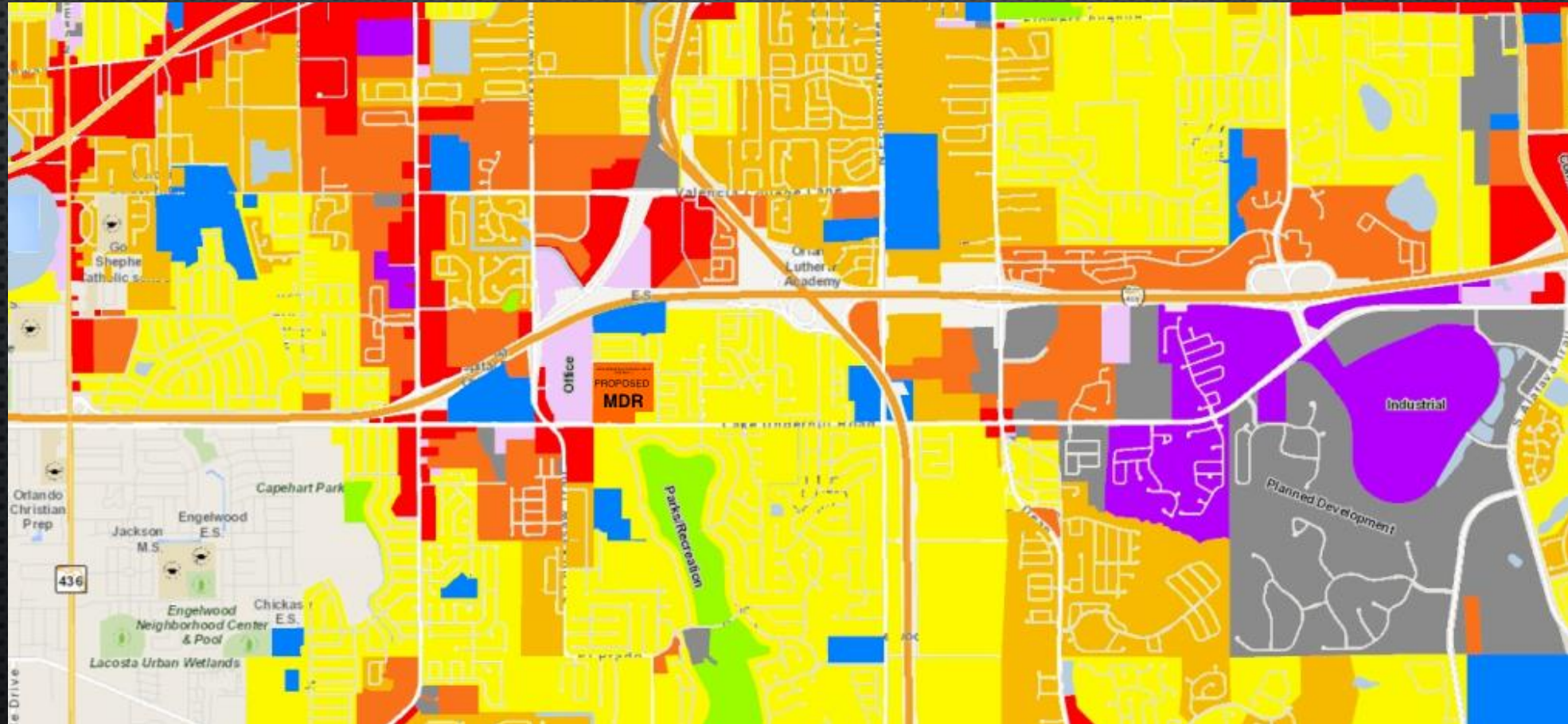


# LAKE UNDERHILL 38 ACRES (ALTA UNDERHILL)

COMPREHENSIVE POLICY PLAN AMENDMENT APPLICATION **2019-1-A-3-2**

LOW DENSITY RESIDENTIAL (4 DU'S PER NET ACRE)

TO MEDIUM DENSITY RESIDENTIAL (20 DU'S PER NET ACRE)





# COMPREHENSIVE PLAN AMENDMENT/PD REZONING REVIEW PROCESS

- JANUARY 9, 2019 – COMMUNITY MEETING
- JANUARY 17, 2019 – LPA COMPREHENSIVE PLAN AMENDMENT (CPA) TRANSMITTAL HEARING
- **FEBRUARY 12, 2019 – BCC CPA TRANSMITTAL HEARING**
- FEBRUARY-MARCH 2019 – DEO COORDINATED STATE REVIEW OF CPA
- MARCH 2019 – DRC REVIEW OF PD LAND USE PLAN
- APRIL 18, 2019 – LPA/P&Z CPA ADOPTION/PD REZONING HEARING
- MAY 2019 – BCC CPA ADOPTION/PD REZONING HEARING

