



ORANGE COUNTY

PLANNING DIVISION

2018-2-C-2-1

SCHOOL SITE

82-H-N-7

BOARD OF COUNTY COMMISSIONERS

**OCTOBER 16, 2018
TRANSMITTAL PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY COMMUNITY, ENVIRONMENTAL
AND DEVELOPMENT SERVICES


PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION





DATE: October 16, 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: 2018-2-C-2-1 Regular Cycle Out-of-Cycle Privately Initiated Comprehensive Plan
Amendment School Site #82-H-N-7
Board of County Commissioners (BCC) Transmittal Public Hearing

Please find attached the staff report and associated back-up materials for the 2018-2 Out-of-Cycle Comprehensive Plan Amendment (School Site #82-H-N-7). This amendment was heard by the Local Planning Agency (LPA) at a transmittal public hearing held on September 20, 2018. The amendment is scheduled for a BCC transmittal public hearing on October 16, 2018.

The 2018-2 Out-of-Cycle Comprehensive Plan Amendment is a privately-initiated Future Land Use Amendment located in District 2. The proposed Future Land Map Amendment entails a change to the Future Land Use Map (FLUM) for a property ten acres or greater in size.

Following the BCC transmittal public hearing, the proposed amendment will be transmitted to the Florida Department of Economic Opportunity (DEO) and other State agencies for review and comment. Staff expects to receive comments from DEO and/or the other State agencies in November 2018. Pursuant to 163.3184, Florida Statutes, the proposed amendment must be adopted within 180 days of the comment letter. The adoption hearings are tentatively scheduled before the LPA on December 20, 2018, and before the BCC in January 2019.

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

AAV/sgw

Enc: 2018-2 Regular Cycle Out-of-Cycle Comprehensive Plan Amendment BCC Transmittal Binder (School Site #82-H-N-7)

c: Christopher R. Testerman, AICP, Assistant County Administrator
Jon V. Weiss, P.E., Director, Community, Environmental, and Development Services Department
Eric Raasch, Chief Planner, Planning Division
Gregory Golgowski, Chief Planner, Planning Division

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2018 SECOND REGULAR CYCLE OUT-OF-CYCLE AMENDMENT (SCHOOL SITE #82-H-N-7)

AMENDMENT TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS TRANSMITTAL BOOK

INTRODUCTION

This is the Board of County Commissioners (BCC) transmittal public hearing book for the proposed Out-of-Cycle 2018 Second Regular Cycle Amendment (2018-2) (School Site #82-H-N-7) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). This amendment was heard by the Local Planning Agency (LPA) during a transmittal public hearing held on September 20, 2018, and will go before the Board of County Commissioners (BCC) for a transmittal public hearing on October 16, 2018.

The 2018-2 Out-of-Cycle Amendment entails one privately-initiated map amendment. Since this is the transmittal stage for this amendment, there will be a second round of public hearings for adoption after the Florida Department of Economic Opportunity (DEO) and other State agencies complete their review of the proposed amendment and provide comments, which are expected in November 2018. Adoption public hearings are tentatively scheduled for the LPA on December 20, 2018 and the BCC in January 2019.

Once the Out-of-Cycle Amendment is adopted by the BCC, it will become effective 31 days after DEO notifies the County that the plan amendment package is complete, provided no challenges are brought forth for the amendment. If adopted, this amendment is expected to become effective in February 2019.

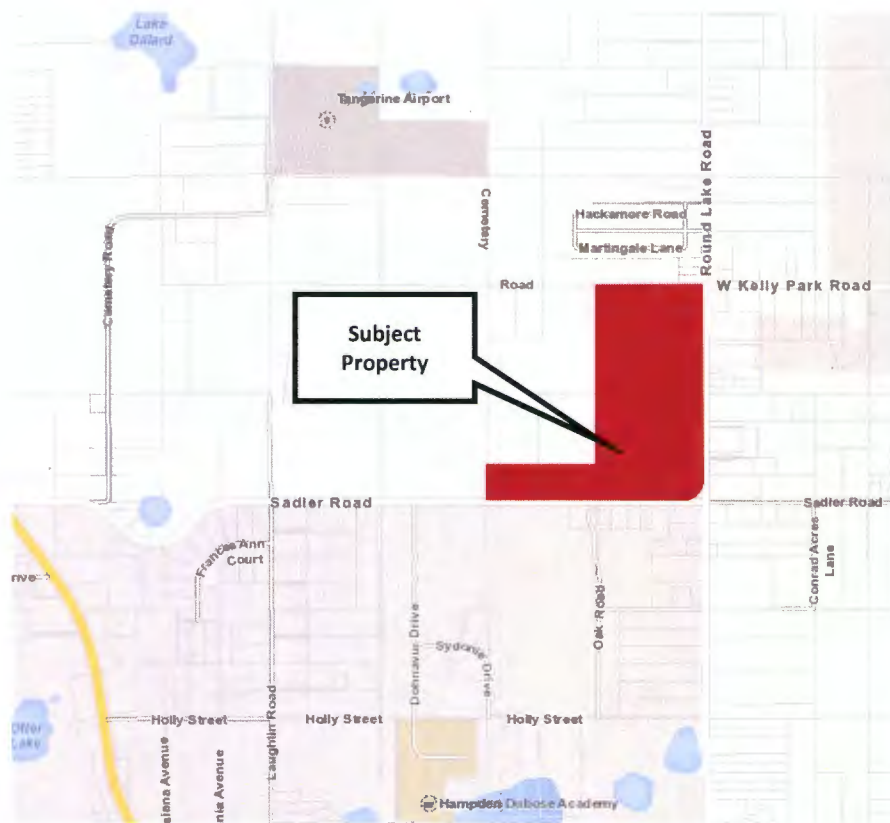
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2018-2 Regular Out-of-Cycle (School Site #82-H-N-7) State Expedited Review Comprehensive Plan Amendment
Privately Initiated Future Land Use Map Amendment

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
District 2													
2108-2-C-2-1 (School Site #82-H-N-7)	Expected	Orlando Beltway Associates	Julie Salvo, AICP, Orange County Public Schools	15-20-27-0000-00-004 (portion of)	5207 Sadler Road; Generally located north of Sadler Rd., east of N. Orange Blossom Trl., south of W. Kelly Park Rd., and west of Round Lake Rd.	Rural/Agricultural (R)	Educational (EDU)	R-CE-2 (Rural Residential District)	PD (Planned Development)	89.5 acres of the 181.32 gross acre parcel	Misty Mills	Transmit	Transmit (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



Applicant/Owner:

Orange County Public Schools
Orlando Beltway Associates

Location:

5207 Sadler Road Generally located north of Sadler Rd., east of North Orange Blossom Trl., south of West Kelly Park Rd., and west of Round Lake Rd.

