

Cypress Creek Relief High School

Site #119-H-SE-3/LUP-18-09-278

OCPS Facilities Planning

October 18, 2018



**Orange County
Public Schools**

Summary of Request

Site #119-H-SE-3

- OCPS is seeking to rezone property to allow future development of a high school
- School not currently planned, designed, or budgeted
- Acquisition Phase
 - Rezoning required to finalize purchase





Project Information

- Current Zoning – Ginn PD (commercial, industrial, hotel, & office)
- Proposed Zoning – Meadow Woods (East) Area Relief HS PD (high school)
 - 200,000 sq. ft. of industrial to be removed from Ginn PD
- Future Land Use – PD-LDR/LMDR/MDR/C/O/OMDR/PR-OS/CON
 - High schools are permitted in LDR, LMDR, C, O
- Existing Use – Vacant
- Proposed Use – High School
- Maximum Height – 65 feet/4 stories
- Permanent Student Capacity – 2,776
- Square Footage – 400,000 sq. ft. max
- Acreage – +/- 55.0

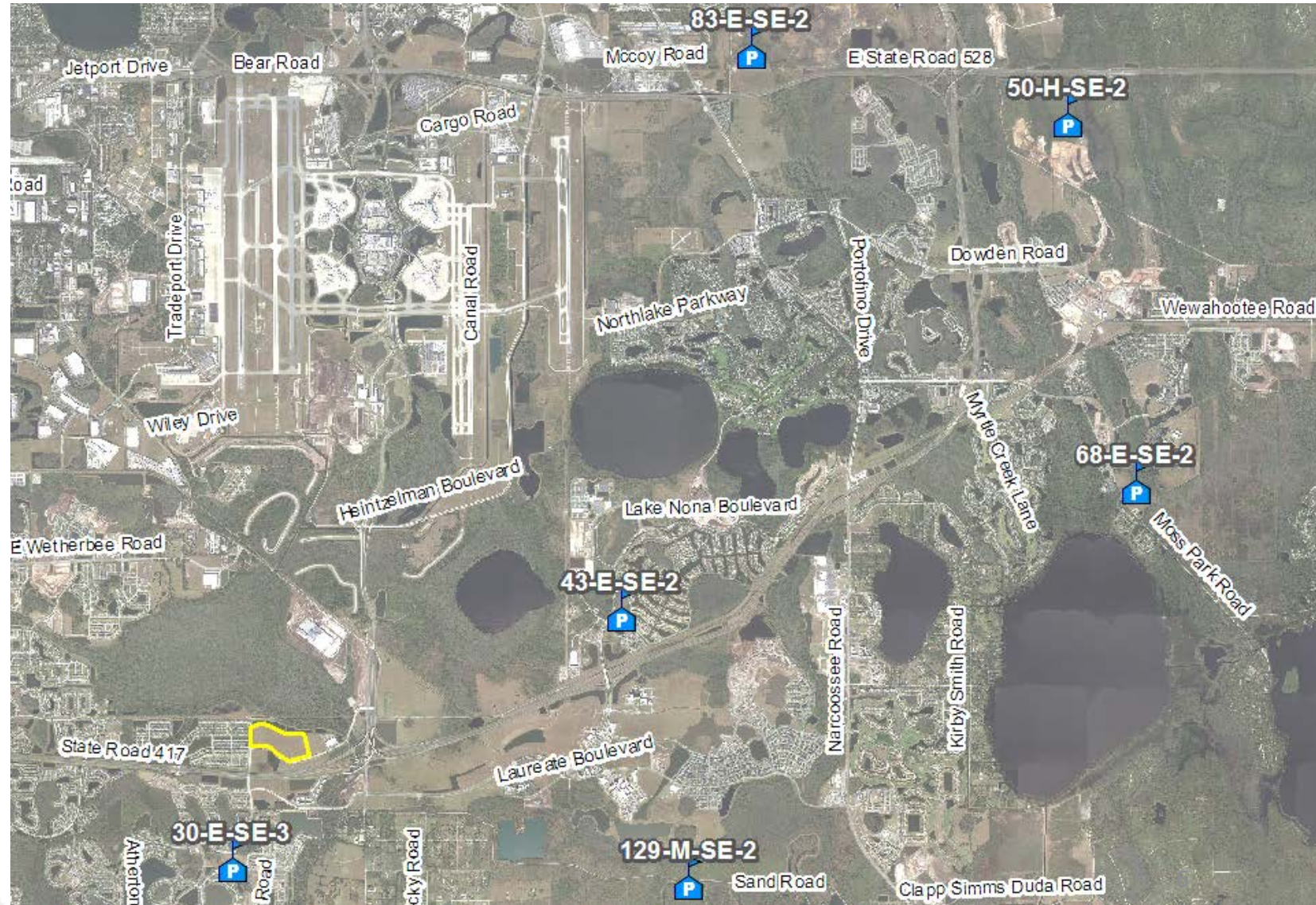
Acquisition History

- Need identified in mid-2000s but recession prevented purchase
- Lake Nona HS opened in 2009 but could not relieve Cypress Creek HS due to lack of east-west connectivity
- Cypress Creek HS was renovated in 2016 and permanent capacity was added
- OCPS reviewed 9 potential sites
- School is part of overall strategy to ensure adequate schools to serve projected area build-out
- Physical and Economic Constraints:
 - Wetlands/Swamp
 - Airport
 - Airport noise zones
 - Power lines
 - Rail lines
 - Land available for purchase
 - Price vs. revenue
 - Availability of east-west access