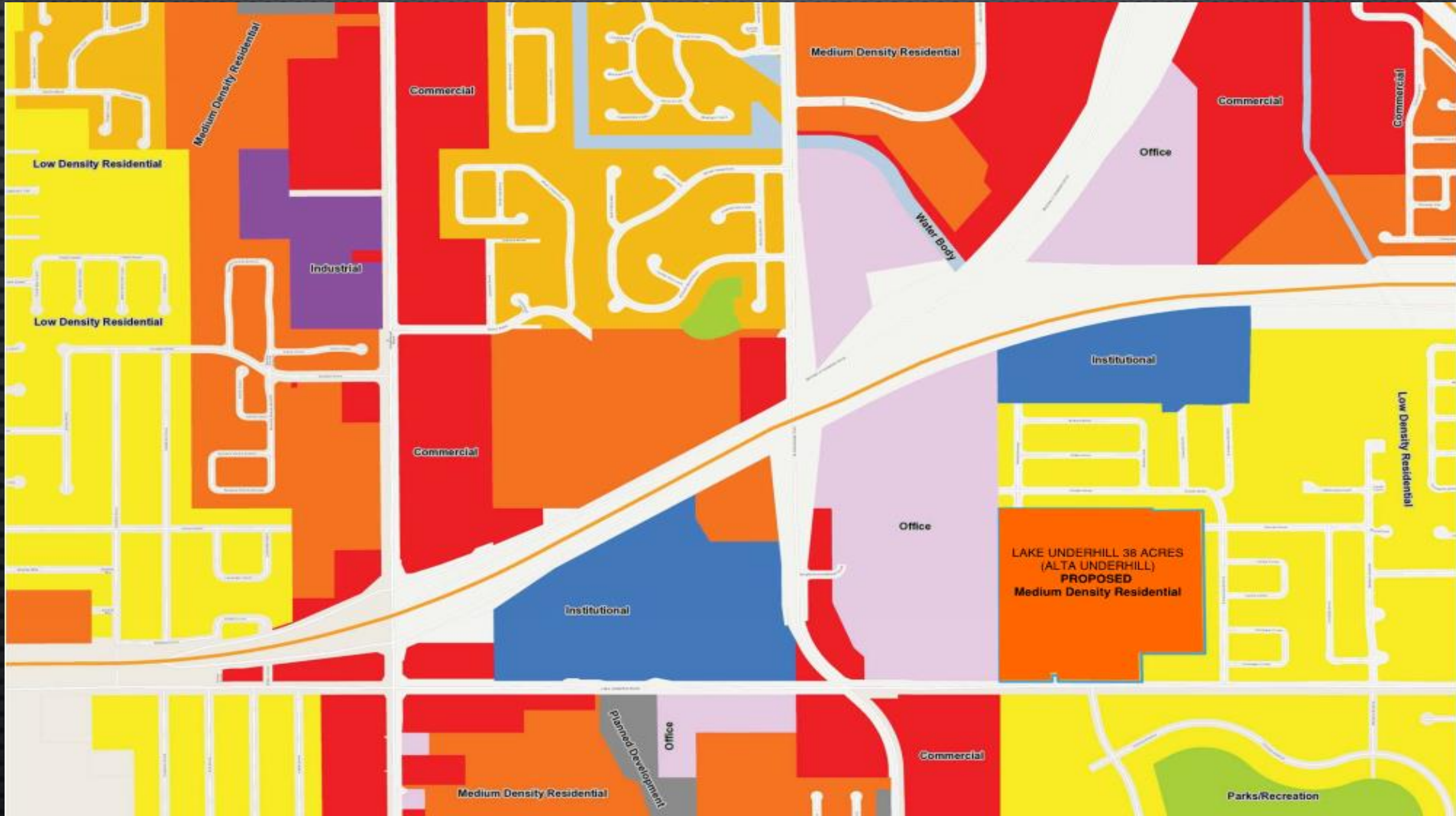


# AERIAL MAPS





# PROPOSED FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL





CITY  
See Restrictions



# CONSISTENT WITH THE ORANGE COUNTY COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT

- **FLU 1.1.5** ~ ORANGE COUNTY SHALL **ENCOURAGE** MIXED-USE DEVELOPMENT, **INFILL DEVELOPMENT** AND **TRANSIT-ORIENTED DEVELOPMENT** TO PROMOTE **COMPACT URBAN FORM** AND **EFFICIENTLY USE LAND AND INFRASTRUCTURE** IN THE URBAN SERVICE AREA.
- **FLU 2.2** ~ ORANGE COUNTY SHALL DEVELOP, ADOPT AND IMPLEMENT MIXED-USE STRATEGIES AND INCENTIVES AS PART OF ITS COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE EFFORTS, INCLUDING STANDARDS FOR DETERMINING CONSISTENCY WITH THE FUTURE LAND USE MAP. OTHER OBJECTIVES OF MIXED-USE DEVELOPMENT INCLUDE **REDUCING TRIP LENGTHS, PROVIDING FOR DIVERSE HOUSING TYPES** USING INFRASTRUCTURE EFFICIENTLY AND PROMOTING A SENSE OF COMMUNITY.
- **FLU 2.2.1** ~ WITHIN THE URBAN SERVICE AREA, ORANGE COUNTY SHALL ENCOURAGE A **MIXTURE OF LAND USES** WITHIN ACTIVITY AND MIXED-USE COMMERCIAL CENTERS. OFFICE AND RESIDENTIAL LAND USES SHALL BE PART OF THE BALANCED LAND USE MIXTURE, IN ADDITION TO THE COMMERCIAL COMPONENT.
- **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.

# CONSISTENT WITH THE ORANGE COUNTY COMPREHENSIVE PLAN HOUSING ELEMENT

- 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.



# CONSISTENT WITH ORANGE COUNTY COMPREHENSIVE PLAN URBAN DESIGN ELEMENT

- **GOAL UD4** THE COUNTY SHALL ENCOURAGE AND FACILITATE DESIRABLE NEIGHBORHOOD AND INDIVIDUAL PROJECT FORMS. NEW AND REDEVELOPED NEIGHBORHOOD PROJECTS SHOULD EMPHASIZE COMPACT MIXED USES, AND GIVE STRONG CONSIDERATION TO LONG-TERM CHARACTER AND SUSTAINABILITY. THEY SHOULD ALSO **EMPHASIZE CHOICES IN TRANSPORTATION MODES, HOUSING TYPES AND SIZES**, WHILE PRESERVING NATURAL FEATURES.
- **OBJ UD4.3** THE COUNTY SHALL **ENCOURAGE A VARIETY OF HOUSING PRODUCTS** THAT INCORPORATE DETAILED FAÇADES AND PROVIDE A VARIETY OF AMENITIES THAT SUPPORT AN ACTIVE COMMUNITY.
- **UD4.3.2** **A VARIETY OF RESIDENTIAL DEVELOPMENT** WILL BE PROVIDED BY PERMITTING THE DEVELOPMENT OF HOUSING TYPES WITHIN THE ORANGE COUNTY URBAN SERVICE AREA THAT INCLUDE ACCESSORY DWELLINGS ON SINGLE-FAMILY LOTS, ELDERLY HOUSING, RESIDENTIAL CARE HOMES AND FACILITIES, AS WELL AS TRADITIONAL SINGLE-FAMILY DETACHED HOMES AND MULTI-FAMILY DEVELOPMENTS.
- **UD4.3.3** ENCOURAGE FLEXIBLE SITE DESIGN TO ACCOMMODATE A **VARIETY OF HOUSING OPTIONS**.
- **UD4.3.7** THE COUNTY SHALL ENCOURAGE A **COMPATIBLE MIX OF HOUSING TYPES** AND SERVICES IN RESIDENTIAL AREAS.
- **GOAL UD5** PROVIDE SAFE, ACCESSIBLE, CONVENIENT, AND EFFICIENT **MULTIMODAL TRANSPORTATION**.