Existing Use:

Undeveloped

Parcel ID Number(s):

15-20-27-0000-00-004

Tract Size:

89.5 acres of the 161.32 gross acre parcel

The following meetings/hearings have been held for this proposal:			Project Information	
Report/Public Hearing		Outcome	Future Land Use Map Amendment Request:	
✓	Community Meeting held September 4, 2018, with 40 members of the public in attendance.	Mostly informational in nature with opposition to the proposed high school and limited support	Rural/Agricultural (R) to Educational (EDU)	
✓	Staff Report	Recommend Transmittal	Concurrent Rezoning: required R-CE-2 (Rural Residential District) to PD (Planned Development)	
✓	LPA Transmittal September 20, 2018	Recommend Transmittal 9-0	Proposed Development Program: Public high school up to 400,000 square feet	
	BCC Transmittal October 16, 2018		Division Comments: Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis on each public facility. Environmental: Site is located within the Wekiva Study Area, had a prior agricultural land use. Phase I Environmental Site Assessment and limited Phase II ESA were completed. Transportation: requested revised transportation study	
	Agency Comments November 2018			
	LPA Adoption PZC Rezoning Hearing December 20, 2018			
	BCC Adoption BCC Rezoning Hearing January 2019			

SITE AERIAL



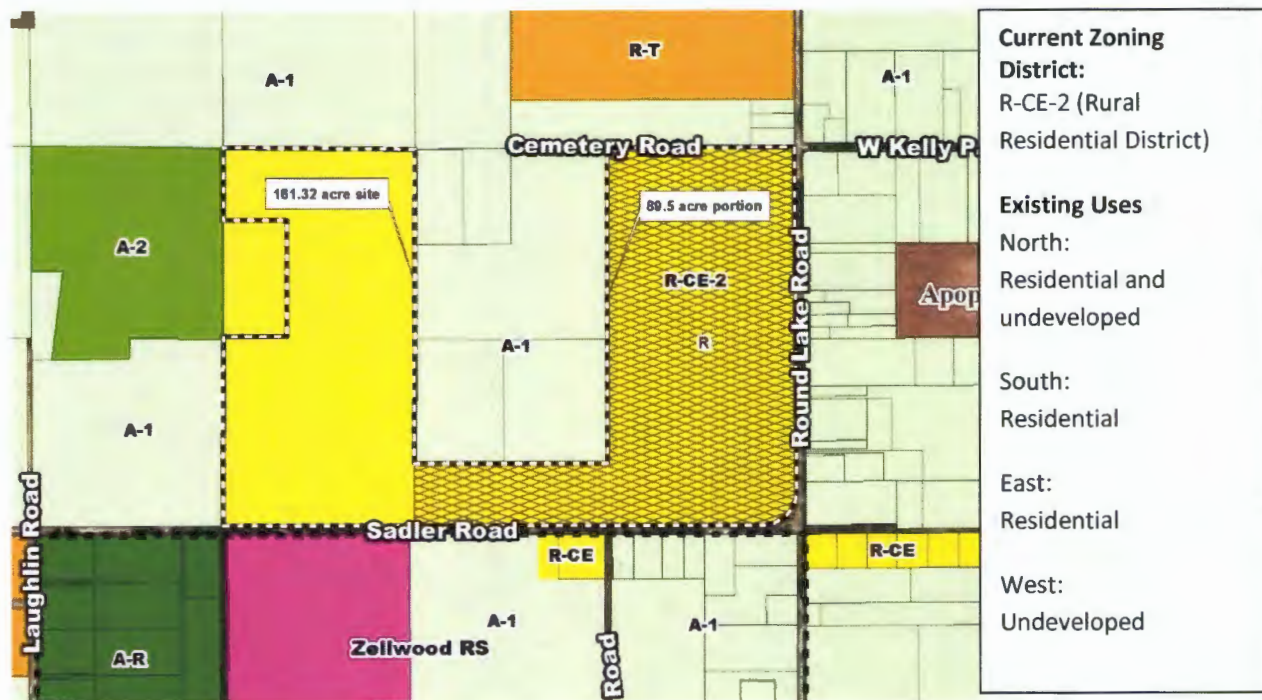
FUTURE LAND USE - CURRENT



FUTURE LAND USE - AS PROPOSED



ZONING - CURRENT



Staff Recommendations

- **FUTURE LAND USE MAP AMENDMENT 2018-2-C-2-1:** Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that amendment 2018-2-C-2-1 be TRANSMITTED to the reviewing agencies.

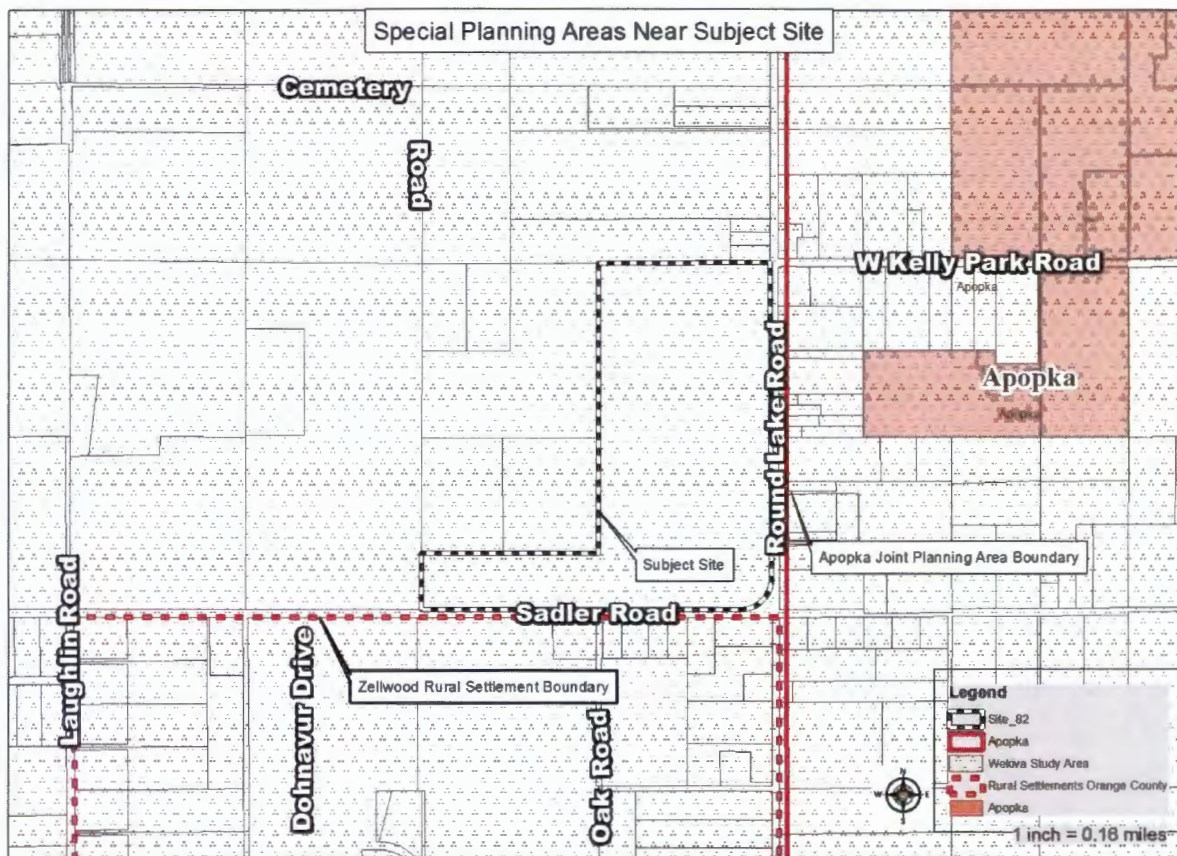
Analysis

1. Background Development Program

The applicant, Orange County Public Schools, is under contract with Orange Beltway Associates, a private landowner, to purchase a 161.32-acre parcel, parcel 15-20-27-0000-00-004 (5207 Sadler Road). The subject site has a future land use of Rural/Agricultural (R) which promotes long-term viability of agricultural uses as an economic asset while allowing single-family residential on large lots. The maximum density is one dwelling unit per ten acres (1 du/10 ac). The zoning on the subject site is R-CE-2 (Rural Residential District). The intent and purpose of this district is to provide for single-family ownership in a rural atmosphere to be located principally in the Rural Service Area, and to permit limited agricultural uses that are compatible with a rural residential environment. (Orange County Code Sec. 38-401)