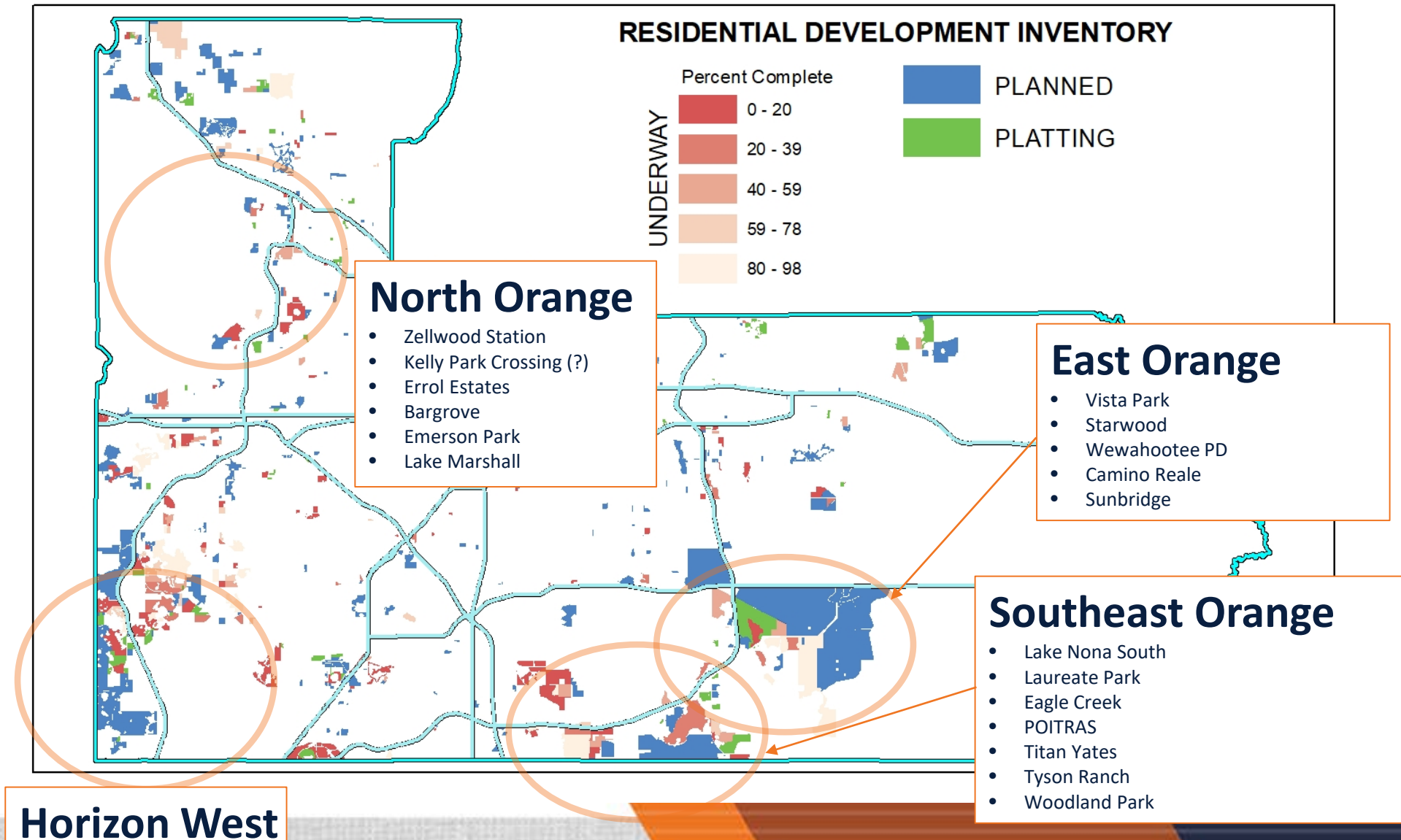
Southeast Area Relief Schools Funded in CIP