# CONSISTENT WITH ORANGE COUNTY COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

## ALTERNATIVE MOBILITY AREA

### OBJ T2.3

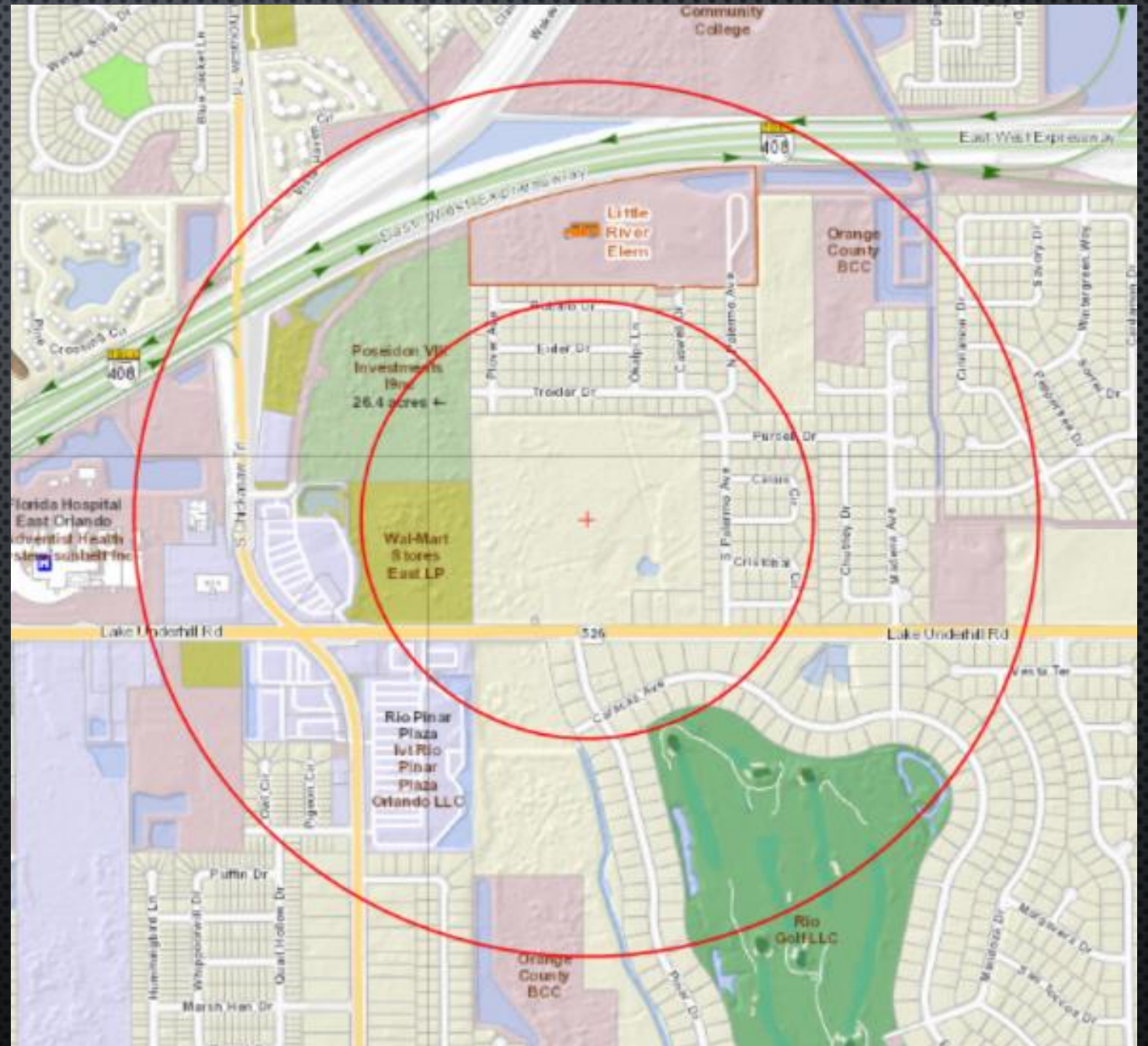
THE COUNTY ESTABLISHES THE ORANGE COUNTY ALTERNATIVE MOBILITY AREA (AMA) AS AN EXTENSION OF THE EXISTING ORLANDO TRANSPORTATION CONCURRENCY EXCEPTION AREA FOR THE AREA SHOWN IN MAP 16 OF THE FUTURE LAND USE MAP SERIES **TO PROMOTE URBAN INFILL DEVELOPMENT AND REDEVELOPMENT AND MAXIMIZE THE USE OF EXISTING PUBLIC INFRASTRUCTURE** IN ESTABLISHED AREAS OF THE COUNTY.