The applicant is requesting to amend the future land use on an 89.5-acre portion of the site to Educational (EDU). Educational uses include public elementary, K-8, middle, and high schools and ninth grade centers with a maximum floor area ratio of 2.0. The requested designation, if approved, would allow for a public high school up to 400,000 square feet on the property. The subject site is not currently in the Orange County Public Schools (OCPS) ten-year capital plan but OCPS is looking to acquire the parcel to allow for a high school that would relieve Apopka High School. The zoning on the property is R-CE-2 (Rural Residential District). As per **Future Land Use Element Policy FLU8.1.1** the correlating zoning district for the Educational (EDU) future land use is PD (Planned Development District). A PD (Planned Development District) zoning ensures that development will occur according to limitations of use, design, density, coverage and phasing stipulated on an approved development plan. (Orange County Code Sec. 38-1201)

The subject site is located within the Rural Service Area and the Wekiva Study Area. The details of each are discussed below. The site is located to the north of and adjacent to the Zellwood Rural Settlement with the boundary being along Sadler Road. Rural settlements are designated to protect the character of settlements that were created prior to the adoption of the Comprehensive Plan and which are in the Rural Service Area. Rural Settlement policies do not directly affect the project site, but its location requires that some consideration be given to the adjacent Zellwood Rural Settlement when considering compatibility. The site is also located to the west of and adjacent to the Apopka Joint Planning Area with the boundary being Round Lake Road. Joint Planning Area (JPA) agreements have been negotiated between the county and several cities, including Apopka, in an effort to identify those areas of the county that cities anticipate annexing and providing urban services to so that planning efforts can reflect that expectation. In fact, Apopka's current city limits are now approaching Round Lake Road. The Apopka JPA agreement does not affect the project site, but its proximity requires that some consideration be given to the city's desire to see this adjacent area become urbanized. A map depicting the boundaries is below.



Map 1 Special Planning Areas near the subject site

Schools Sites within the Rural Service Area

The subject site is located north of the Zellwood Rural Settlement within the Rural Service Area. The Future Land Use Element distinguishes between the construction of public high schools in the Rural Service Area and a Rural Settlement. Public high schools are permitted in the Rural Service Area, but are prohibited in Rural Settlements, **Future Land Use Element Policy FLU8.7.6**.

The Rural Service Area is the portion of the County outside of the Urban Service Area, as defined by **Future Land Use Element Objective OBJ FLU6.1**. There are areas within the Rural Service Area,

Rural Settlements, that are intended to recognize and preserve existing development patterns at the time the Comprehensive Plan was adopted in 1991. The creation of Rural Settlements recognized the need to maintain agricultural areas and rural uses in the Rural Service Area, while providing for rural communities, as distinguished in Future Land Use Element Objective OBJ FLU6.2. Future Land Use Element Policy FLU6.2.1 designates the twenty-two (22) Rural Settlements recognized by Orange County. This is further refined by Future Land Use Element Policy FLU6.2.2 which requires that every effort shall be made to preserve the existing character of the Tangerine, Clarcona, Christmas, Zellwood, and Gotha rural settlements as part of Orange County's heritage and historic preservation.

Wekiva Study Area

The Wekiva Study Area was established by the Wekiva Parkway and Protection Act, Section 369.316, Florida Statutes in June 2004. The Act authorized building the Wekiva Parkway and provided protection to the Wekiva River system and defines the boundary of the Wekiva Study Area. Additionally, it required local governments in the Wekiva Study Area to adopt certain amendments to their comprehensive plan to protect ground water and surface water within the Study Area.

To comply with this requirement, Orange County adopted goals, objectives and policies that pertain to the Wekiva Study Area. **Future Land Use Element Objective OBJ FLU6.6** contains policies that are specific to development within the Wekiva Study Area to protect ground water and surface water resources and to help attain target water quality standards. **Future Land Use Element Policy FLU6.6.6** limits land uses within the Rural Service Area portion of the Wekiva Study Area to very low and low intensity uses to the greatest extent possible. Density and intensity shall not be increased through a future land use change unless there is substantial evidence that the change will satisfy a demonstrated need in the community or area. Orange County Public Schools provided a demonstration of need in their application's justification statement, discussed below.

Along with the policies contained in the Future Land Use Element, the **Open Space Element Objective OBJ OS1.3** contains policies specific to protecting the Wekiva Springshed and its natural resources by maximizing preserved open space within the Wekiva Study Area. **Open Space Element Policy OS1.3.2** defines open space within the Wekiva Study Area 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. It requires that within a development site a minimum quantity of developable area remain preserved, which shall represent the minimum open space requirements. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas. 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.

Open Space Element Policy OS1.3.6 contains special criteria for open space determined by the location of the parcel. The subject site is a nonresidential use located within the Rural Service Area; therefore, the following open space is required:

New non-residential uses permitted in the Wekiva Study Area within the Rural Service Area generally shall be limited to neighborhood and community commercial uses including small offices, institutional uses, agricultural uses, public parks and public conservation lands. Land

uses existing prior to adoption of this policy shall be recognized and allowed to develop according to the appropriate Land Development Code in place at the time of development permitting. Comprehensive plan map amendments may allow neighborhood or community commercial uses only at intersections of collector or arterial roadways, and such uses shall be restricted to neighborhood and low-intensity community commercial uses. Such commercial uses shall not be considered to be an impetus for increased residential densities in proximity to those commercial uses. Non-residential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. (emphasis added) To minimize impervious surfaces, shared parking shall be required to the greatest extent practicable between adjacent non-residential uses.

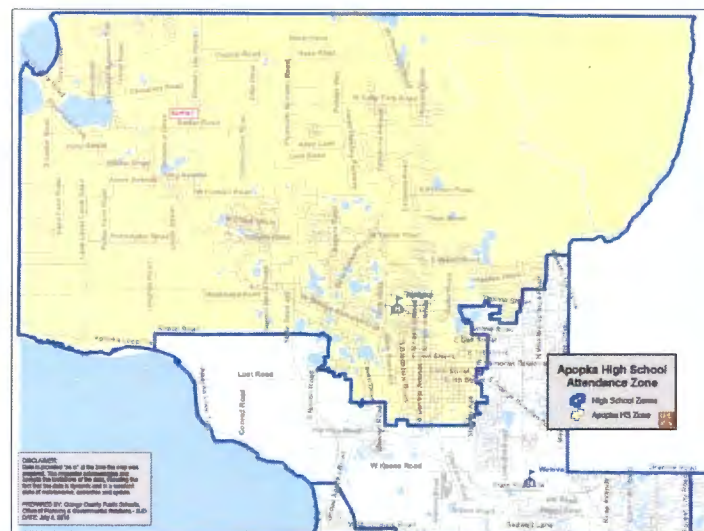
Based on this requirement twenty-five percent (25%) of the 89.5 acre site or twenty-two (22) acres must be set aside as open space.