- 83-E-SE-2 - 2020
- 30-E-SE-2 – 2022
- 43-E-SE-2 – 2023
- 68-E-SE-2 – 2023
- 129-M-SE-2 - 2024
- 50-H-SE-2 – 2028*

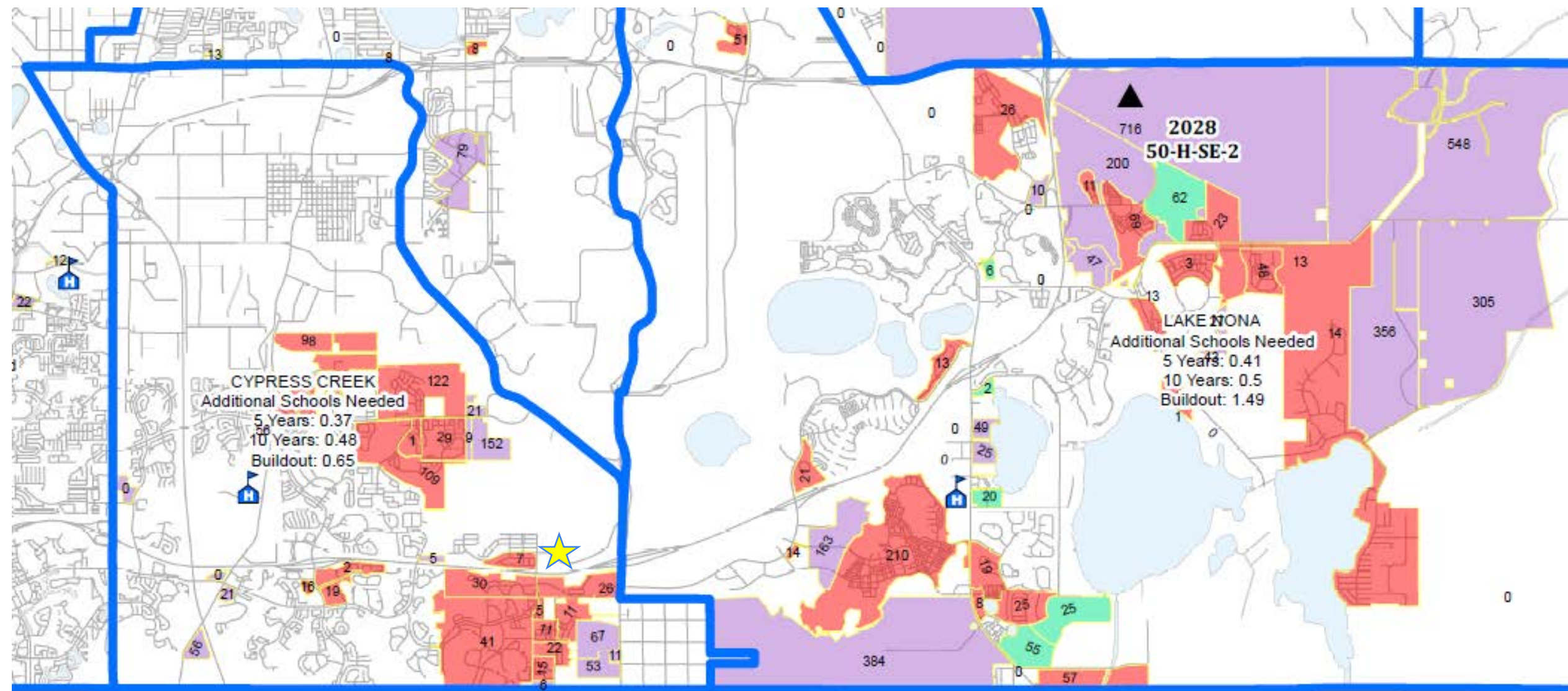
*Relief for Lake Nona HS
and/or Cypress Creek HS