## Walkability and Multi-Modal Transit Availability

Places to walk within a quarter mile radius or half-mile radius:

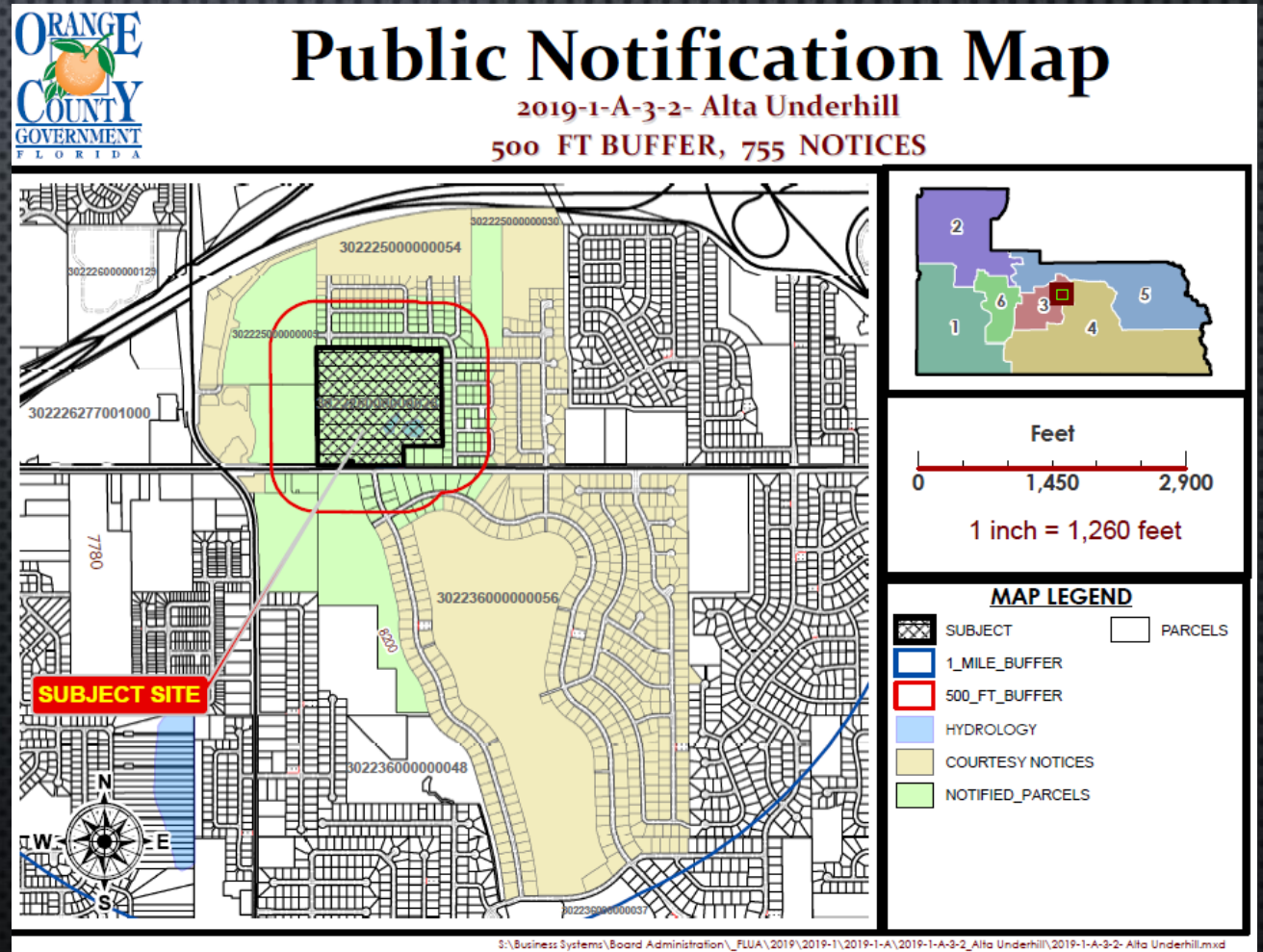
1. Wal-mart Neighborhood Market
2. 7-11
3. Walgreens
4. Rio Pinar Plaza (Publix and Starbucks)
5. Florida Hospital East
6. Little River Elementary School  
(Proposed pedestrian access onto Purcell Drive)
7. Line 15 Lynx Bus Stop on Chickasaw Trail in front of Wal-Mart





# ISSUES EXPRESSED AT COMMUNITY MEETING

- SCHOOL CAPACITY
- WETLANDS/FLOODING
- COMPATIBILITY
- TRAFFIC





# SCHOOL CAPACITY

CAPACITY DETERMINATION  
LETTER ISSUED BY OCPS ON  
SEPTEMBER 19, 2018



Facilities Planning  
Orange County Public Schools

## School Capacity Determination

User ID #: 937755 August 28, 2018 16:24:09

Project ID:

CEA – OC – 18 – 044

Valid Until: February 24, 2019

Project Name:

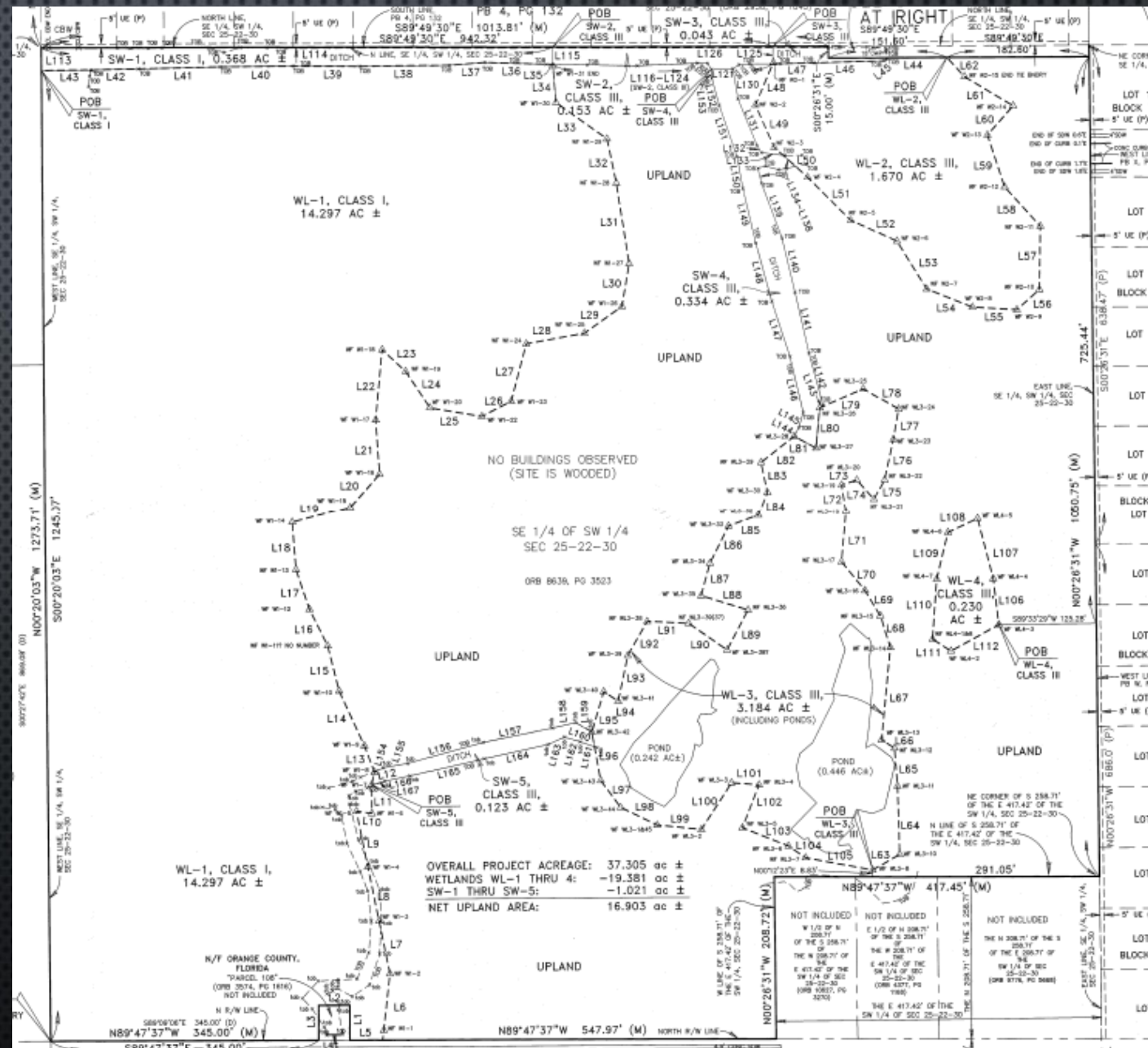
ALTA UNDERHILL (LAKE UNDERHILL 38 ACRES)

Unvested Units	Single Family Units:	0	Vested Units	Single Family Units:	0
	Multi Family Units:	350		Multi Family Units:	0
	Town Homes Units:	0		Town Homes Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	R		
	School:	Little River ES	Union Park MS	COLONIAL HS
	<b>Analysis of Existing Conditions</b>			
	School Capacity (2017 - 2018)	500	1,478	3,733
	Enrollment (2017 - 2018)	392	778	3,411
	Utilization (2017 - 2018)	78.0%	53.0%	91.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	158	700	322
	<b>Analysis of Reserved Capacity</b>			
	School Level	Elementary	Middle	
	Encumbered Capacity	62	27	138
	Reserved Capacity	0	3	8
	Adjusted Utilization	90.8%	54.7%	95.3%
	Adjusted Available Seats	96	670	176
	<b>Analysis of Proposed Development</b>			
	Students Generated	52.150	22.050	24.500
	Adjusted Utilization	101.2%	56.2%	95.9%
	PASS/FAIL	PASS	PASS	PASS
	Number of Seats to Mitigate	0.000	0.000	0.000



