Please note the following modifications to this report:

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 2018-1 Regular Cycle State-Expedited Review amendments scheduled for consideration on July 10 include one privately-initiated Future Land Use Map Amendment located in District 2 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 March 16, 2018, 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 August 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 or Greg Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or Gregory.Golgowski@ocfl.net.



Applicant/Owner:

Timothy Green, Green Consulting Group/Parks of Mt Dora LLC

Location:

6989 N. Orange Blossom Trl.; Generally located east of N. Orange Blossom Trl., north of Stoneybrook Hills Pkwy., and south of Robie Ave.

Existing Use:

Undeveloped/Grazing Land

Parcel ID Number(s):

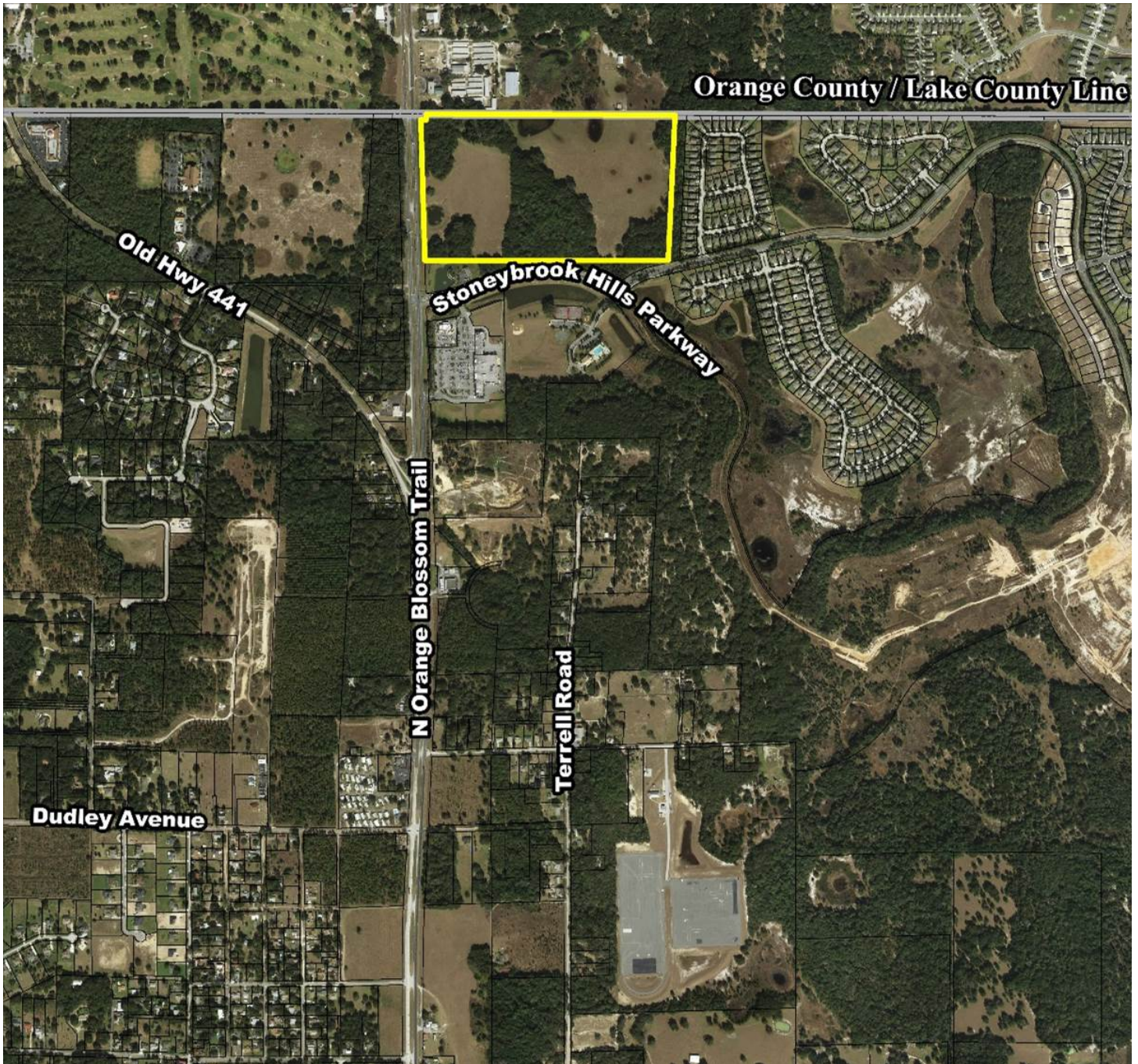
04-20-27-0000-00-001

Tract Size:

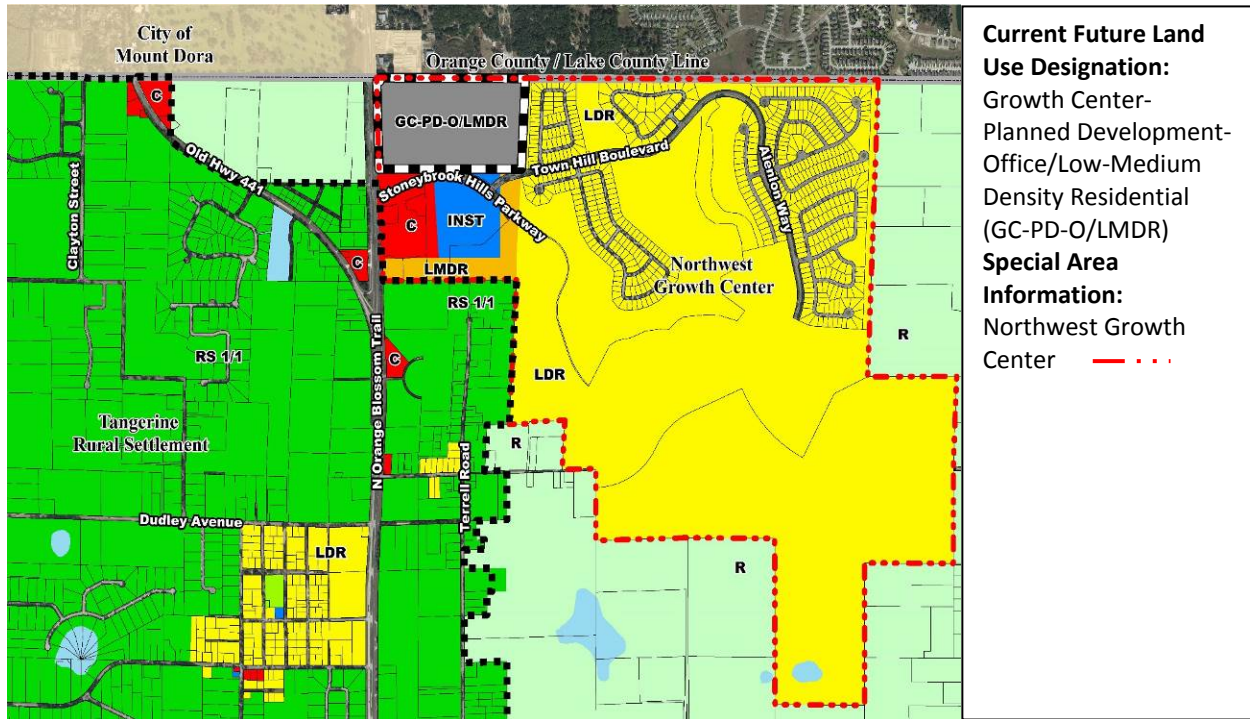
63.57 gross acres

he following meetings/hearings have been held for this proposal:			Project Information	
Report/Public Hearing		Outcome	Future Land Use Map Amendment Request:	
✓	Community Meetings held November 1, 2017, and January 10, 2018.	Negative	Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)	
✓	Staff Report	Recommend Transmittal	Proposed Development Program:	
✓	LPA Transmittal December 21, 2017	Recommend Transmittal (9-0)	Up to 75,000 sq. ft. of commercial development and up to 280 multi-family dwelling units	
✓	BCC Transmittal January 23, 2018	Transmit (7-0)	Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis on each public facility.	
✓	Agency Comments March 2018		Environmental: There are wetlands and surface waters onsite. CAD-17-09-121 has been completed. The site is located within the Wekiva Study Area and special area regulations apply	
✓	LPA Adoption April 19, 2018	Recommend Adoption (9-0)	Transportation: The proposed use will generate a net increase of 259 pm peak hour trips.	
	BCC Adoption July 10, 2018		Orange County Public Schools: CEA #OC-17-030 has been approved.	