Apopka Joint Planning Area

The subject property lies directly west of the City of Apopka/Orange County Joint Planning Area (JPA) boundary. Although not within the JPA or adjacent to the Apopka city limits, it is located within the City Territorial Area for potable water, wastewater, and reclaimed water service, as established in the 2004 City of Apopka/Orange County Amended and Restated Water, Wastewater, and Reclaimed Water Territorial Agreement (the "Territorial Agreement") and the 2006 First Amendment to the Territorial Agreement. The City of Apopka has informed staff that potable water, wastewater, and reclaimed water lines are presently not in place in the immediate vicinity of the property. However, Apopka's master plan calls for the extension of a 12" potable water main, a 20" reclaimed water main, and a 10" wastewater force main in 2020. The City has cautioned, though, that these extensions are dependent upon development and are subject to change. As the property is located in the City Territorial Area for potable water, wastewater, and reclaimed water service, a JPA amendment will not be required to allow for the provision of utilities to the proposed high school site.

Orange County Public Schools (OCPS) Demonstration of Need

As part of the application submitted to amend the Future Land Use Map, OCPS submitted a justification statement that contains a demonstration of need. OCPS outlines the methodology used to determine population projection, including monitoring birth and growth of the population and tracking all residential development in various phases of planning, development, and construction. Within the Apopka High School and Wolf Lake Middle School attendance boundaries, OCPS has identified over 40 projects, primarily single-family, totaling over 7,000 single-family residential dwelling units. It is noted that over half of these units will be located in the City of Apopka.



Map 2 Apopka High School Attendance Zone Map Created and prepared by OCPS

The justification statement includes a table that summarizes the existing enrollment, permanent capacity, and projections for Apopka High School. The permanent capacity is 3,231, the actual 2017-18 enrollment is 3,352. It is projected that enrollment will continue to increase over the 10 year period with a projected enrollment of 3,898 for the 2027-28 school year.

The justification statement also includes information about reserved school sites in the area. These include two elementary school sites (Bargrove and Foothills of Mt. Dora) and one middle school site (Foothills of Mt. Dora) that, once developed, would feed into the proposed high school.

Required Rezoning

As per **Future Land Use Element Policy FLU8.1.1** the correlating zoning district for the Educational (EDU) future land use is PD (Planned Development District) and as stated in Section 38-1751(b) of the County's Public School Siting Regulations, last amended on April 25, 2017 (Ordinance 2017-06) and codified in Chapter 38, Article XVIII of the Orange County Code, public high schools in the Rural Service Area are only permitted in the PD (Planned Development) zoning district. OCPS intends to rezone the property from R-CE-2 (Rural Residential District) to PD (Planned Development) District. Staff anticipates that if the proposed future land use map amendment is transmitted to the Florida Department of Economic Opportunity (DEO), a concurrent planned development rezoning application will be considered during the adoption stage.

Community Meeting

A community meeting for the proposed Future Land Use Amendment occurred Tuesday, September 4, 2018. There were approximately forty (40) residents in attendance. The meeting was mostly informational in nature with questions about Orange County Public Schools siting process, timing of the proposed high school, and questions about traffic impacts. Some of the residents in attendance opposed the location of the proposed high school adjacent to their homes while a minority of those in attendance supported the proposal. There was also concern regarding the odoriferous uses near the site affecting the outdoor activities that would occur as part of a high school.

2. Future Land Use Map Amendment Analysis

Pertinent Policies

The following Comprehensive Plan goals, objectives, and policies appear to be most pertinent to the review of this amendment and are specifically discussed in the paragraphs below.

Public Schools Facilities Element Objective OBJ PS5.2 requires the county to clearly identify in the Future Land Use Element and in the Land Development Code the land use categories in which schools shall be an allowable use. Supporting **Policy PS5.2.2** states that within the Rural Service Area, public schools shall be allowed as set forth in Policy FLU8.7.7. Additionally, **Policy PS5.2.3** states that in the event the School Board determines a public school facility is required in an area designated Rural/Agricultural on the Future Land Use Map, an amendment to the Future Land Use Map as EDU shall be required.

Future Land Use Element Policy FLU8.7.7 and **FLU8.7.9**, mentioned above, requires that if the "School Board determines a public school facility is required in an area designated Rural/Agricultural on the Future Land Use Map, an amendment to the Future Land Use Map as EDU shall be required." Additionally, **Public School Facilities Element Policy PS5.2.4** requires all new public school locations shall be subject to the terms and limitations established in the Public School Siting Regulations developed jointly by Orange County and the School Board. If the requested amendment is adopted, the subject site will possess the required future land use classification.

The applicant is applying for a Future Land Use Map amendment based on these requirements. This request is considered consistent with the aforementioned policies.

Compatibility

The Comprehensive Plan is intended to act as a guide for future growth and development. It contains policies to ensure compatibility continues to be the fundamental consideration in all land use and zoning decisions, as stated in **Future Land Use Element OBJ FLU8.2**. This objective has policies to guide regulatory decisions that involve differing land uses. One such policy is **FLU8.2.1** which requires land use changes to be compatible with the existing development and development trend in the area.