CAD-18-08-128 ISSUED BY  
EPD ON JANUARY 15, 2019

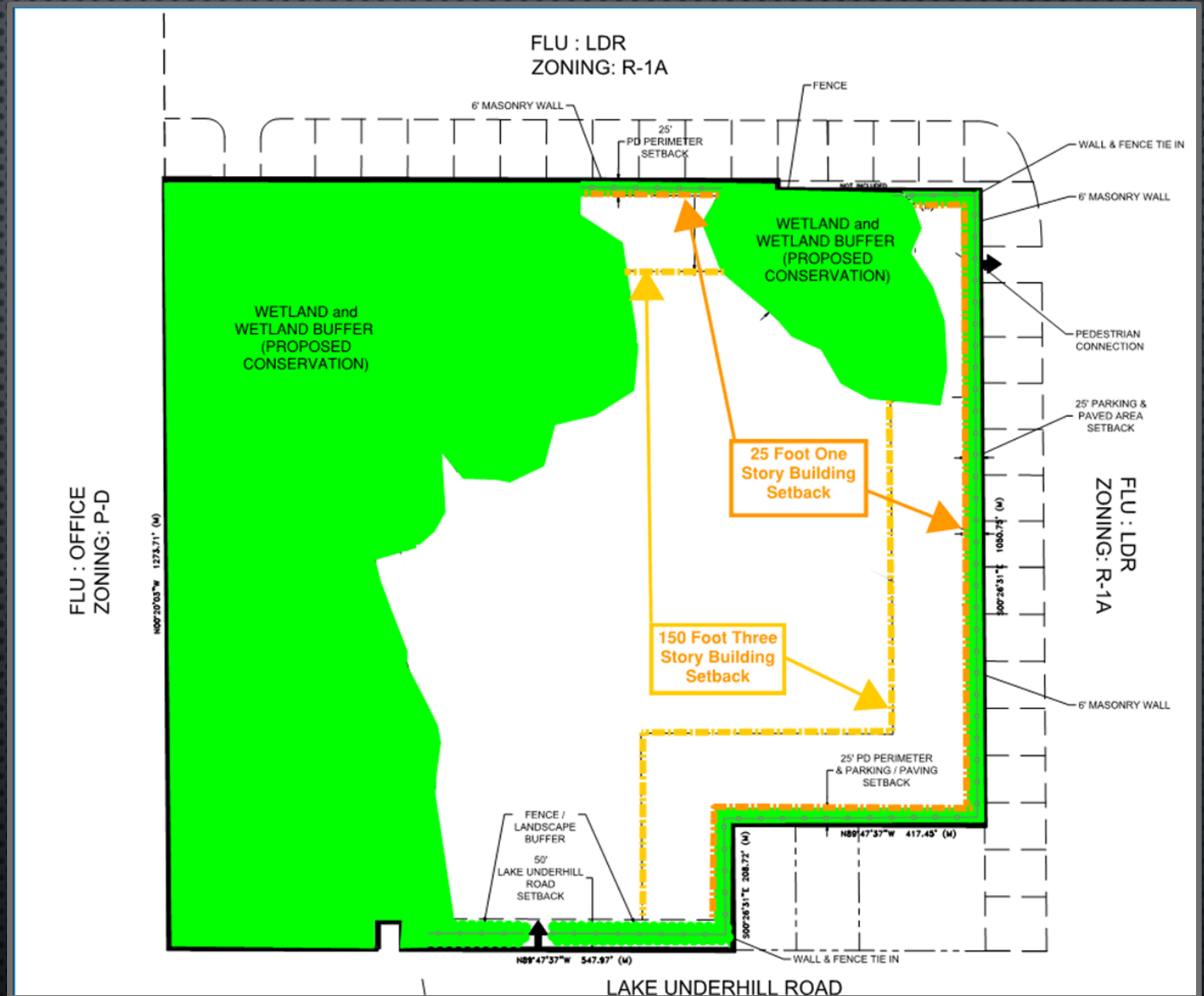




# COMPATIBILITY

PD ZONING

NO WAIVERS FROM  
PERFORMANCE STANDARDS



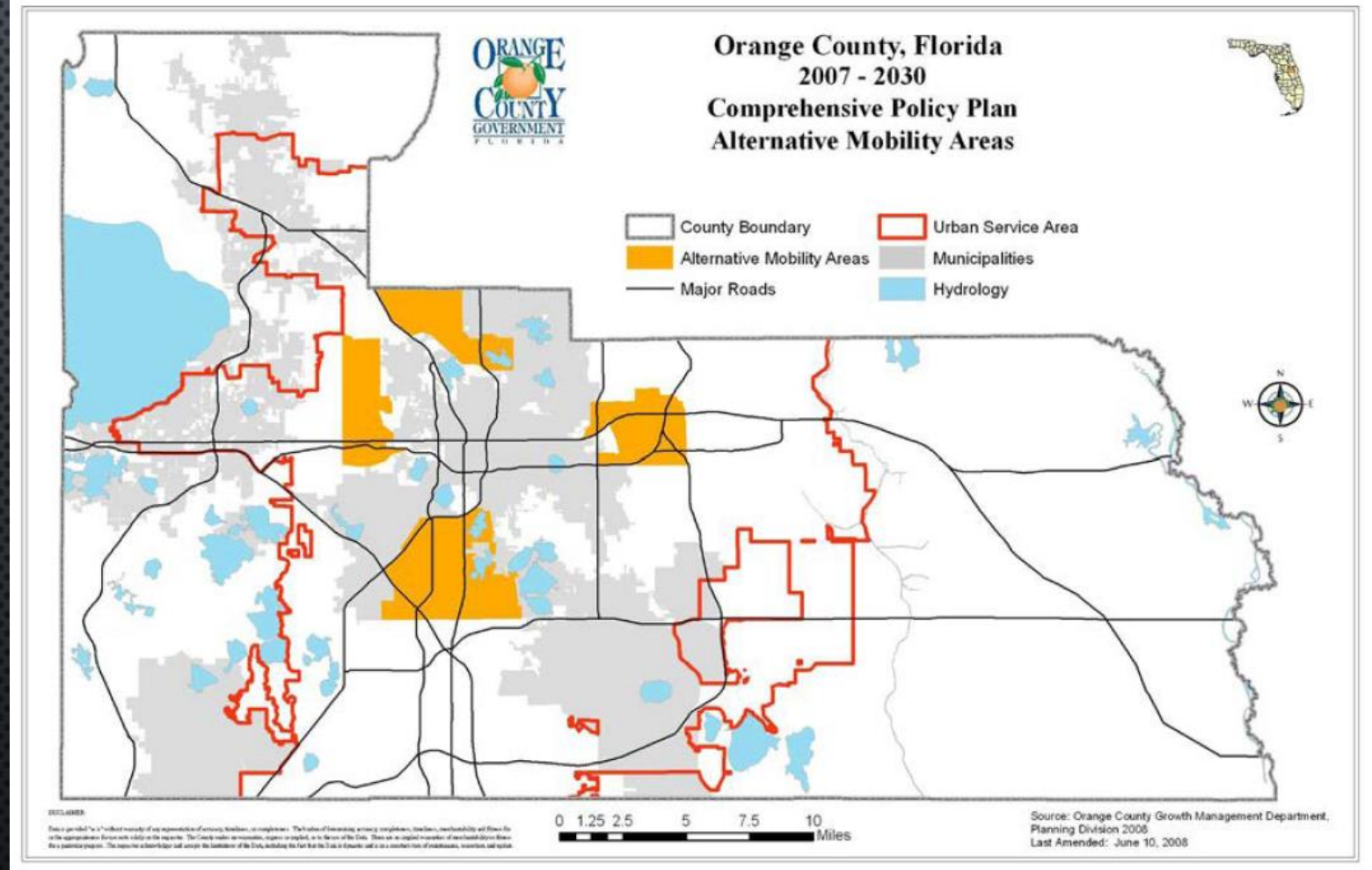


# TRAFFIC

NET INCREASE OF 69 PM TRIPS

AMA PROVIDES OPPORTUNITY  
FOR VOLUNTARY CONTRIBUTION  
TO ROADWAY IMPROVEMENT ON  
LAKE UNDERHILL ROAD

Map 16 Alternative Mobility Areas





# REQUESTED ACTION

TRANSMITTAL OF COMPREHENSIVE PLAN AMENDMENT  
#2019-1-A-3-2 CONSISTENT WITH STAFF'S AND LPA'S  
RECOMMENDATIONS



# **SITE DATA**

## **GENERAL:**

GROSS ACREAGE - 337.30 ACRES  
 NET DEVELOPABLE ACREAGE - 16.9 ACRES  
 WETLAND - 19.38 ACRES  
 SURFACE WATER - 1.02 ACRES  
 WETLAND PROPOSED / IMPACT - 3.41 ACRES  
 EXISTING USE - VACANT  
 FUTURE LAND USE DESIGNATION - LOW DENSITY RESIDENTIAL  
 PROPOSED FUTURE LAND USE - MEDIUM DENSITY RESIDENTIAL  
 EXISTING ZONING - R-1A  
 PROPOSED ZONING - PD  
 PROPOSED USE - MULTI-FAMILY - 338 DUS  
 PROPOSED DENSITY - UP TO 28 DUS / NET ACRE

## **ENVIRONMENTAL CHARACTERISTICS:**

SOILS - IMMOKALEE, SAMSULA, SMYRNA, BASINGER  
 FLOODPLAIN: MAJORITY OF SITE WITHIN 100 YEAR FLOOD PLAIN  
 WETLANDS: WETLAND LINE PROVIDED BY BIOTEC H.E.S. AND ARE SUBJECT TO CHANGE PER FINAL CAD & SURVIVO JURISDICTIONAL DETERMINATION.

## **UTILITIES:**

POTABLE WATER-ORANGE COUNTY UTILITIES  
 WASTEWATER-ORANGE COUNTY UTILITIES  
 RECLAIMED WATER-ORANGE COUNTY UTILITIES

## **DEVELOPMENT STANDARDS:**

MIN. LOT SIZE N/A  