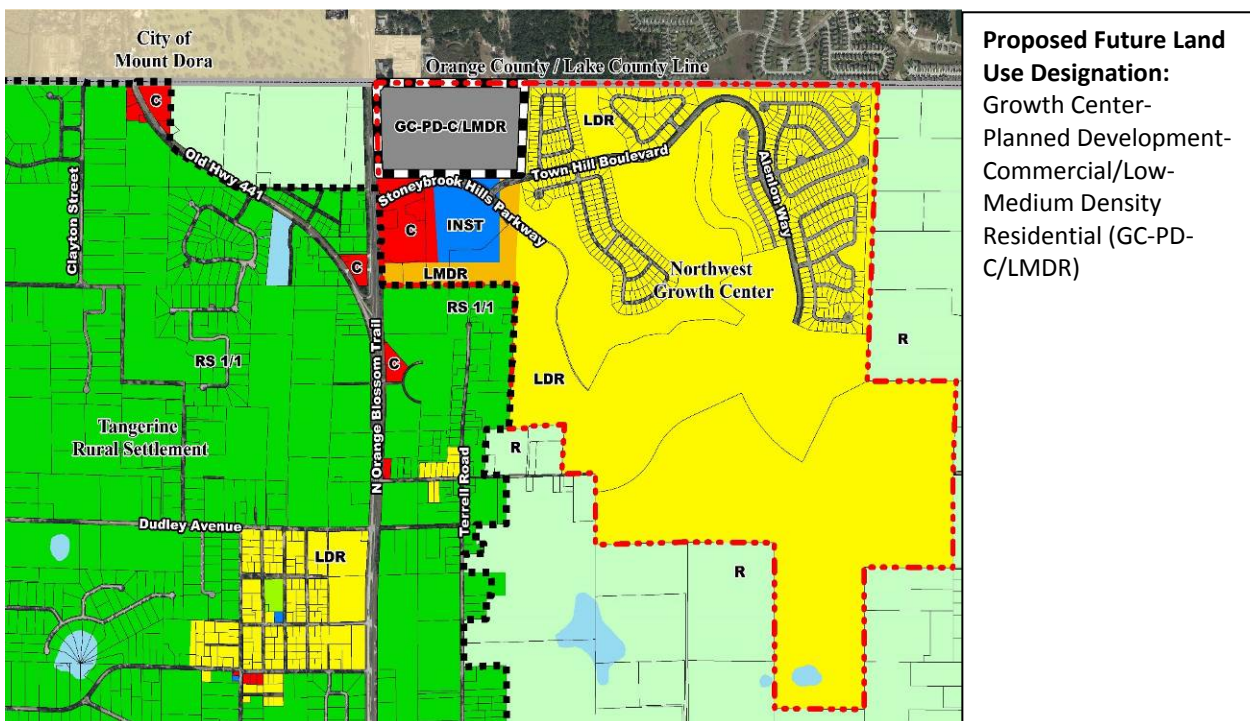
SITE AERIAL



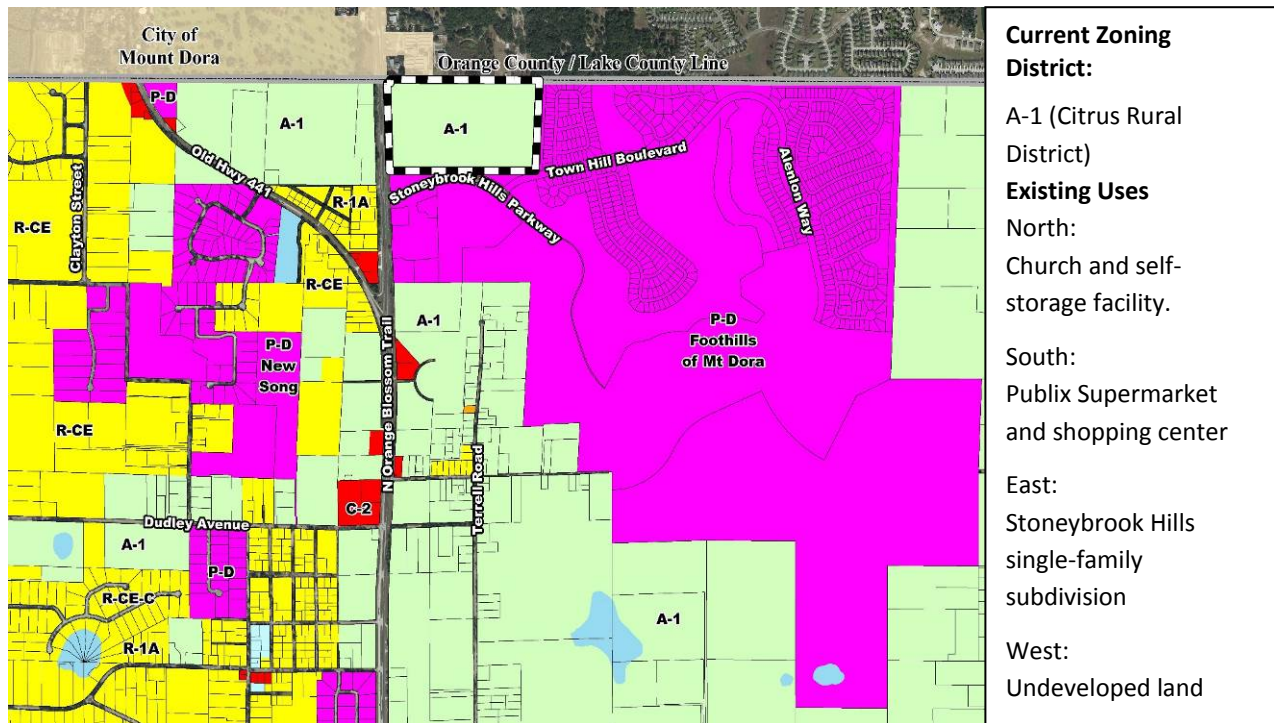
FUTURE LAND USE - CURRENT



FUTURE LAND USE - AS PROPOSED



ZONING - CURRENT



Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (See Future Land Use Element Objectives OBJ FLU2.2, OBJ FLU7.4, OBJ FLU8.2, and FLU1.1.1, FLU1.1.2 (A), FLU1.1.4 (F), FLU1.4.1, FLU1.4.10, FLU7.4.3, FLU7.4.4, FLU7.4.6, FLU8.2.2, FLU8.2.11, Housing Element Goal H1 and Objective OBJ H1.1, and Open Space Element Policies OS1.3.2, OS1.3.4, and OS1.3.6), determine that the amendment is in compliance, and **ADOPT** Amendment 2018-1-A-2-1, Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR).

Analysis

1. Background Development Program

The applicant, Timothy Green with Green Consulting Group, has requested to change the Future Land Use (FLU) designation of the subject property from Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR). The subject property is currently undeveloped and has a zoning designation of A-1 (Citrus Rural District). A PD (Planned Development) rezoning request is required before development approval. The applicant has indicated an intent to submit a PD rezoning application soon, but has not yet done so at the time of this application.

In 2010, the Orange County Board of County Commissioners approved FLU amendment 2010-1-A-2-2 to change the property's land use designation from Rural (R) to its current designation and to incorporate it into the Northwest Growth Center. The property was eligible for incorporation into the growth center because it is within the Orange County / Mount Dora Joint Planning Area (JPA). The Mount Dora JPA agreement requires all development within its boundaries to be approved as Planned Development. The agreement includes a conceptual land use map to which amendments must be processed jointly by the City and County. The conceptual JPA land use map includes two land use designations for the subject property: Office along N. Orange Blossom Trail and Low-Medium Density Residential (5 DU/AC) on the remainder of the property. The 2010 FLU change, which did not require an amendment to the JPA map, entitled the property for a specific development program of 75,000 sq. ft. of office uses and 280 multi-family senior housing units. The original request was to change the approved development program to 75,000 sq. ft. of commercial development and 500 multi-family dwelling units. The requested FLU amendment will require an amendment to the Mount Dora Joint Planning Area conceptual land use map to change the Office designation to Commercial. On January 16, 2018 the Mount Dora City Council considered the subject JPA Conceptual Plan amendment and approved Resolution 2018-02 in support of changing the Office designation to Commercial and in opposition to the increase in residential density from 280 to 500 residential units. At the January 23 Orange County Board of County Commissioners (BCC) transmittal hearing, the applicant announced a revision to the proposed development program for the Comprehensive Plan amendment to 75,000 sq. ft. of commercial development and 280 open market multi-family dwelling units. On June 19, 2018 the Mount Dora City Council approved Resolution 2018-84, approving an amendment to the existing Joint Planning Area Interlocal Agreement between Orange

County and Mount Dora that was consistent with this modified development program.

The 63.57-acre subject site is located south of the Orange County/Lake County line on the east side of N. Orange Blossom Trail, north of Stoneybrook Hills Parkway, and south of Robie Avenue. To the east of the subject property is the Stoneybrook Hills single-family subdivision, and to the west, across N. Orange Blossom Trail is undeveloped, agriculturally zoned land. South of the site, across Stoneybrook Hills Parkway, is a Publix Supermarket shopping center including a McDonalds, and to the north, across the county line, is a church and self-storage facility.

A community meeting for the Future Land Use Amendment took place on Tuesday, November 1, 2017 at which seventy-one (71) residents attended. Residents at the meeting expressed concerns regarding the incompatibility of the proposed development **as it was originally proposed** with the existing community, increased traffic and insufficient school capacity, and the need for more commercial development in the area. **A second community meeting was held on Wednesday, January 10, 2018 at which seventy-seven (77) residents attended. Residents voiced many of the same concerns from the first community meeting and also expressed worry that the proposed amendment would exacerbate what they saw as already inadequate emergency response times for the area.**

2. Future Land Use Map Amendment Analysis

Consistency

The requested FLUM amendment appears to be consistent with the applicable Comprehensive Plan goals, objectives, and policies, which are specifically discussed in the paragraphs below.

As noted above, the subject property is located within the Northwest Growth Center, and per **Future Land Use Element Policy FLU1.1.4 (F)**, Growth Center is a Future Land Use designation implemented through Joint Planning Area agreements with an outside jurisdiction. **Future Land Use Element Objective OBJ FLU7.4** goes on to define Growth Centers as planning tools intended to address and guide urban-scale uses that serve a regional market and require a location outside of the Urban Service Area (USA). Additionally, **Future Land Use Element Policy FLU7.4.4** permits urban densities and intensities within Growth Centers. In accordance with **Policy FLU1.1.2 (A)**, the applicant has specified the maximum desired development program for the project, proposing 75,000 sq. ft. of commercial development and 500 multi-family dwelling units under the “urban-scale” Planned Development-Commercial/Low-Medium Density Residential (PD-C/LMDR) FLUM designation. This proposed development program is consistent with the urban style development permitted by the Growth Center Comprehensive Plan objectives and policies.

Policy FLU7.4.4 states that the approval of urban intensities within Growth Centers are contingent upon the availability of urban services from other sources, as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. The Mount Dora JPA requires the developer to enter into a service agreement with the City to provide water and wastewater services to properties within the Joint Planning Area. The subject property lies within the City of Mount Dora’s potable water and wastewater service area and the City has stated there is existing water capacity for the estimated demand.