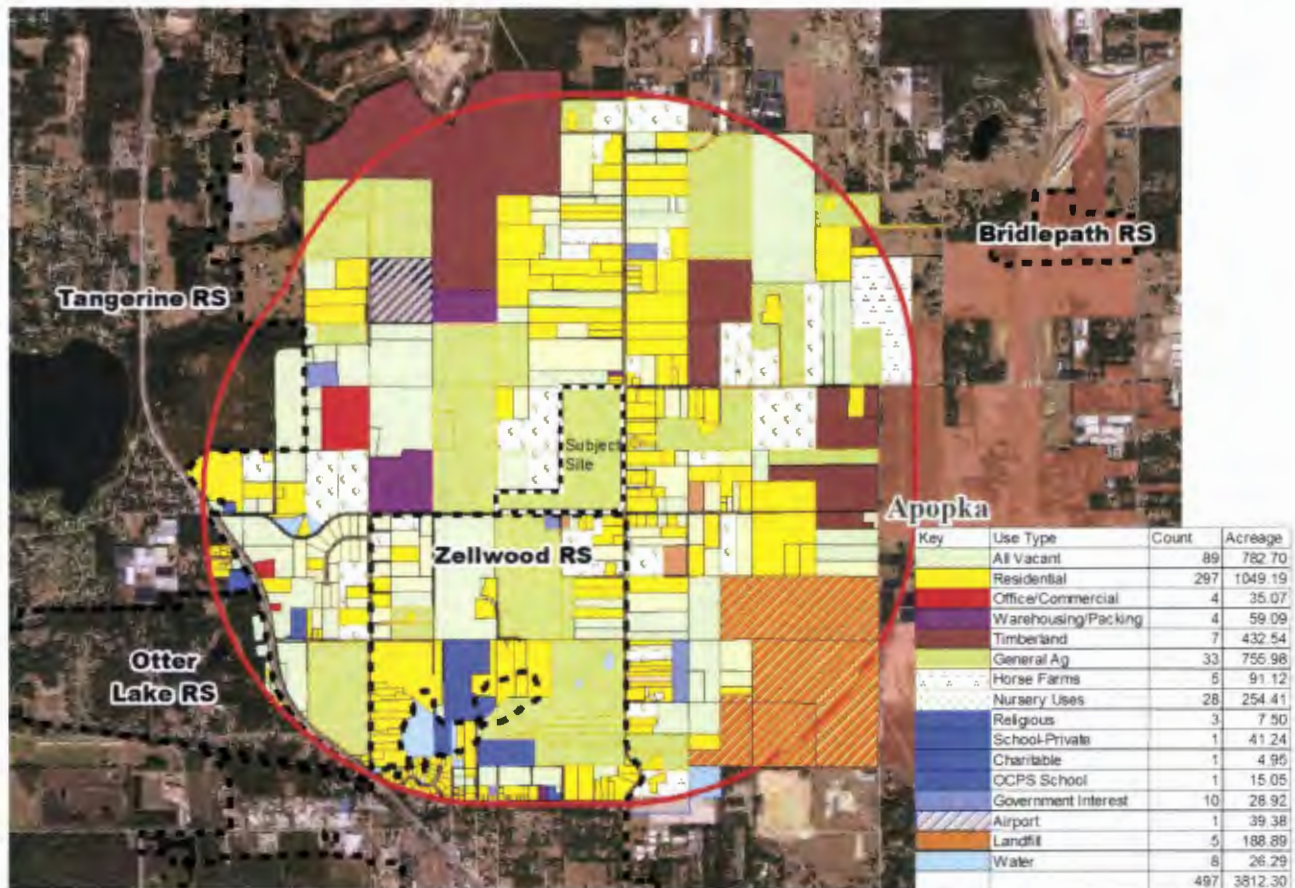
The subject property is located in an area that is characterized by rural development. This is evident in the two-lane roads, large lot residential development, and agricultural uses that are scattered across the landscape. This observation is supported by staff analysis of the property uses in the area.

To refine the uses, staff created a one-mile buffer around the subject property. Using property use codes (known as DOR codes) assigned by the Orange County Property Appraiser, planning staff counted use types and totaled the acreage of the use types¹. The map and the data reflecting these results is shown in the map and table below.

The one mile buffer includes 497 parcels and 3,812-acres, exclusive of the petitioned site. The majority of the area is residential in nature, with vacant land as the next highest use. Agricultural uses such as grazing land, hay production and semi-improved pasture consist of 756 acres or twenty percent (20%) of the land use within the one-mile buffer. Additional uses such as timberland, horse farms, and nursery uses comprise 778 acres or twenty percent (20%) of the land uses within the buffer.

Notable uses include the Mid-Florida Materials and Golden Gem Landfill, Monterey Mushroom Plant, the Tangerine Airport, Hampden Dubose Academy, the Sydonie Mansion, and the Zellwood Elementary School.

¹ Planning staff refined some codes to reflect the uses on the site, such as the Tangerine airport and the Mid-Florida Materials and Golden Gem Landfill, which are assessed as non-agricultural acreage.



The subject property lies within the Rural Service Area. There are three Rural Settlements within the one-mile radius of the subject property: Zellwood; Tangerine; and Otter Lake. As previously discussed, Rural Settlements were implemented to recognize communities that existed at the time of the 1991 Comprehensive Plan adoption. **Future Land Use Element Policy FLU6.2.2** states that every effort shall be made to preserve the existing character of the Tangerine, Clarcona, Christmas, Zellwood, and Gotha rural settlements as part of Orange County's heritage and historic preservation. The subject site is north of the Zellwood Rural Settlement.

While the subject property is outside of the Rural Settlement, development does not occur in a vacuum and can affect the surrounding area. Such impacts can be positive, such as the proposed school becoming a focal point of the community or can be negative such as increased traffic in the immediate area. Another perceived impact could be additional development or growth in the area. To protect against the use of public schools and extended water and wastewater facilities, **Future Land Use Element Policy FLU8.7.8** excludes the expansion of water and wastewater facilities in a Rural Settlement to serve public school sites shall not be the justification or impetus for future development in a Rural Settlement.

Additionally, **Future Land Use Element Policy FLU6.1.4** states:

Institutional uses shall not be an impetus for additional urban development in the Rural Service Area.

Therefore, siting a school at this location would not justify increased levels of development on nearby parcels.

While there is concern for the increased traffic and potential development in the area, a school can act as a social and organizational focal point for a community. It should also be noted that Apopka High School is approximately nine (9) miles from the petitioned site. The distance travelled by students who live in the area would be decreased by the proposed high school.

An additional protection for the character of the Rural Service Area and the Rural Settlements can be found in **Future Land Use Element Policy FLU6.2.14** that states the intensity of development adjacent to a Rural Settlement shall not negatively impact the character of the Rural Settlement. Compatibility may be provided using buffering.

Public School Facilities Element Goal PS 2 is to make public schools the cornerstones of community planning and design. This Goal is realized through objectives and policies that strive to enhance community/neighborhood design through the joint use of education facilities, such as the location of parks, recreation and community facilities in conjunction with school sites, the use of school facilities for joint-use such as community meeting sites, community based programs for athletics, performing arts, and after-school enrichment (**PS2.1.1, PS2.1.2, PS2.1.4, PS2.1.7**).

In recognizing the focal point that schools can play, **Neighborhood Element Objective OBJ N5.2** states the County shall coordinate its planning efforts with the School Board to provide better services to neighborhoods and residents. A policy under this objective is **Neighborhood Element Policy N5.2.5**, the County shall recognize that schools are the planning cornerstone of all neighborhoods (as elaborated in the Public School Facilities Element) and shall implement this philosophy in its entire neighborhood planning approach.

With the construction and opening of the State Road 429 interchange at Kelly Park Road and the anticipated growth in the area, OCPS recognizes the eventual student population to support a new high school and is positioning this site to be available should the area student population increase to the point that a high school would be warranted. OCPS stated at the community meeting that the school must have a significant portion of the school population in place prior to construction to ensure the school opens with enough students to achieve operational efficiency.

Division Comments: Environmental, Public Facilities and Services

Environmental Protection Division

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 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 imperiled (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 property 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. A Phase I

Environmental Site Assessment (ESA) was completed for this site on January 3, 2018. A limited Phase II ESA was completed on May 22, 2018 to address recognized environmental conditions. No activity will be permitted on the 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. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

This project may also be impacted by operations (including nuisance odors), and ongoing contamination remediation activities at the Monterey Mushroom facility located to the west.

The Mid-Florida Materials and Golden Gem Landfill are located 0.5 miles to the southeast. 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. Reference Orange County Comprehensive Plan Solid Waste Element, Policy SW1.7.4.

All development is required to pretreat storm water runoff for pollution abatement purposes, per Orange County Code Section 34-227. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.