The Need – Build-Out Analysis



The Need – Build-Out Analysis



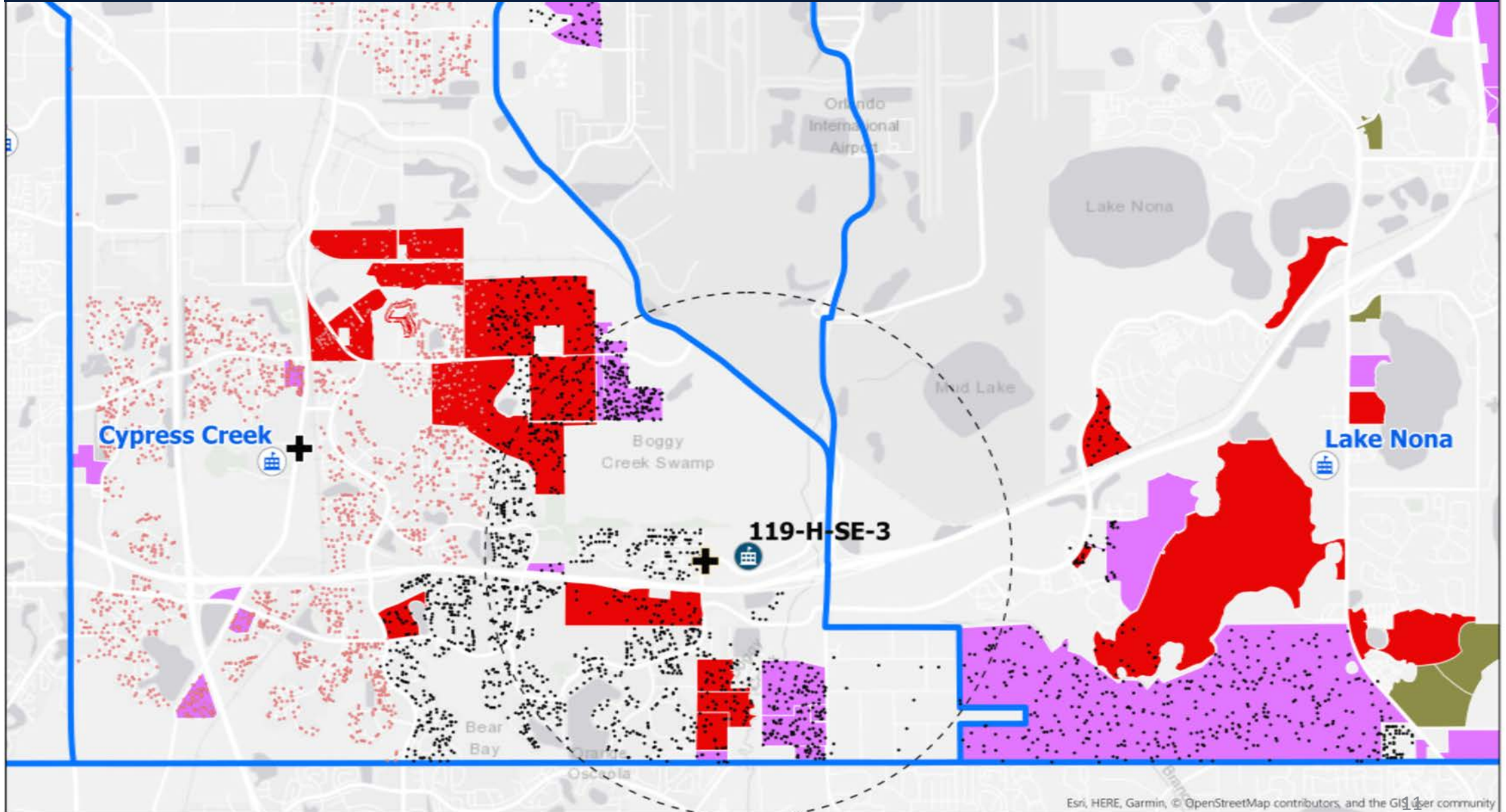
The Need – Build-Out Analysis

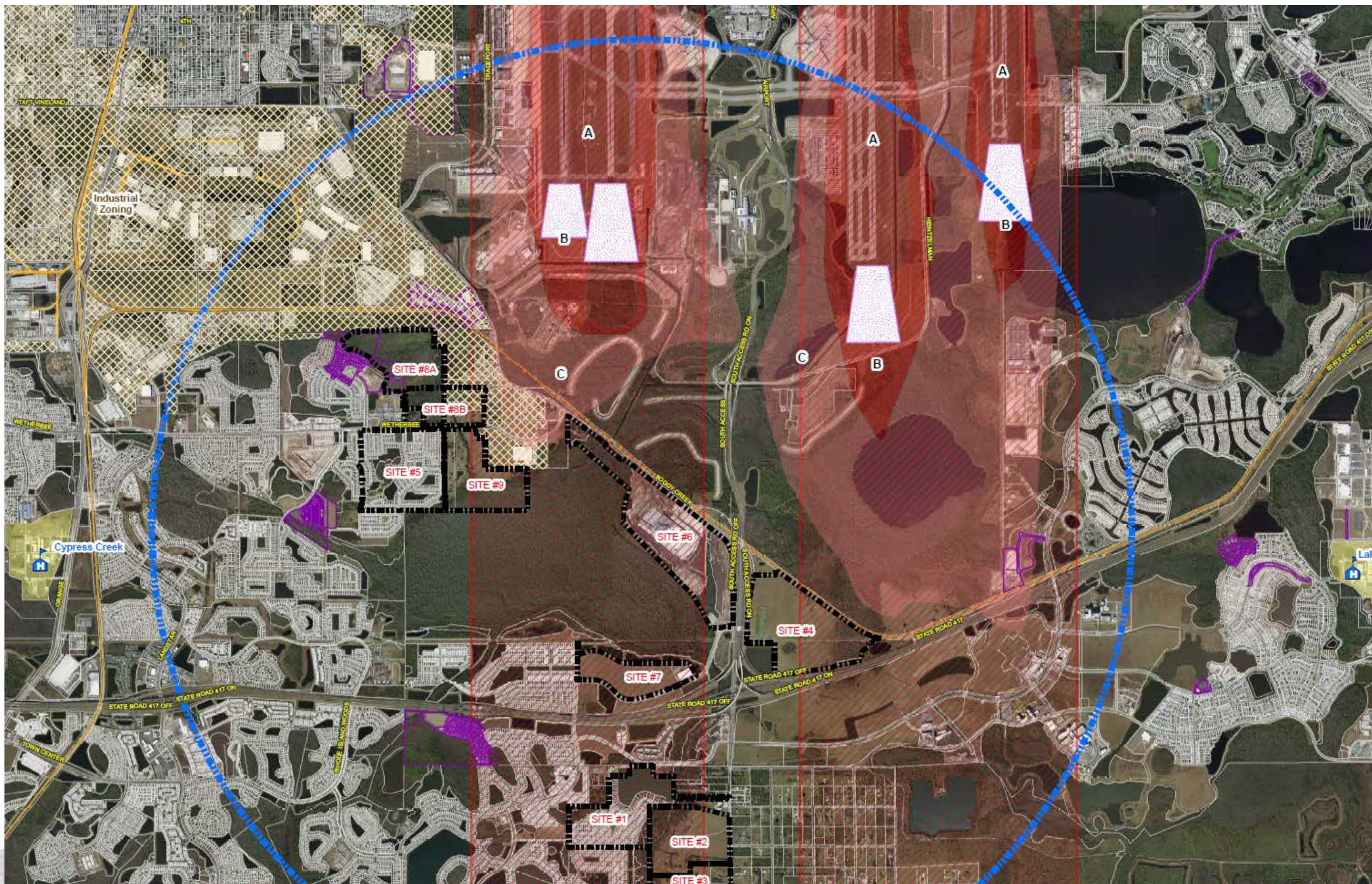
- At build-out, 2 additional high schools will be needed in the current Lake Nona/Cypress Creek HS zones
- One of those high schools will be needed by 2027
- Currently-approved dwelling units to be built:
 - Cypress Creek HS Zone: 10,637 dwelling units (=1,023 HS Students)
 - Lake Nona HS Zone: 46,221 dwelling units (= 3,728 HS Students)
 - Includes large developments such as Sunbridge, Camino Reale, Poitras (Orlando), and Starwood (Orlando)