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. Staff finds that the development of multi-family residential development on the subject property would be consistent with **Housing Element GOAL H1** and **Objective OBJH1.1**. These state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs.

The subject property is located in an area characterized by low-density single-family development. The Stoneybrook Hills community located to the east of the subject property has an approved land use plan for 230 single-family residential lots at 2.3 units per acre. To the southeast of the subject property, the Tangerine Rural Settlement has a mixture of rural Future Land Use designations. Staff finds that multi-family residential development is consistent with **Future Land Use Element Policy FLU1.4.1**, which states the County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community. Similarly, **Future Land Use Element Policy FLU8.2.2** directs the County to avoid continuous stretches of similar housing types and density of units. The proposed project will 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**.

The mixed-use development program also prevents the development of strip commercial land uses, consistent with **Future Land Use Element Policy FLU1.4.10**. Additionally, both the Mount Dora JPA and **Future Land Use Element Policy FLU7.4.6** require the property to rezone to Planned Development. Performance standards including, but not limited to, building height restrictions, compatible architectural design, floor area ratio limitations, landscaping and buffering requirements, transition of uses, and shared/common driveways will be addressed during the PD Rezoning review process. The proposed project is consistent with **Future Land Use Element Objective OBJ FLU2.2**, which states 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.

Compatibility

As identified in **Future Land Use Element Objective OBJ FLU8.2**, compatibility will continue to be the fundamental consideration in all land use and zoning decisions that involve differing land uses. **Future Land Use Element Policy FLU8.2.1** states that land use changes shall be required to be compatible with the existing development and development trend in the area. However, as established in **Future Land Use Element Policy FLU8.2.11**, compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors to consider include the physical integration of a project and its function in the broader community, as well as its contribution toward Comprehensive Plan goals and objectives. As noted above, the subject property was previously incorporated into the Northwest Growth Center with a development program of

75,000 sq. ft. of office uses and 280 senior multi-family dwelling units. The conversion of office to commercial uses and the removal of the senior requirement for multi-family development will still allow for a mixed-use product that is consistent with the Comprehensive Plan and that can respond to the needs in the region.

The subject property is within the Wekiva Study Area, and as stipulated in **Open Space Element Policy OS1.3.6**, a proposed project with a density exceeding one dwelling unit per acre on a Growth Center-designated site with an overall size less than or equal to 100 acres is subject to a permanently-protected open space requirement of 60 percent or greater. Per **Open Space Element Policy OS1.3.4**, all new residential developments located entirely or partially in the Wekiva Study Area are required to cluster to the maximum extent feasible to preserve open space which, as mandated in **Open Space Element Policy OS1.3.2**, shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may, however, include permeable stormwater management areas using Best Management Practices. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, defined as the total area of a parcel less wetlands and natural water bodies. The Foothills of Mt Dora Planned Development located to the south and east of the subject property contains a commercial component and Low Density Residential single-family development pattern. Given the significant open space that is required by the Wekiva Study Area policies, the proposed development program of Low-Medium Density Residential and Commercial development would be compatible and not disrupt the existing, surrounding community.

While conditions and/or restrictions cannot be placed on the property at the Comprehensive Plan amendment stage, the property must obtain Planned Development zoning. Specific standards and conditions/restrictions to require a smooth transition in density of uses to ensure managed growth consistent with the rural characteristics of the area will be determined through the Planned Development review process. Staff will work with the applicant throughout the Planned Development review processes to refine the proposed development program and to attempt to develop a transition of densities and intensities that will allow the proposed development to blend into and become compatible with the surrounding development.

Division Comments: Environmental, Public Facilities and Services

Environmental Protection Division

Wetlands and surface waters are located onsite. Conservation Area Determination application CAD-17-09-121 was issued on April 11, 2018.

This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area 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, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

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 site discharges into the Wolf Branch stream, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: mercury in fish tissue). The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment of stormwater as part of the Upper Ocklawaha and Wekiva Basin Management Action Plans (BMAP).

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

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.

Transportation Planning Division

The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. It is located adjacent to North Orange Blossom Trail, a four (4) lane Principal Arterial. Based on the County's concurrency management system database dated 11-28-2017, North Orange Blossom Trail from Plymouth Sorrento Road to the Lake County Line is currently deficient and is operating below the adopted level of service standards. All other roadways with a 2.5 mile project impact area are operating at acceptable level of service standards. Analysis of the short term (Year 2022) and Long Term (Year 2030) conditions indicates that Orange Blossom Trail will continue to operate at a deficient level of service with and without the proposed amendment and all other roadways will continue to operate at acceptable levels of service.

Currently, the allowable development based on the approved Future Land Use for the subject property will generate 218 new pm peak hour trips. The proposed use will generate 477 pm peak

hour trips resulting in a net increase of 259 pm peak hour trips. Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

OCPS

Orange County Public Schools determined that the project must have an executed Capacity Enhancement Agreement (CEA) prior to Board of County Commission approval. CEA #OC-17-030 was approved on May 8, 2018 and became effective on June 5, 2018. .

3. Policy References

- 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 (*sic*) referred to as Growth Center/Resort/PD.

FLUM Designation	General Description	Density/Intensity
Growth Center – Refer to Future Land Use Map and associated Growth Center policies		
Growth Center (Boundary)	Growth Center recognizes urban development outside and adjacent to the boundaries of unincorporated Orange County. New Growth Centers or extensions shall be established only as part of adopted JPAs. The initial capital costs will not be incurred by Orange County. A PD is required.	PD
Growth Center/Resort PD (GC/RPD)	GC/RPD is similar to GC boundary in GC requirements, but it also must have a minimum of 200 acres. FLU7.4.7 states applicant must demonstrate clear rationale for separating from Horizon West. See FLU7.4.1 – FLU7.4.7. A PD is required.	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.

FLU1.4.10 Strip commercial land uses shall be defined as commercial uses adjacent to roadways that are located outside the reasonable zone of influence of the intersection to which they relate. They are characterized by individual curb and median cuts and lack visual landscaped buffers. Strip commercial land use patterns shall be avoided by requiring a transition of land uses, encouraging a mix of land uses, or requiring incorporation of a buffer into the development's design. Strip commercial land uses do not include outparcels in shopping centers, malls, or similar developments where access is provided internally from the shopping center/mall or similar development, or via a system of shared or common driveways. More compact, clustered pedestrian and transit-friendly development options shall be encouraged.