 MAX. LOT COVERAGE 30% OF GROSS ACREAGE  
 MAX. BUILDING HEIGHT 35 FT (35 FT WITHIN 100 FT OF RESIDENTIAL)  
 MIN. BUILDING SETBACKS:  
 PD PERIMETER - 25 FT (OR 100 FT FROM SINGLE FAMILY)  
 LAKE UNDERHILL ROAD - 50 FT  
 WETLAND BUFFER 25 FT  
 MULTI-FAMILY SETBACKS/HEIGHT RESTRICTION PER SEC. 36-1256  
 MF BUILDINGS WITHIN 150 FT - 1 STORY  
 MF BUILDINGS BETWEEN 100 - 150 FT - 2-3 STORY / 50% 1-2 STORIES  
 MF BUILDINGS WITHIN 150 FT - SHALL NOT EXCEED 3 STORIES (40 FT IN HEIGHT)  
 MIN. OPEN SPACE 25%

\*NUMBER OF ALLOWABLE UNITS MAY INCREASE BASED ON CAI PERMIT.

## **TRAFFIC GENERATION\***

USE	DAILY	PEAK
MULTI-FAMILY RESIDENTIAL	1,358	158

\*RATES BASED ON ITE TRIP GENERATION 10TH EDITION 201 MF HOUSING MORISE ADOT 5.44 / DU PM PEAK 5:45 / DU

SCHOOLS-338 DUS X 0.281 = 102 STUDENTS

## **NOTES:**

SIGNAGE: POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH CHAPTER 31.5 OF THE ORANGE COUNTY CODE.

LANDSCAPING: ALL LANDSCAPING AND BUFFERING WILL COMPLY WITH CHAPTER 24 OF THE ORANGE COUNTY LAND DEVELOPMENT CODE.

STORMWATER: STORMWATER MANAGEMENT SHALL BE PROVIDED IN COMPLIANCE WITH ORANGE COUNTY CODE AND REQUIREMENTS OF THE LOCAL WMD.

INGRESS/EGRESS: VEHICULAR CIRCULATION WILL BE DETERMINED AT DEVELOPMENT PLAN STAGE AND WILL COMPLY WITH THE ORANGE COUNTY LAND DEVELOPMENT CODE.

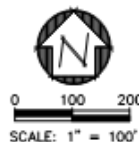
- IN ACCORDANCE WITH SECTION 36-1237, ANY VARIATIONS FROM COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.