The Need – Actual and Projected Student Enrollment, 2017-2028

	Actual		Projection									
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Cypress Creek HS	3,355	3,372	3,405	3,479	3,627	3,795	3,959	3,993	4,057	4,119	4,105	3,927
% Utilization	121%	122%	123%	126%	131%	137%	143%	144%	147%	149%	148%	142%
Lake Nona HS	3,046	3,274	3,549	3,784	3,894	3,949	3,996	3,943	3,943	3,951	4,195	4,691
% Utilization	109%	117%	126%	135%	139%	141%	142%	140%	140%	141%	149%	167%
Totals	6,401	6,646	6,954	7,263	7,521	7,744	7,955	7,936	8,000	8,070	8,300	8,618
# of Schools Needed	2.31	2.39	2.51	2.62	2.71	2.79	2.87	2.86	2.88	2.91	2.99	3.10

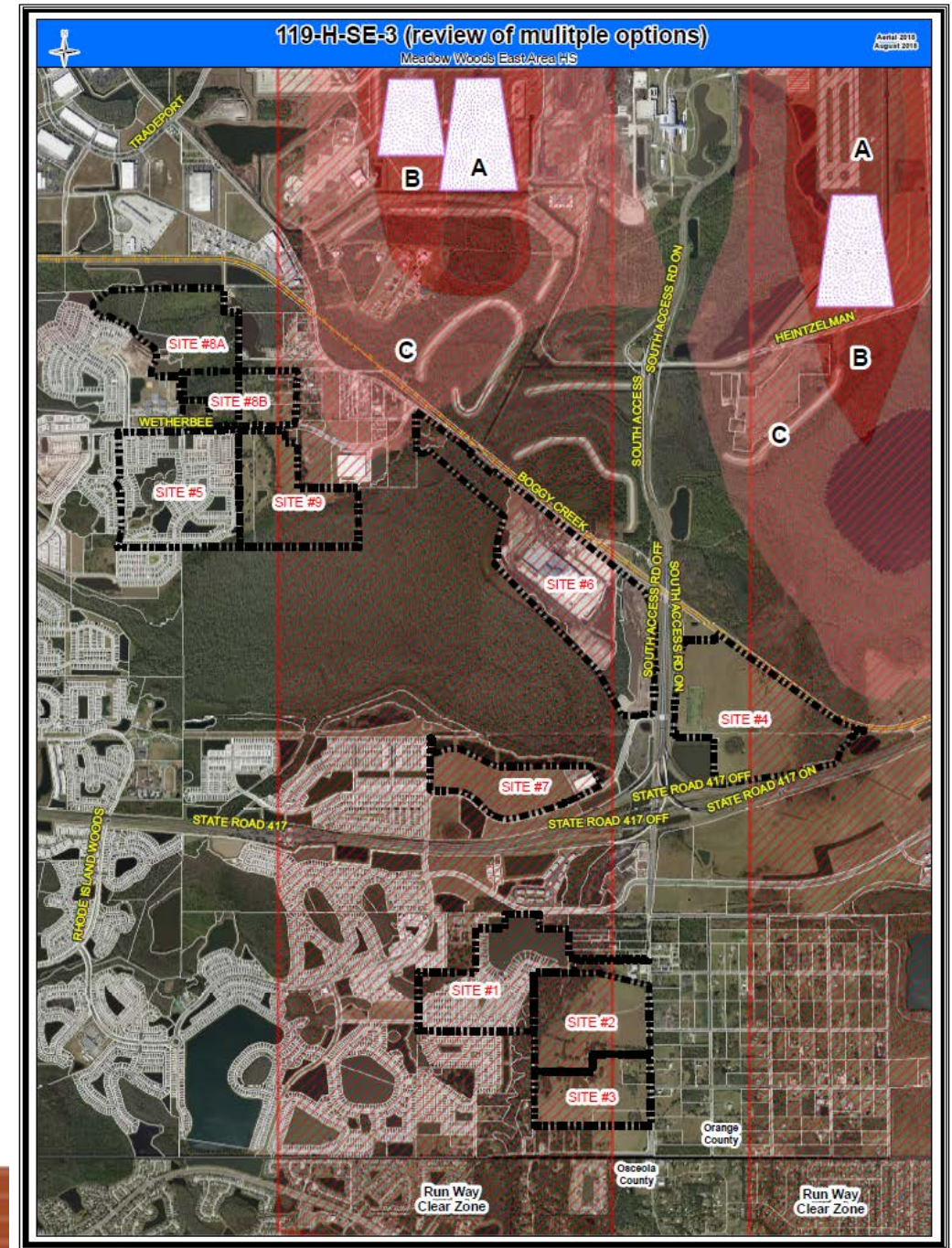