OBJ FLU2.2 MIXED-USE. 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 FLU7.4 Orange County shall recognize growth as a regional issue and shall use Growth Centers as an effective planning tool to allow, address and guide urban-scale, single-purpose public or quasi-public uses that serve a regional purpose or market and require a location outside the Urban Service Area. Growth Centers established prior to June 21, 2011, and which would not be consistent with the provisions of this Objective or associated Policies, shall be permitted to continue subject to the FLU Goals, Objectives and Policies under which the Growth Center was originally approved.

FLU7.4.3 To ensure managed growth consistent with the rural characteristics and environmentally sensitive areas around the Northwest Growth Center, development within the Growth Center must provide a transition in land use density and intensity. In providing this internal transition, the Foothills of Mount Dora Planned Development (PD); and described herein, the area defined as "Parcel S-1" and "Parcel S-2" on the Foothills of Mount Dora PD/ Land Use Plan approved by the Board of County Commissioners on December 17, 2002, shall be limited to a net residential density of 1 dwelling unit per acre as required by the PD conditions. In addition, the Northwest Growth Center boundary, as adopted, shall not be expanded unless amendments to the Future Land Use Map and all applicable policies, including FLU7.4.3 are adopted. Furthermore, the Joint Planning Area between Orange County and the City of Mount Dora shall not be expanded.

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.

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. **FLU8.2.1** Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 Continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

FLU8.2.11 Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

GOAL H1 Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

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.

OS1.3.2 Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Ordinance area shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of developable area remain preserved, which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may

include permeable stormwater management areas using Best Management Practices. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, which is defined as the total area of a parcel less wetlands and natural water bodies. Non-developable areas, including wetlands and natural water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.

OS1.3.4 Development and redevelopment within the Wekiva Study Area shall provide as much open space as possible. All new residential subdivisions or developments that may be located entirely or partially within the Wekiva Study Area are required to cluster to the maximum extent feasible to preserve open space. Such clustering is intended to be density neutral, and lot sizes may be adjusted as needed to accommodate preserved open space. Priority for open space protection shall be given to the following resources required to be protected by the Wekiva Parkway and Protection Act: the most effective recharge areas; karst features; and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub vegetative communities.

The purposes of “open space design” within a development are to minimize site disturbance, reduce land development costs, reduce infrastructure costs, provide more cost-effective and efficient site infrastructure, provide better management of facilities, and permanently protect open space while remaining density and intensity neutral. By January 1, 2007, the Land Development Code shall include requirements and incentives for open space/conservation subdivision design including minimum open space requirements, maximum lot size and design standards.

Open space shall be primarily larger, contiguous parcels rather than in linear strips to encourage maintenance of rural views, lifestyles, and economies and shall be comprised mainly of existing undisturbed natural areas. To the extent possible, preserved open space shall be used to create corridors and larger parcels more suitable for passive recreation, low-intensity agriculture, silviculture, aquifer recharge protection, or wildlife and habitat management, so that remnant open space areas are not created that are unusable or function as private open space to only a small percentage of the development. If a project is located next to off-site open space whose primary function is conservation of natural resources, connection of open space with compatible functions is required. “Compatible” means similar or complementary such as uplands adjacent to wetlands or isolated wetlands within flatwoods or scrub areas.

Open space property shall be preserved through publicly recorded, permanent conservation easements or similar legal instruments to preclude future development or further subdivision of the land while ensuring maintenance of and appropriate access to the open space areas in perpetuity. Preserved areas shall be owned in common by a property owners’

association, a public agency, a land trust, or another appropriate entity. This open space shall be used for conservation, aquifer recharge protection, passive recreation, low intensity agriculture, or silviculture. Agriculture and silviculture operations shall adhere to the appropriate BMPs as adopted by the Florida Department of Agriculture and Consumer Services.

Limited structures for common use or under common ownership may be allowed within the open space preserve areas, areas other than wetlands, conservation mitigation areas, conservation easements or wetland protective buffers. Homeowners' personal property and residential accessory structures shall be prohibited. Individual potable water wells shall be allowed in open space areas adjacent to homes if site conditions warrant and allow such.

OS1.3.6 For that portion of the Wekiva Study Area located within the Joint Planning Area of the City of Apopka, Orange County shall require compliance with minimum open space and density requirements described by the Joint Planning Area Agreement (JPA) with the City of Apopka adopted on October 26, 2004. If a discrepancy exists between the City of Apopka and Orange County in terms of requirements, the most stringent shall apply. The County shall adopt Land Development Regulations by January 1, 2007 for these areas to provide for a pattern of development that protects most effective recharge areas, karst features, and sensitive natural habitats.

All areas shown as High Recharge Areas identified in the Data and Analysis of this element on Map 4 (aka Figure WSA-3) shall be recognizable by the presence of Type "A" Hydrologic Soil Group identifying the most effective recharge areas.

During the site planning process, a soil analysis shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type "A" Hydrologic soils described by the NRCS Soil Survey maps.

To maximize open space and preserve the natural environment, all development shall conform to the following requirements.

An acceptable alternative plan to a configuration in which the required percentage of open space is located on site is a plan that ensures that the required percentage of open space is permanently preserved through the transfer of density credits, development rights, or property purchases (such off-site transfers shall be limited to property located within the Wekiva Springshed), and such open space shall be permanently protected through conservation easements or similar binding mechanisms. (Added 10/10, Ord. 2010-13)

The following text describes areas of Orange County that contain special criteria for open space. For these following areas, all open space shall be permanently protected and unless otherwise noted, the clustering of open space is required.

Residential land uses in Growth Centers.

Within Growth Centers in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows.

- i. development with densities of less than or equal to one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall be 40% or greater;
- ii. development with densities of less than or equal to one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 50% or greater;
- iii. development with densities greater than one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall be 60% or greater.
- iv. development with densities greater than one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 70% or greater.