Transportation Planning Division

PROJECT SPECIFICS

Parcel ID:	15-20-27-0000-00-004
Location:	North of Sadler Rd., east of N. Orange Blossom Trail, south of W. Kelly Park Rd., and west of Round Lake Rd.
Acreage:	89.5 developable acres (161.32 gross acres)
Request FLUM:	From: Rural/Agricultural (R) To: Educational (EDU)
Existing Development:	Undeveloped Land
Development Permitted Under Current FLUM:	Eight (8) Single-family dwelling units
Proposed Density/Intensity:	400,000 square feet Public High School

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Use: Eight (8) Single-family dwelling units	9	100%	9
Proposed Use: 400,000 square feet public high school	388	100%	388
Net New Trips (Proposed Development less Allowable Development): 388-9 = 379			

Future Roadway Network

Road Agreements: None

Planned and Programmed Roadway Improvements:

- Kelly Park Road/Sadler Road from US 441 to Rock Springs Road - Planned Partnership roadway improvement to widen to 4 lanes. This improvement is listed on the County's ten year roadway program however, a schedule to this project has not yet been determined.

Right of Way Requirements: None

Summary

The applicant is requesting to change 89.5 acres of the 161 acre property from Rural (R) to Educational (EDU) and request approval to develop a 400,000 square feet public high school. The applicant provided a traffic analysis in support of the proposed land use amendment which staff has reviewed and have the following comments:

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor.
- Since the peak traffic period for the high school coincides with the recurring AM and Midday peak hours, the traffic study should be revised to address the AM and Midday peak periods and the study findings updated.
- Revise and update Table 1 to show trip generation for AM and Midday peak periods.
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- Tables 7, 8 and 9 - The capacities listed for roadway segments 212.0 and 213.0 should be changed to 1,580 and level of service analysis updated.
- Analysis of the AM and Midday peak periods is not known at this time and a revised study is requested to determine level of service conditions. The traffic study should include an operational analysis of traffic conditions including an analysis of the site's access driveways. A Synchro/Simtraffic model should be overlaid on the school's site plan showing the entrance, exit and nearby intersections to make sure that there is sufficient storage in the car lines while dropping off and picking up students and that it doesn't affect operations on the mainline.
- Revised study required.

3. Rezoning Request Analysis –

A PD (Planned Development) application must be requested, as mentioned above.

4. Policy References

FLU1.1.4 In addition to FLU1.1.2(B), permitted densities and/or intensities for residential and non-residential development can be established through additional Future Land Use designations. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). The Future Land Use and Zoning Correlation is found in FLU8.1.1.

A. OTHER URBAN RELATED OPTIONS – The following are non-residential Future Land Use designations that are predominantly found in the Urban Service Area. These may also be located within Rural Settlements on a limited basis. (See specific policies within OBJ FLU6.2.) Also, Institutional and Educational designations may be located within the Rural Service Area on a limited basis as may be expressly allowed by other goals, objectives and/or policies in this Comprehensive Plan.

FLUM Designation	General Description	Density/Intensity
Urban Non-Residential – Predominantly urban in use		
Educational (EDU)	Educational includes public elementary, K-8, middle, and high schools and ninth grade centers.	2.0 FAR

OBJ FLU6.6 WEKIVA. By January 1, 2007, the Land Development Code shall establish specific requirements for development within the Wekiva Study Area that may be necessary to protect ground water and surface water resources and to help attain target water quality standards. The requirements shall address, but not be limited to, allowed uses, stormwater management, open space, habitat protection, and public facilities.

FLU6.1.4 Institutional uses, such as wastewater treatment and landfill facilities, whether operated by a local government or private enterprise, while allowed in the Rural Service Area shall not be an impetus for additional urban development in the Rural Service Area.

FLU6.2.2 Every effort shall be made to preserve the existing character of the Tangerine, Clarcona, Christmas, Zellwood, and Gotha rural settlements as part of Orange County's heritage and historic preservation. Rural Settlements may be designated as Preservation Districts for the purposes of municipal annexation pursuant to the Orange County Charter, Article V.

FLU6.6.6 The County shall protect the Wekiva Study Area through the establishment of three protection zones based upon the aquifer vulnerability data provided in the Florida Geological Survey Report of Investigation 104: Wekiva Aquifer Vulnerability Assessment (WAVA). The three Protection Zones as determined by the WAVA report are depicted in Figure WSA-5. The Primary Protection Zone is comprised of those areas expected to most directly affect the water quality surfacing at the springs within the WSA [time of travel and reduced natural attenuation]. The Secondary Protection Zone still contributes water to the springs, but over a longer period of time and allowing for somewhat greater natural treatment and reduction of the nitrogen.

The Tertiary Protection Zone covers all other areas in the WSA, where the flow to the springs is minimal or non-existent. As part of its analysis, the County shall determine whether certain land uses with the potential to contaminate or harm the aquifer shall

be limited or prohibited within portions of the WSA. The evaluation will need to address monitoring mechanisms as well as the costs of implementation and enforcement of protection zones and land use limitations. By January 1, 2007, the Land Development Code will be revised to include protection zones and appropriate standards for development within them, including stormwater runoff.

FLU6.2.14 The future land use, density and intensity of development adjacent to a Rural Settlement shall not negatively impact the character of the Rural Settlement. Density on adjacent parcels shall be reviewed in the context of its compatibility with the Rural Settlement. Additional compatibility may be provided using buffering or the clustering of units with dedicated open space, consistent with Future Land Use FLU6.2.6. Adjacent development shall be designed to produce minimal impact on local roads within the Rural Settlement.

FLU6.6.8 Land uses within the Rural Service Area portion of the Wekiva Study Area shall be limited to very low and low intensity uses to the greatest extent possible. Existing land uses are recognized but density and intensity shall not be increased through a future land use change unless there is substantial evidence that the change will satisfy a demonstrated need in the community or area.

Any petitioner for a future land use map amendment must submit documentation substantiating that a particular need exists in the community or area in which the change is being proposed. This documentation shall clearly identify the particular need and clearly describe how the proposed change is anticipated to satisfy that need.

Evidence and documentation indicating need and indicating that the proposed development would satisfy that need must be submitted from a third party objective source. In preparing such documentation, the petitioner shall keep in mind that market demand does not necessarily constitute need.

The following evaluation factors shall be used to determine consistency with this policy. To ensure environmental protection, projects shall identify whether a site is located in an environmentally sensitive area and whether locations in areas of lower vulnerability or areas that already allow the proposed land use are not available within a reasonable distance.

Applicants must demonstrate that the proposed land use is compatible with existing land uses and community character and is the least intensive to meet the demonstrated need. Additionally, the project will be evaluated based upon whether community or economic benefits are derived from the proposed land use at that location, as well as whether the proposed use benefits the environment (such as projects that will be designed and constructed using conservation design and green principles).

Residential projects shall demonstrate the need for additional residential development using analytical tools such as population projections and availability of existing or already approved vacant lots and/or units. Additional considerations will include housing affordability and impacts on public services and facilities.

Non-residential and mixed-use projects shall demonstrate that the proposed land use will not generate hazardous materials and waste. Additionally, factors such as support for forestry, agriculture, fishing and natural resource-based outdoor recreation

industries, as well as dependence on site-specific natural resources will be evaluated for the proposed land use.

- FLU6.6.10** 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 shall cluster to the maximum extent to preserve open space. Such clustering is density neutral and lot sizes may be reduced to accommodate the preserved open space. Priority for open space protection shall be given to the following resources, as required to be protected by the Wekiva 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. A minimum of fifty percent (50%) of any sensitive natural habitat occurring shall be preserved on-site.