The Need – Proximity to Future Students



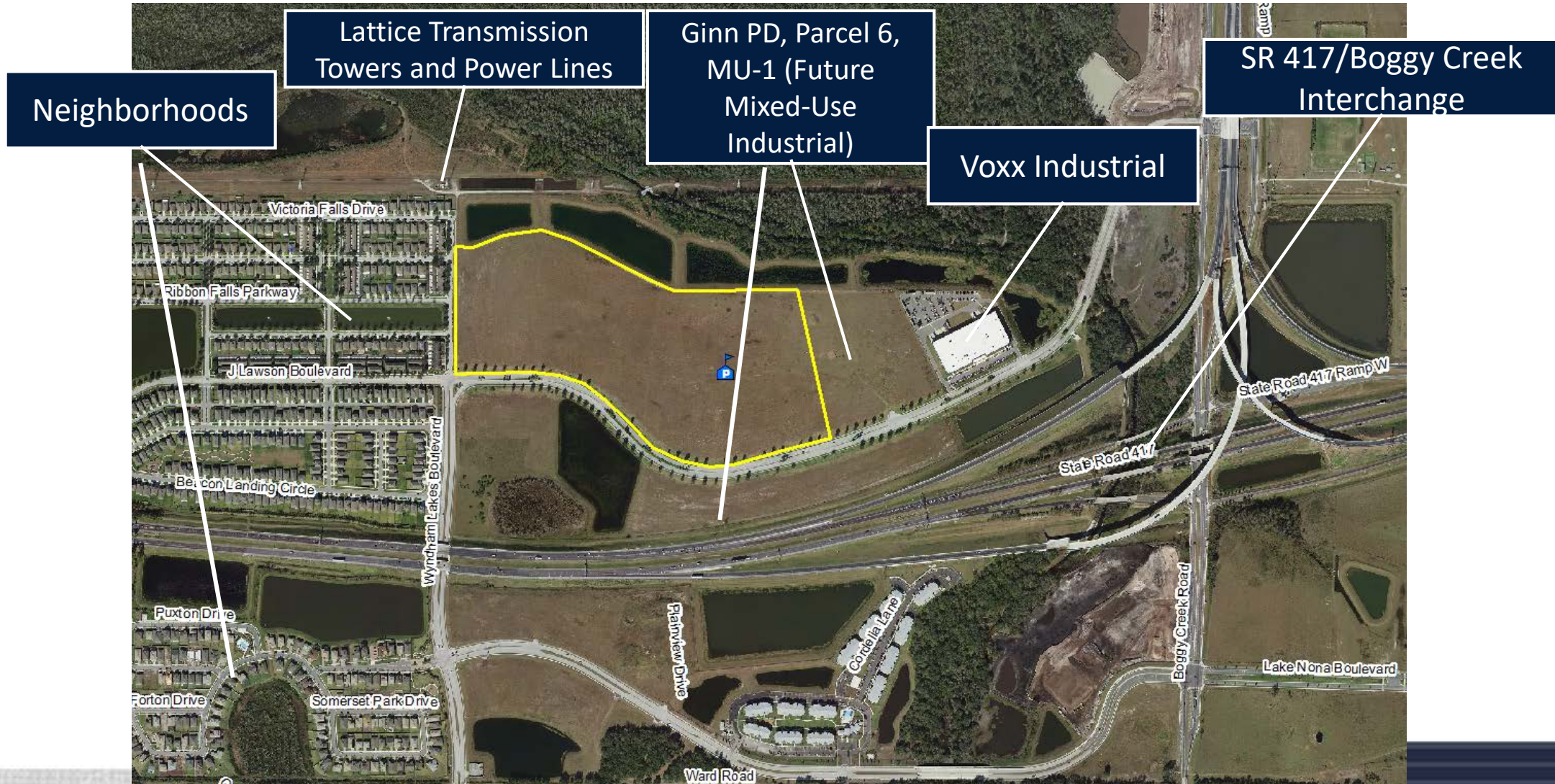


Site Assessment

- Since 2010, OCPS reviewed 9 site options in search area
- Priorities when siting a school:
 - ✓ Proximity to students
 - ✓ Access to arterial and collector roadways
 - ✓ At least 40 contiguous acres
 - ✓ Dry and flat
 - ✓ Free from contamination
 - ✓ Not adjacent to rail lines
 - ✓ Not located in Noise Zones A, B, or C
- Challenges in search area:
 - ✓ Wetlands
 - ✓ Airport
 - ✓ County line
 - ✓ Rail lines
 - ✓ Site availability
 - ✓ East-west connectivity