Site Visit Photos

Subject Site – Undeveloped Land



North – Church / Self-storage Facility



West – Undeveloped Land



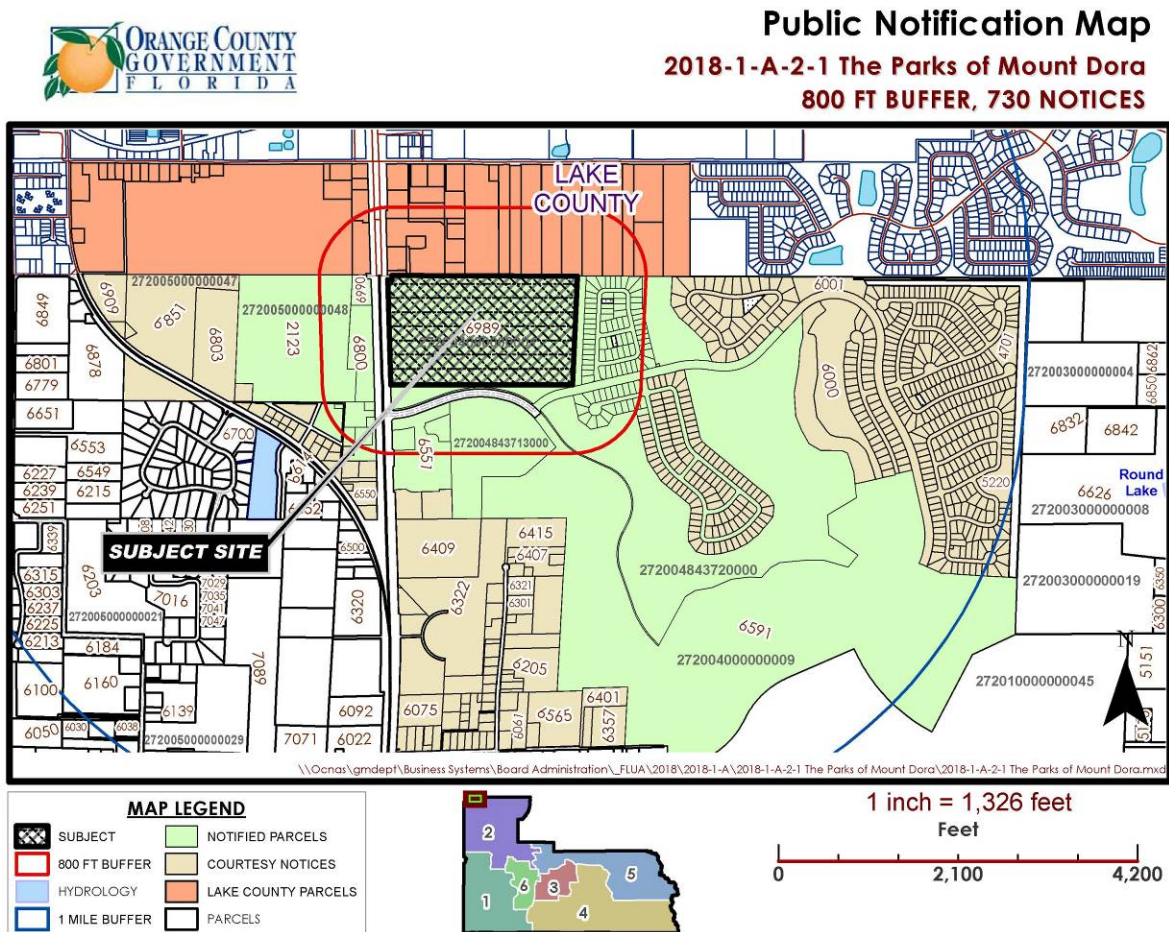
South – Stormwater Pond



East – Single-family Subdivision



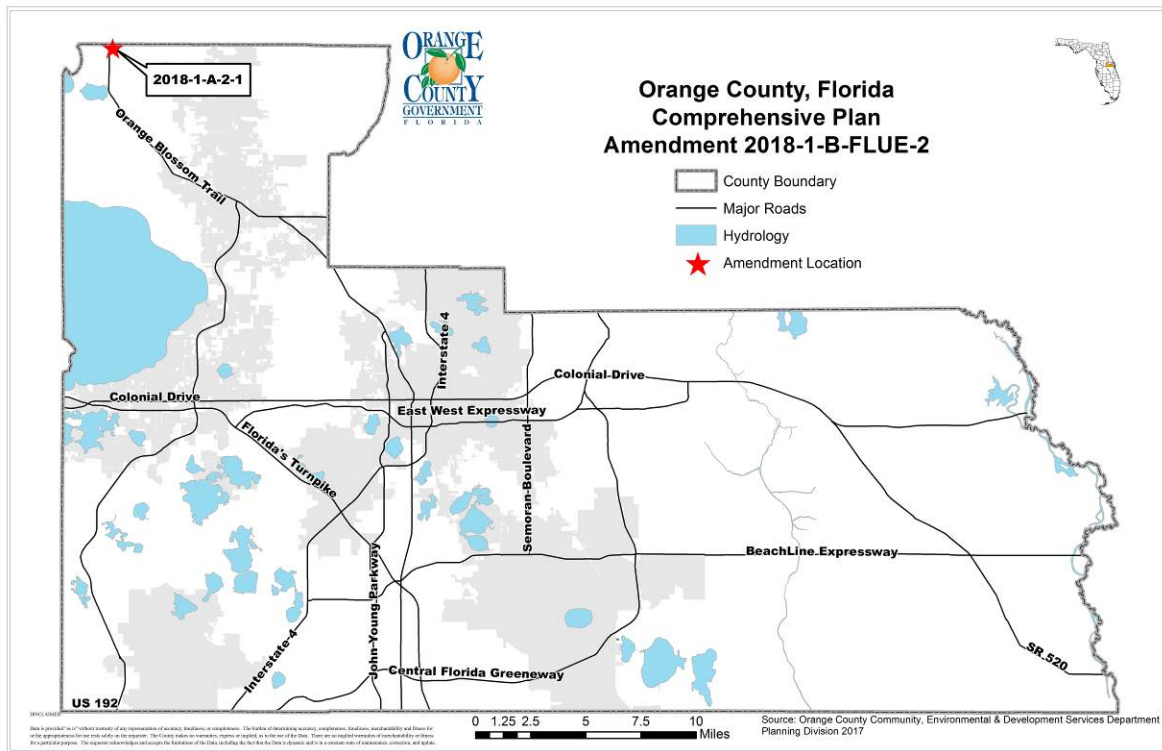
PUBLIC NOTIFICATION MAP



Notification Area

800 ft. plus homeowner associations within a 1-mile radius of the subject site

730 notices sent



The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
Report/Public Hearing		Outcome	Title: Amendment 2018-1-B-FLUE-2	
✓	Staff Report	Recommend Transmittal	Division: Planning	
✓	LPA Transmittal December 21, 2017	Recommend Transmittal (8-0)	Request: Amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	
✓	BCC Transmittal January 23, 2018	Transmit (7-0)		
✓	Agency Comments	March 2018		
✓	LPA Adoption	Recommend Adoption (9-0)		
	BCC Adoption	July 10, 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** of Amendment 2018-1-B-FLUE-2 to include the development programs for Amendment 2018-1-A-2-1 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. 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 Planned Development (PD) designation. Policy FLU8.1.3 establishes the basis for PD designations such that “specific land use designations...may be approved on a site-specific basis”. Furthermore, “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 approval of Amendment 2018-1-A-2-1; therefore, the development program for this amendment would be added to Policy FLU8.1.4. The language for Amendment 2018-1-A-2-1 (The Parks at Mount Dora) replaces the development program formerly adopted for Amendment 2010-1-A-2-2 (The Parks at Mount Dora). For specific references of consistency with the Comprehensive Plan, please refer to the staff report for the amendment.