The purposes of *open space design* 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 providing assured environmental protection, while remaining density and intensity neutral. By January 1, 2007, the Land Development Code shall include standards and incentives for open space/conservation subdivision design including minimum open space requirements, maximum lot size, and design standards.

- FLU8.1.1** (a) The following zoning and future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate. Density is restricted to the maximum and minimum allowed by the Future Land Use Map designation regardless of zoning. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). Orange County's **Zoning and Future Land Use Correlation** is referenced herein as follows:

Zoning and Future Land Use Correlation		
<i>FLUM Designation</i>	<i>Density/Intensity</i>	<i>Zoning Districts</i>
Urban and/or Non-Residential		
Educational (EDU)	2.0 FAR	PD

- OBJ 5.2** The County shall coordinate its planning efforts with the School Board to provide better services to neighborhoods and residents.
- N5.2.5** The County shall recognize that schools are the planning cornerstone of all neighborhoods (as elaborated in the Public School Facilities Element) and shall implement this philosophy in its entire neighborhood planning approach.

- OBJ OS1.3** Orange County shall protect the Wekiva Springshed and its natural resources by maximizing preserved open space within the Wekiva Study Area.
- 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.
- OS1.3.6** 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.

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.






Non-residential land uses in the Rural Service Area.

New non-residential uses permitted in the Wekiva Study Area within the Rural Service Area generally shall be limited to neighborhood and community commercial uses including small offices, institutional uses, agricultural uses, public parks and public conservation lands. Land uses existing prior to adoption of this policy shall be recognized and allowed to develop according to the appropriate Land Development Code in place at the time of development permitting. Comprehensive plan map amendments may allow neighborhood or community commercial uses only at intersections of collector or arterial roadways, and such uses shall be restricted to neighborhood and low-intensity community commercial uses. Such commercial uses shall not be considered to be an impetus for increased residential densities in proximity to those commercial uses. Non-residential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. To minimize impervious surfaces, shared parking shall be required to the greatest extent practicable between adjacent non-residential uses.

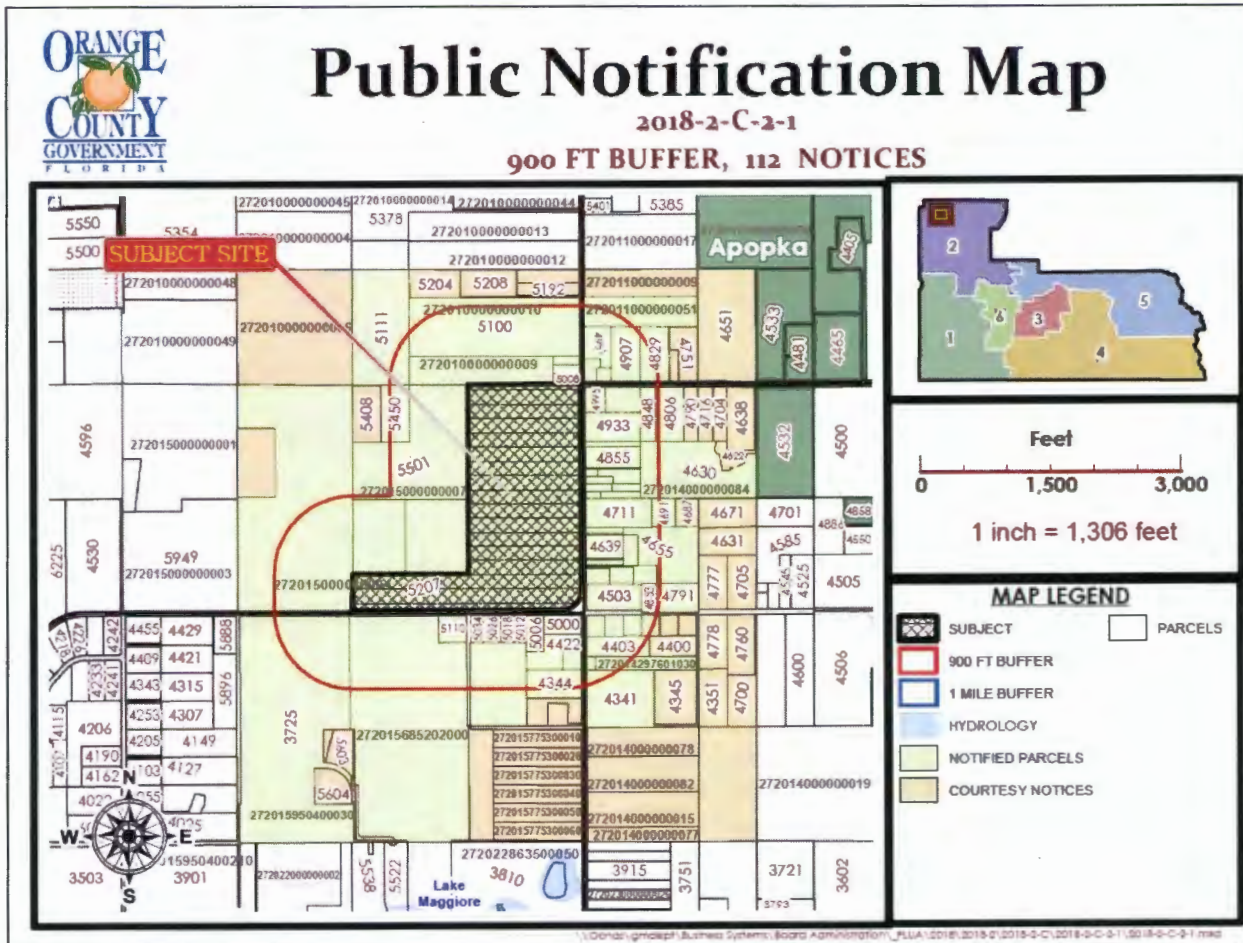
- GOAL PS2 Make public schools the cornerstones of community planning and design. (See OBJ FLU8.7 for the meaning of the terms “public schools”, “schools”, “public school facilities”, “educational facilities”, and the like.)**
- PS2.1.1** Encourage the location of parks, recreation and community facilities in new and existing communities in conjunction with school sites.
- PS2.1.2** Where feasible, Orange County Public Schools (OCPS) and Orange County shall work jointly to co-locate public facilities such as parks, libraries, and community centers with public schools. Where such co-location occurs, both entities shall establish an ongoing management relationship via written agreement that permits the school’s use of the public facilities and the public’s use of school facilities for community meetings and sports activities.
- PS2.1.4** Coordinate with the School Board to jointly fund and design new school facilities for joint-use such as community meeting sites and community-based recreational activities.
- PS2.1.7** Support and encourage community based programs for children’s athletics, performing arts and after-school enrichment in conjunction with school facilities.
- OBJ PS5.2 Clearly identify in the Future Land Use Element and in the Land Development Code the land use categories in which schools shall be an allowable use.**
- PS5.2.2** Within a Rural Settlement or the Rural Service Area, public schools shall be allowed as set forth in Policy FLU8.7.6 and Policy FLU8.7.7, respectively.