Area Features





Orange County Comprehensive Plan

- FLU8.7.4 Within the Urban Service Area, elementary, K-8, middle, high schools, and ninth-grade centers developed in conjunction with high schools shall be allowed as permitted uses or may be allowed as special exceptions as stated in the Public School Siting Regulations of Article XVIII, Chapter 38, Orange County Code in each of the following future land use designations: Low Density Residential, Low-Medium Density Residential, Medium density Residential, High Density Residential, Institutional, Activity Center Residential, and Educational. High schools and ninth-grade centers developed in conjunction with high schools shall also be allowed as permitted uses or may be allowed as special exceptions as stated in the Public School Siting Regulations in each of the following future land use designations: Office, Commercial, and Industrial.

Orange County Comprehensive Plan

- 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.
- FLU8.7.2 Orange County shall coordinate with School Board to identify the locations for new high schools on the ***periphery of residential neighborhoods, where access to major roads is available.***

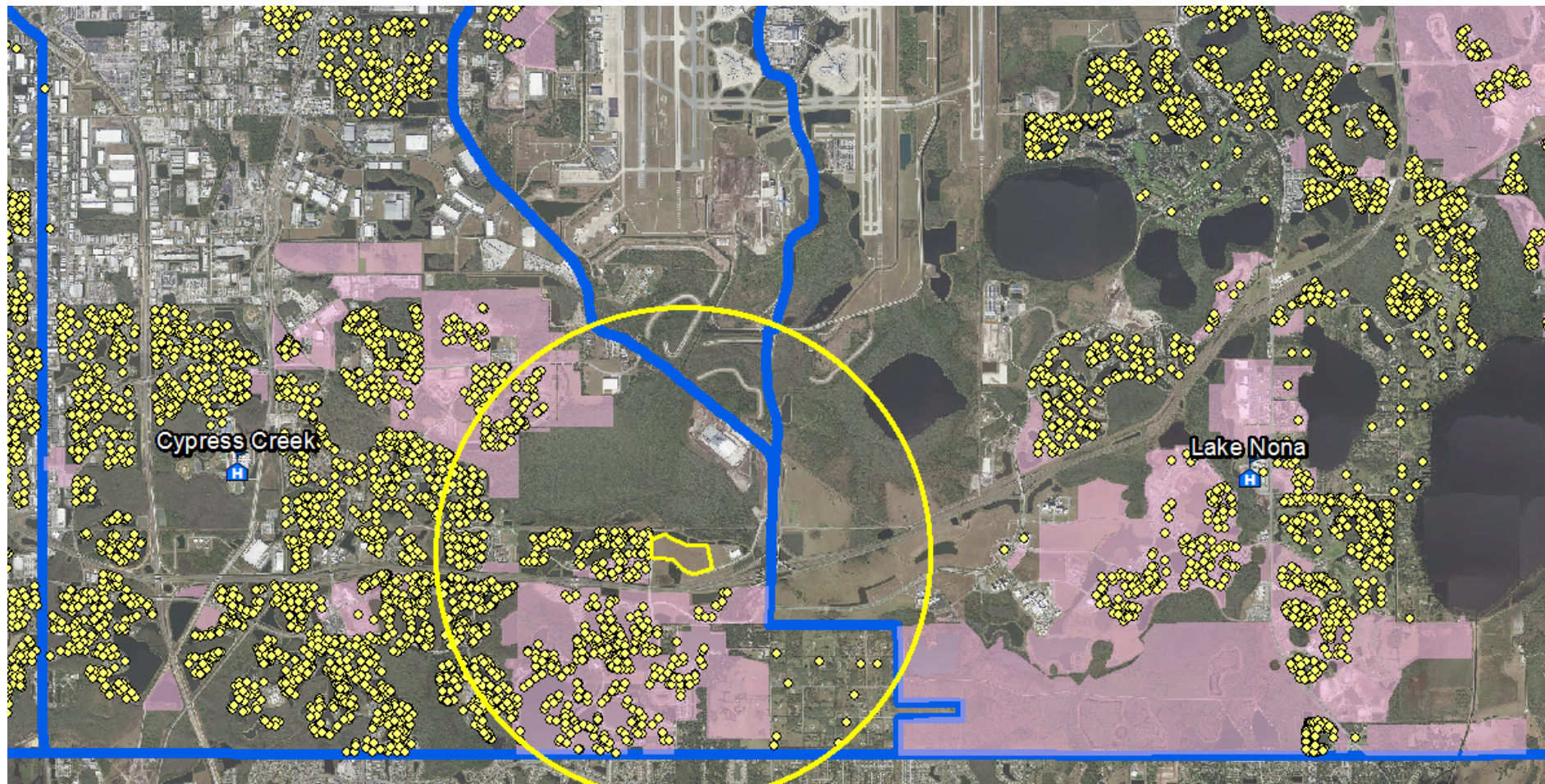
Compatibility – School Siting Ordinance Criteria

- Schools should be located where adequate public facilities and infrastructure exist or are programmed and where **environmental impacts are minimized**
- **High schools** should be located on roadways with **adequate capacity** to carry student and parent traffic and suitable for high volume traffic, including during evening and special events. High schools may also be located on **collector or local roads with adequate capacity** for motor vehicles on normal school days where the site has access to multiple adjacent streets to distribute traffic.