## **BUILDING SEPARATION (PER SEC. 36-1258 (j))**

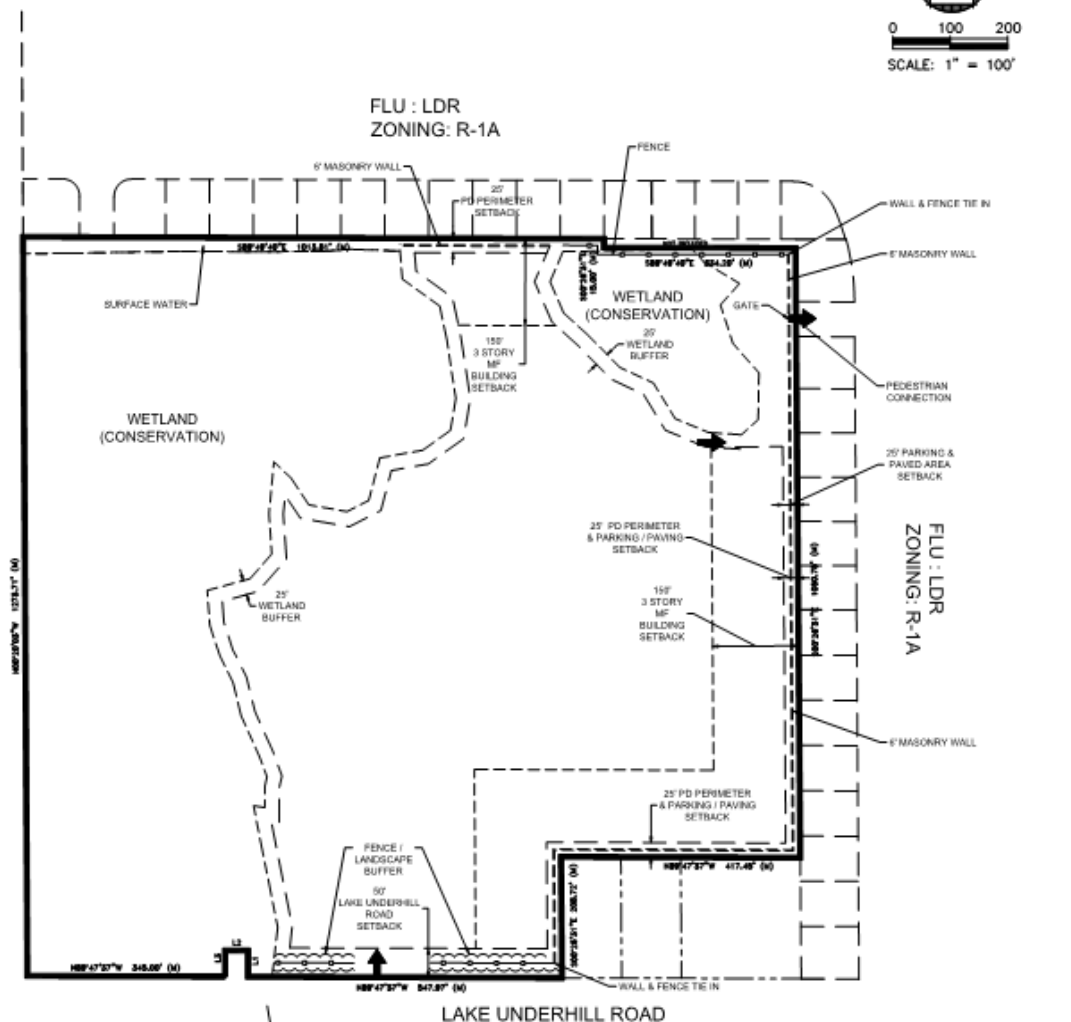
30 FT MINIMUM  
 30 FT FOR 2 STORIES WITH WINDOWS & DOORS FACING A WALL WITH WINDOWS & DOORS.  
 40 FT FOR 3 STORIES WITH WINDOWS & DOORS FACING A WALL WITH WINDOWS & DOORS.

## **RECREATION (PER SEC. 36-1258 (k))**

RECREATION AREAS SHALL BE PROVIDED AT 2.5 ACRES / 1,000 RESIDENTS CALCULATED AT A RATE OF 2.5 RESIDENTS PER UNIT. THE RECREATION AREAS SHALL BE LOCATED INTERNALLY AWAY FROM SINGLE-FAMILY ZONED PROPERTY.



FLU : OFFICE  
 ZONING: P-D



LUP-18-10-360

FLU : LDR  
 ZONING: R-1A

KELLY, COLLINS & GENTRY, INC.  
 1000 N. GULF BLVD. SUITE 200  
 TAMPA, FL 33604  
 TEL: 813-281-1111  
 FAX: 813-281-1112  
 WWW.KCG-FL.COM

NO.	DATE	REVISION
1	08/20/18	ISSUED FOR PERMIT

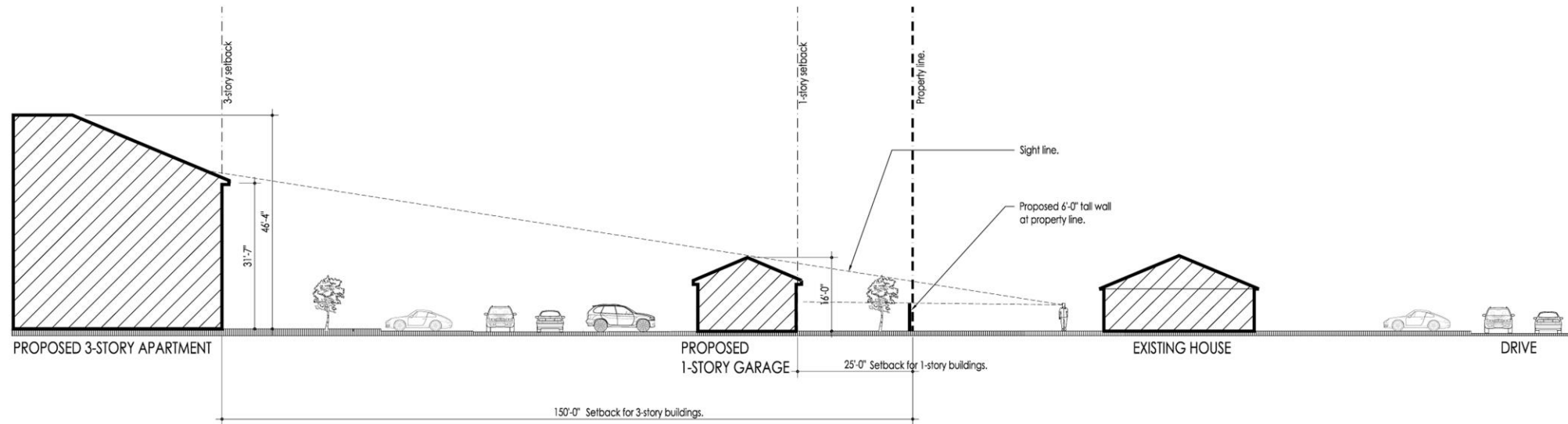
PREPARED FOR:  
 WP SOUTH  
 ACQUISITIONS, LLC

ALTA UNDERHILL  
 (LAKE UNDERHILL  
 .38 ACRES)

LAND USE PLAN

DRAWN BY	SECTION
CHECKED BY	JOB NO.
DATE	SHEET
08/20/18	3





## A Conceptual Site Section

Not to Scale