B. Policy Amendments

Following are the policy changes proposed by this amendment. The proposed changes are shown in underline/~~strikethrough~~ 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
2010-1-A-2-2 The Parks at Mount Dora	Planned Development – Office/ Low Medium Density Residential (PD-O/ LMDR) and Expansion of the Northwest Growth Center (GC)	75,000 s.f. office 280 multi family senior housing units	2010-13
***	***	***	***
<u>2018-1-A-2-1</u> <u>The Parks at Mount Dora</u>	<u>Growth Center-Planned Development – Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)</u>	<u>75,000 sq. ft. of commercial development and up to 280 multi-family dwelling units</u>	<u>2018-</u>

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 2018 CALENDAR YEAR
(FIRST 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 December 21, 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 January 23, 2018, 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 March 16, 2018, 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 April 19, 2018, 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

g. On June 5, 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 July 10, 2018; and.

h. On July 10, 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 2018-1-B-FLUE-2:]

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
* * *	* * *	* * *	* * *
2010-1-A-2-2 The Parks at Mount Dora	Planned Development – Office/Low-Medium Density Residential (PD-O/LMDR) and Expansion of the Northwest Growth Center (GC)	75,000 s.f. office 280 multi-family senior housing units	2010-13
* * *	* * *	* * *	* * *
<u>2018-1-A-2-1</u> <u>The Parks at Mount Dora</u>	<u>Growth Center-Planned Development – Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)</u>	<u>Up to 75,000 sq. ft. of commercial development and up to 280 multi-family dwelling units</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 10th DAY OF JULY, 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

S:\EHartigan\2018\ORDINANCES\Comp Plan Amendments\2018 First Cycle\2018-1 Regular Cycle Ordinance_Continued Items_CAO review
6.27.18

APPENDIX “A”

FUTURE LAND USE MAP AMENDMENTS

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendments</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2018-1-A-2-1	Growth Center-Planned Development- Office/Low-Medium Density Residential (GC-PD-O/LMDR)	Growth Center-Planned Development- Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)
*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.		



Community Meeting Memorandum

DATE: November 6, 2017
TO: Gregory Gologowski, Chief Planner, Comprehensive Planning
FROM: Nicolas Thalmueller, Planner
SUBJECT: Amendment 2018-2-A-2-1 Community Meeting Synopsis
C: Project File

Location of Project: 6989 N Orange Blossom Trail; Generally located east of N. Orange Blossom Trail, north of Stoneybrook Hills Parkway, and south of Robie Avenue.

Property Identification: 04-20-27-0000-00-001

Meeting Date and Location: November 1st, 2017 at Stoneybrook Hills Clubhouse

Attendance:

District 2 P & Z Commissioner:	William Gusler
Planning Division staff:	Nicolas Thalmueller, Planning Division
	Steven Thorp, Planning Division
	Dan Kilponen, Planning Division
	Greg Gologowski, Planning Division

Residents:	71 residents
	730 community meeting notices sent

Overview of Project:

The applicant, Timothy Green with Green Consulting Group, has requested to change the Future Land Use (FLU) designation of the subject property from Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C.LMDR). The 63.57 acre subject site is located adjacent to the Orange County/Lake County line on the east side of N. Orange Blossom Trail, north of Stoneybrook Hills Parkway, and south of Robie Avenue.

In 2010, a FLU amendment (2010-1-A-2-2) was approved to change the property's designation from Rural (R) to its current designation and to incorporate it into the Northwest Growth Center. The property was eligible for incorporation into the growth center because it is within the Orange County / Mount Dora Joint Planning Area (JPA) and is designated for office and low-medium density residential development on the conceptual JPA land use map. The 2010 FLU change entitled the property for a specific development program of 75,000 sq. ft. of office uses and 280 multi-family senior housing units. The current request is to change that development program to 75,000 sq. ft. of commercial development and 500 multi-family dwelling units. This change will also require an amendment to the Mount Dora Joint Planning Area Conceptual Map, which will have to be approved by both the County and City. The property will have to rezone to Planned Development but there is currently no request to change the zoning.

Meeting Summary:

Nicolas Thalmueller opened the meeting at 6:02 P.M. and introduced Orange County Staff and the applicant. Mr. Thalmueller explained the concepts of Zoning and Future Land Use classifications, noted the requested change, discussed the history of the property, and summarized the Future Land Use Map Amendment process – noting the upcoming Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC) public hearing dates as additional opportunities for public input on the request. The purpose of the meeting was to give the applicant a chance to present his plans for the site and to gather community input. It was emphasized that no decisions would be made that.

The applicant, Tim Green, explained that the original idea in 2010 was that the area needed office style development, however, since the city of Mount Dora had developed a nearby office center, office was no longer desired. The applicant further explained that in 2010, at the request of the Orange County School Board, the applicant agreed to limit the multi-family development to senior housing units because there was no school capacity in the area. The applicant finished his presentation by stating that he was hoping to have a conversation with the community about what type of development they would prefer on the property and that the property owner was amenable to adjusting their request based on community input.

Several residents in attendance expressed concerns that the requested density was too intense to be compatible with the surrounding development. These residents expressed that there was only low density, single-family residential development in the area and that allowing the development of multi-family apartments on the subject property would be incompatible with the

existing development pattern. In response, the applicant stated that the property was already entitled for 280 apartments.

Another point of concern among the residents was the requested change from office development to commercial development. In his presentation, the applicant stated that in 2010 they believed that there was a market for office uses in the area, but there has been a significant amount of office development to the north in Mount Dora in the years since. Quite a few residents stated that there was no need for additional commercial development in the area, and pointed to the fact that there are vacancies in the Publix shopping center just south of the subject property.

Traffic was a primary concern among the residents' responses. Many individuals inquired as to whether a traffic study was required and expressed apprehension that the requested density would result in an increase in traffic that would disrupt the existing communities. The applicant stated that a traffic study was submitted as part of the application package, although he did not have the specific numbers with him that night. Staff further informed the residents that, as part of the amendment process, the Transportation Planning Division will be conducting an analysis of traffic impacts to the surrounding roadways. Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval may include proportionate share payment in order to mitigate any transportation deficiencies.

Similarly, residents stated that there were few schools in the area and that the proposed multi-family development would exert an undue burden on the existing school capacity. The applicant explained that they were currently in the process of entering into a capacity enhancement agreement with the school system and that they would be required to pay a fee based on the resulting impact from the development.