- PS5.2.3** In the event that the School Board determines a public school facility is required in an area designated Rural/Agricultural on the Future Land Use Map, an amendment to the Future Land Use Map shall be required. The School Board may request an amendment to the Future Land Use Map for a proposed school site at no cost.
- PS5.2.4** All new public school locations shall be subject to the terms and limitations established in the Public School Siting Regulations developed jointly by Orange County and the School Board, as they may be amended from time to time.

Site Visit Photos

Subject Site	
	
North – Undeveloped and Residential	East – Residential
	
South – Residential	West – Undeveloped
	

PUBLIC NOTIFICATION MAP





Community Meeting Memorandum

DATE: Wednesday, September 5, 2018
TO: Gregory Golgowski, Chief Planner
FROM: Misty Mills, Planner II
SUBJECT: Amendment 2018-2-C-2-1 – Community Meeting Summary
C: Project file

Location of Project: 5207 Sadler Road, Zellwood, Florida

Meeting Date and Location: Tuesday, September 4, 2018 – Willow Street Community Center
6565 Willow Street, Zellwood, Florida, 32798

Attendance:

District Commissioner	<i>Rod Love, Commissioner and Shirley Sharpe-Terrell, Aide</i>
Orange County Staff	<i>Gregory Golgowski, Jennifer DuBois, and Misty Mills</i>
Applicant Team	<i>Julie Salvo, Orange County Public Schools</i>
Property Owner	<i>N/A</i>
Residents	<i>112 notices sent, 40 residences in attendance</i>

Overview of Project:

The request is to amend the Future Land Use Map designation of a portion of the 161.32 gross acre site from Rural/Agricultural (R) to Educational (EDU) to allow for the eventual construction of a 400,000 square foot public high school. The petitioned site is undeveloped.

Meeting Summary:

Mrs. Mills provided information regarding the existing future land use and zoning on the site along with the proposed map amendments. Additionally, an overview of the amendment process was provided along with the upcoming public hearing dates. Julie Salvo, applicant for Orange County Public Schools (OCPS) informed those in attendance that the site is not currently in the Orange County Public Schools ten-year capital plan. The site is under contract for purchase and the entitlements must be in place prior to the purchase of the property being final.

Many of the questions were related to OCPS school planning and siting procedures, such as parcel selection criteria, reserved school sites in the area, school construction timing, and student population. There were questions about the submission of a traffic study and when detailed traffic counts are provided. There was also an indication of a need for a traffic light at the intersection of Kelly Park Road and Round Lake Road.

One resident voiced concern of the location near the Monterey Mushroom Plant and the pet burial service because of the odors omitted by the uses. Two residents expressed they were not

in favor of the location of the school, one because of the concern it will bring development and the other because the school is located across from his property.

The meeting adjourned at 7:15 p.m. The majority of those in attendance indicated they were not in favor of a school, when a member of the audience asked for those in favor to raise their hands. Of those in attendance, four (4) indicated they are in favor of the school. The overall tone of the meeting was **POSITIVE** with the meeting primarily being **INFORMATIONAL** in nature. There is some **OPPOSITION** to the proposed future land use map amendment.

AMENDMENT 2018-2-C-2-1 (Orange County Public School)

PROJECT SPECIFICS

Parcel ID: 15-20-27-0000-00-004
Location: North of Sadler Rd., east of N. Orange Blossom Trail, south of W. Kelly Park Rd., and west of Round Lake Rd.
Acreage: 89.5 developable acres (161.32 gross acres)
Request FLUM: From: Rural/Agricultural (R)
To: Educational (EDU)
Existing Development: Undeveloped Land
Development Permitted Under Current FLUM: Eight (8) Single-family dwelling units
Proposed Density/Intensity: 400,000 square feet Public High School

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Use: Eight (8) Single-family dwelling units	9	100%	9
Proposed Use: 400,000 square feet public high school	388	100%	388
Net New Trips (Proposed Development less Allowable Development): $388 - 9 = 379$			

Future Roadway Network

Road Agreements: None

Planned and Programmed Roadway Improvements:

- Kelly Park Road/Sadler Road from US 441 to Rock Springs Road - Planned Partnership roadway improvement to widen to 4 lanes. This improvement is listed on the County's ten year roadway program however, a schedule to this project has not yet been determined.

Right of Way Requirements: None

Summary

The applicant is requesting to change 89.5 acres of the 161 acre property from Rural (R) to Educational (EDU) and request approval to develop a 400,000 square feet public high school. The applicant provided a traffic analysis in support of the proposed land use amendment which staff has reviewed and have the following comments:

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor.
- Since the peak traffic period for the high school coincides with the recurring AM and Midday peak hours, the traffic study should be revised to address the AM and Midday peak periods and the study findings updated.
- Revise and update Table 1 to show trip generation for AM and Midday peak periods.
- Page 6, Section 4.2 - Trip Distribution: The OUATS model should be used to determine the traffic distribution pattern of the proposed use within the project impact area.
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overlaid on the school's site plan showing the entrance, exit and nearby intersections to make sure that there is sufficient storage in the car lines while dropping off and picking up students and that it doesn't affect operations on the mainline.

- Revised study required.



ORANGE COUNTY FIRE RESCUE DEPARTMENT
Jacob Lujan, Planning and Technical Services Division
6590 Amory Court
Winter Park, FL 32792
(407) 836-9893 Fax (407) 836-9106
Jacob.Lujan@ocfl.net

Date: September 6, 2018

To: Nicolas Thalmueller, Planner
Orange County Planning Division

From: Jacob Lujan, Interim Compliance and Planning Administrator
Planning & Technical Services—Orange County Fire Rescue Department

Subject: Facilities Analysis and Capacity Report 2018-2 Out-of-Cycle Amendments
Development Comprehensive Plan Amendments – Fire Rescue Summary

Amendment #	OC Fire Station First Due	Distance from Fire Station	Emergency Response Time
2018-2-S-2-1	20	2.0 miles	4 min

**Amended – no change for Fire*

Please contact our office if you have any questions or need additional information.

BKM

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2018-2 Regular Out of Cycle Comprehensive Plan Amendments

1) Amendment #2018-2-C-2-1

Zellwood High School OCPS Site 82-H-N-7

FLU from: Rural (R) to Educational (EDU)

Rezoning from: R-CE-2 (Rural Residential) to PD (Planned Development)

Proposed Development: 400,000 square foot public high school

Owner: Orlando Beltway Associates

Agent: Julie Salvo, AICP, Orange County Public School

Parcels: 15-20-27-0000-00-004 (eastern portion)

Address: 5207 Sadler Road

District: 2

Area: 89.5 acres of the 161.32 gross acres parcel

EPD Comments:

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 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 imperiled (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 property 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. A Phase I Environmental Site Assessment (ESA) was completed for this site on January 3, 2018. A limited Phase II ESA was completed on May 22, 2018 to address recognized environmental conditions. No activity will be permitted on the 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. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S.

This project may also be impacted by operations (including nuisance odors), and ongoing contamination remediation activities at the Monterey Mushroom facility located to the west.

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2018-2 Regular Out of Cycle Comprehensive Plan Amendments

The Mid-Florida Materials and Golden Gem Landfill are located 0.5 miles to the southeast. 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. Reference Orange County Comprehensive Plan Solid Waste Element, Policy SW1.7.4.

All development is required to pretreat storm water runoff for pollution abatement purposes, per Orange County Code Section 34-227. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.