Compatibility – School Siting Ordinance Criteria

- Schools should be located to minimize average home-to-school travel distances based on both current and projected student enrollments
 - ✓ *~1,077 high school students live within 2 miles of the school site, and 131 live in the neighborhoods immediately west of the site (Beacon Park and Beacon Landing)*



Compatibility – School Siting Ordinance Criteria

- *Applicable School Site Standards (Sec. 38-1755)*
 - ✓ *Acreage - Minimum for High School in the Urban Service Area is 40 Acres*
 - ✓ *Site #119 is 55 acres*
 - ✓ *10 OCPS's 21 high schools are sited on less than 55 acres*
 - ✓ *Setbacks – 25 feet from property line*
 - ✓ *Parking – calculated in accordance with State Requirements for Educational Facilities*
 - ✓ *Landscaping – will be provided*
 - ✓ *Sidewalks – minimum 5 feet, already provided*
 - ✓ *Traffic & Operational Impact Study – will be submitted with Development Plan (DP) and recommendations will be implemented by OCPS*
 - ✓ *Lighting – designed to minimize impacts to residential property*
 - ✓ *Stadium – will be placed on the eastern portion of the property*

Compatibility – Property Values

Name	Purchase Date	Purchase Price	Sale Date	Sale Price
5710 Oxford Moor Blvd.	10/1/2009	\$680,000.00	3/7/2018	\$795,000.00
5747 Oxford Moor Blvd.	3/26/2014	\$565,000.00	9/27/2017	\$595,000.00
5603 Oxford Moor Blvd.	10/2/2014	\$635,000.00	8/16/2017	\$625,000.00
5776 Oxford Moor Blvd.	4/17/2014	\$627,000.00	5/30/2017	\$790,000.00
5758 Oxford Moor Blvd.	11/11/2008	\$865,000.00	8/5/2018	\$865,000.00
5764 Oxford Moor Blvd.	9/30/2005	\$686,100.00	10/17/2018	\$780,000.00
5830 Oxford Moor Blvd.	8/13/2003	\$577,300.00	5/30/2018	\$1,000,000.00
5525 Oxford Moor Blvd.	6/6/2016	\$531,000.00	6/10/2018	\$650,000.00
5836 Oxford Moor Blvd.	8/6/2015	\$769,000.00	6/3/2018	\$855,000.00
5902 Oxford Moor Blvd.	2/22/2013	\$620,000.00	10/14/2018	\$815,000.00
5621 Oxford Moor Blvd.	9/27/2004	\$566,600.00	7/24/2018	\$700,000.00
5626 Oxford Moor Blvd.	9/30/2005	\$639,500.00	8/16/2018	\$720,000.00
5537 Oxford Moor Blvd.	4/7/2004	\$692,000.00	8/27/2018	\$725,000.00
5531 Oxford Moor Blvd.	6/2/2014	\$630,000.00	7/13/2017	\$610,000.00

High Schools Serving Neighborhoods

- OCPS has 21 high schools currently open
- 17 of them have residential on at least 1 side
- OCPS has 3 new high schools planned in the next 10 years
- Site 113 (Windermere HS Relief) has residential to the east and the SR 429 to the west. Seidel Road is a 4-lane, divided major roadway.
- Site 80 (Dr. Phillips and Freedom HS Relief) is located on a 50 acre tract and will serve as a transitional use between residential and ACMU, and Daryl Carter Pkwy will be a 4-lane, divided major roadway

Meadow Woods (East) Area Relief HS PD/LUP

LUP-18-09-278

- Access only from J Lawson Blvd.
- Stadium will be located on eastern half of property



Key Points

- ✓ High schools are **permitted** in residential, office, commercial, and industrial future land use categories
- ✓ High schools belong on the **periphery of neighborhoods**
- ✓ Site 119 **exceeds the minimum acreage** for high schools in the urban service area
- ✓ High schools belong on arterials or **residential collectors**
- ✓ Placement is **consistent with other high schools** countywide
- ✓ High school will result in the removal of **200,000 sq. ft. of industrial** adjacent to residential neighborhoods
- ✓ Stadium will be located on eastern portion of the property

OCPS Request of BCC

Make a finding of consistency with the Comprehensive Plan and **APPROVE** the Meadow Woods (East) High School Planned Development/Land Use Plan (PD/LUP) subject to the conditions listed in the staff report.

Thank you.