Another major point of contention was the desire of the residents for clarity on technical aspects of the proposed development. Residents wanted to know exactly what the proposed development would look like, how the uses would be distributed, and where the access points would be. The applicant responded that they do not have an end user or developer in mind for the property and has no specific development plans at this stage in the process. The applicant did offer that, ideally, there would be access to Stoneybrook Hills Parkway, and in fact, a condition of approval on the Foothills of Mt. Dora Planned Development Land Use Plan may require access between the developments. Mr. Thalmueller added that the technical details that the community members were requesting are not required at the initial transmittal stage for the requested FLU amendment. Those details would be specified when the applicant submits a rezoning application and will be identified through the Planned Development review process.

Finally, several requests were made that another community meeting be held to discuss the proposal. Staff stated when the applicant submits a Planned Development rezoning application, a community meeting would be required. Staff continued that the community meetings are held at the County Commissioner's discretion and that if the residents reached out to District 2 Commissioner Bryan Nelson's office, they could request an additional community meeting.

The meeting adjourned at 7:30 P.M and the overall tone was **NEGATIVE**.



Community Meeting Memorandum

DATE: January 12, 2017
TO: Gregory Golgowski, Chief Planner, Comprehensive Planning
FROM: Nicolas Thalmueller, Planner
SUBJECT: Amendment 2018-2-A-2-1 Community #2 Meeting Synopsis
C: Project File

Location of Project: 6989 N Orange Blossom Trail; Generally located east of N. Orange Blossom Trail, north of Stoneybrook Hills Parkway, and south of the Orange County/Lake County Line.

Property Identification: 04-20-27-0000-00-001

Meeting Date and Location: January 10, 2018 at Tangerine Improvement Society

Attendance:

District 2 Commissioner:	Bryan Nelson
Planning Division staff:	Nicolas Thalmueller, Planning Division
	Steven Thorp, Planning Division
	Greg Golgowski, Planning Division
Residents:	77 residents
	730 community meeting notices sent

Overview of Project:

The applicant, Timothy Green with Green Consulting Group, has requested to change the Future Land Use Map (FLUM) designation of the subject property from Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR). The 63.57-acre subject site is located adjacent to the Orange County/Lake County line on the east side of N. Orange Blossom Trail, north of Stoneybrook Hills Parkway, and south of Robie Avenue.

In 2010, a FLUM amendment (2010-1-A-2-2) was approved to change the property's designation from Rural (R) to its current designation and to incorporate it into the Northwest Growth Center. The property was eligible for incorporation into the growth center because it is within the Orange County / Mount Dora Joint Planning Area (JPA) and is designated for office and low-medium density residential development on the conceptual JPA land use map. The 2010 FLU change entitled the property for a specific development program of 75,000 sq. ft. of office uses and 280 multi-family senior housing units. The current request is to change that development program to 75,000 sq. ft. of commercial development and 500 multi-family dwelling units. This change will also require an amendment to the JPA Conceptual Map, which will have to be approved by both the County and City. The property will have to rezone to Planned Development but there is currently no request to change the zoning.

Meeting Summary:

Nicolas Thalmueller opened the meeting at 6:12 P.M., and noted that District 2 Commissioner Bryan Nelson requested this second community meeting in order to give the community an additional opportunity to provide comments and concerns. After explaining the proposed amendment, as described above, Mr. Thalmueller noted that the amendment is currently in the transmittal stage of the 2018-1 large-scale amendment cycle, and clarified that a vote by the Board of County Commissioners (BCC) to transmit an amendment is not an indication that the proposed amendment will be adopted. It was also conveyed that no decisions are made at the community meeting, and that the Board of County Commissioners make the final decisions.

After opening the meeting to questions, a resident inquired about Mount Dora's review process, and was informed that at the Tuesday, January 18 2018 the Mount Dora City Commission hearing, the board would be voting on whether to support the JPA amendment which would be required by the County's Comp Plan change. However, if Mount Dora denies the request, there is no policy prohibiting the applicant from revising their proposal and bringing it back to the City Commission.

The property owner, Timothy Bailey, and the applicant, Timothy Green, emphasized that the subject property is currently entitled for 75,000 square feet of office development and 280 senior multi-family units but that they believe that there is greater potential for the property. Mr. Green stated that their hope for the meeting is to gather constructive criticism on the current request and get input from the community on what type of development they would support on the property.

Numerous residents expressed concern that the proposed increase in residential density would lead to the escalation of traffic issues in the area and negatively impact the existing community. One resident stated that there are several new neighborhoods currently approved within the Stoneybrook area that will begin to be developed soon, and therefore there is even less capacity in the area. Mr. Thalmueller informed the residents that, as part of the amendment process, the Transportation Planning Division had conducted an analysis of traffic impacts of the proposed development to the surrounding roadways and identified an increase of 276 P.M. peak hour trips. Additionally, final permitting of any development on this site will be subject to review and approval under capacity constraints of the County's Transportation Concurrency Management System. Such approval may include a proportionate share payment to mitigate any transportation deficiencies. Several residents were concerned about the proposed development getting access from Stoneybrook Parkway; however, Mr. Green noted that the subject property is currently not able to construct access to Stoneybrook Parkway. That could only be accomplished through an agreement between the developer and Stoneybrook.

Another common point of concern among the attendees was that the increased residential density is not consistent with the existing development in the area and will result in no benefit to the surrounding neighborhoods. The residents strongly voiced their desire to keep the area rural in nature. The residents understood that the property is currently approved for the office and senior multi-family uses and argued that the property owner should be happy with what they have. Mr. Bailey responded that the reason for the requested higher residential density is that it would allow the developer to add more amenities to the development. In addition, similar to the first community meeting, many residents stated that there is no need for additional commercial development in the area and pointed to the fact that there are vacancies in the Publix shopping center just south of the subject property. Mr. Thalmueller noted that the amendment process allows the applicant to revise their requested land uses and development program, and that the currently requested 500 multi-family units and 75,000 square feet of commercial development are not set in stone.

A question was raised regarding open space requirements. Mr. Thalmueller explained that the subject property is located within the Wekiva Study Area and that the Wekiva Parkway and Protection Act and County policies require that 60% of the property be retained as permanently protected and connected open space.

One final concern that was not brought up at the first community meeting was emergency response times. Multiple residents stated that there are no Fire Rescue or Sherriff facilities in the immediate area and that response times are exceedingly long. Their concern is that new commercial and multi-family development would increase the rate of criminality in the area and subject more residents to lengthy emergency response times.

The meeting adjourned at 7:45 P.M., and the overall tone was **NEGATIVE**.