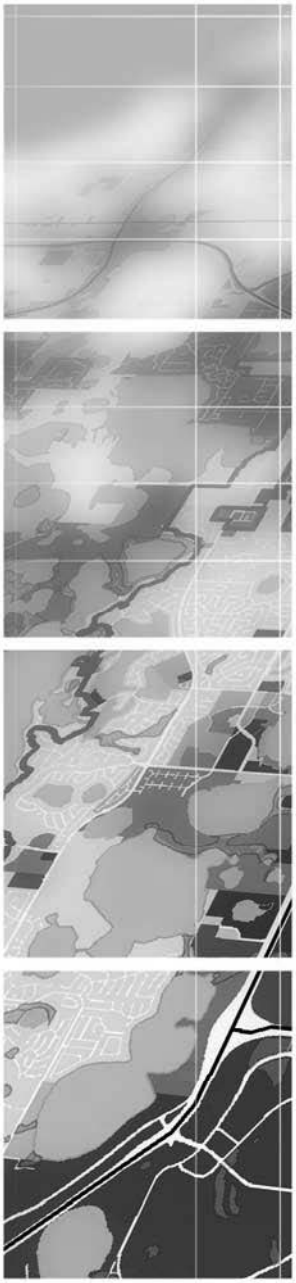

ORANGE COUNTY

PLANNING DIVISION

2019-2 REGULAR CYCLE AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS

NOVEMBER 12, 2019
ADOPTION PUBLIC HEARING

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL, AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION

ORANGE COUNTY GOVERNMENT FLORIDA

Interoffice Memorandum

November 12, 2019

TO: Mayor Jerry L. Demings
-AND-
Board of County Commissioners (BCC)

FROM: Alberto A. Vargas, MArch., Manager, Planning Division

THROUGH: Jon V. Weiss, P.E., Director
Planning, Environmental, and Development Services Department

SUBJECT: Adoption Public Hearings – 2019-2 Regular Cycle Comprehensive Plan Amendments and, where applicable, Concurrent Rezoning Requests – Session I

The 2019-2 Session I **Regular Cycle** Comprehensive Plan Amendments and, where applicable, concurrent rezoning requests are scheduled for a BCC adoption public hearing on November 12, 2019. Eight amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption hearing on October 17, 2019. The reports are also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning.aspx.

The Session II **Small Scale** Development Amendments are scheduled for adoption public hearings before the BCC on December 3, 2019. A list of those requested amendments is also included in the attached schedule.

The 2019-2 ***Regular Cycle – State-Expedited*** Review amendments scheduled for consideration on November 12 include three privately-initiated Future Land Use Map Amendments located in Districts 1 and 4, two of which (2019-2-A-1-1 and 2019-2-A-4-3) have concurrent rezoning requests, and five staff-initiated amendments. Each of the proposed Future Land Use Map Amendments entails a change to the Future Land Use Map for properties greater than ten acres in size. The text amendments may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

The 2019-2 ***Regular Cycle-State-Expedited*** Review Amendments were heard by the PZC/LPA at a transmittal public hearing on July 18, 2019, and by the BCC at a transmittal public hearing on August 6, 2019. These amendments have been reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On September 20, 2019, DEO issued a comment letter, which did not contain any concerns about the amendments undergoing the State-Expedited Review process.

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 December 2019, provided no challenges are brought forth 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.

AAV/sw

Enc: 2019-2 Regular Cycle Amendments – Session I – BCC Adoption Binder

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

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	-and-		
	Rezoning LUPA-18-12-405	PD (Planned Development District) (Island Reef Planned Development) and PD (Planned Development District) (Groves of West Orange Planned Development) to PD (Planned Development District) (Avalon Grove Planned Development)	
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2019 SECOND REGULAR CYCLE

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

INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing book for the first session of the proposed Second Regular Cycle Amendments (2019-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). Due to the number of applications received, this cycle has been divided into two sessions. The adoption public hearings for the Session I **Regular Cycle** Amendments were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on October 17, 2019, and are scheduled before the Board of County Commissioners (BCC) on November 12, 2019. The Session II **Small Scale** Development Amendments are scheduled for adoption public hearings before the BCC on December 3, 2019.

Eight Regular Cycle Amendments scheduled for BCC consideration on November 12 were heard by the PZC/LPA at an adoption public hearing on October 17, 2019.

Please note the following modifications to this report:

KEY TO HIGHLIGHTED CHANGES	
Highlight	**When changes made**
Light Blue	Following the DEO transmittal public hearing (by staff)
Pink	Following the LPA adoption public hearing (by staff)

The 2019-2 Regular Cycle – State-Expedited Review amendments scheduled for consideration on November 12 include three privately-initiated Future Land Use Map Amendments located in Districts 1 and 4, two of which (2019-2-A-1-1 and 2019-2-A-4-3) have concurrent rezoning requests, and five staff-initiated amendments. Each of the proposed Future Land Use Map Amendments entails a change to the Future Land Use Map for properties greater than ten acres in size. The text amendments 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 September 20, 2019, DEO issued a comment letter, which did not contain any concerns about the amendments undergoing the State-Expedited Review process. 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 December 2019, provided no challenges are brought forth 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.

2019-2 Regular Cycle State Expedited Review Comprehensive Plan Amendments

Privately-Initiated Future Land Use Map Amendments

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2019-2-A-1-1 (Avalon Groves)	LUPA-18-12-405	Hartzog Road Property, LLC/ Westport Capital Partners	David Evans, Evans Engineering, Inc.	31-24-27-0000-00-016/039/040/044	Generally located on the east side of Avalon Rd., south of Hartzog Rd., north of Arrowhead Blvd., and west of Vista Del Lago Blvd.	Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR)	Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)	PD (Planned Development District) (Island Reef PD and Groves of West Orange PD)	PD (Planned Development District) (Avalon Grove PD)	37.83 gross ac./36.36 net developable ac.	Sue Watson	Adopt	Adopt and Approve, subject to 15 conditions (7-0)
2019-2-A-1-2 (Lake Olivia Vista Springs)	PD/LUP rezoning expected	Hojosaki, LLC; Roy Samra, Maureen Samra, and Robert Lapierre; Ballesteros Investments, LLC	Miranda Fitzgerald, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	31-24-28-5844-00-020; 31-24-28-5000-00-015/016/023	12414, 12323, and 19329 Winter Garden-Vineland Rd.; Generally located north of Winter Garden Vineland Rd., west of S. Apopka Vineland Rd.	Rural/Agricultural (R) and Medium Density Residential (MDR)	Commercial (C) and Urban Service Area (USA) Expansion; Rural/Agricultural/Conservation (R/CONS), and Medium-Density Residential/Conservation (MDR/CONS)	R-CE (Country Estate District)	PD (Planned Development District)	84.77 gross ac.	Jennifer DuBois		
District 4													
2019-2-A-4-1 (Meadow Woods Golf TOD)	Expected	El Shaddai Christian Church	David Reid	24-24-29-0000-00-012, -026	13001 Landstar Blvd.	Parks and Recreation- GC	Urban Center (UC)-35 du/ac + 2.5 FAR I Urban Neighborhood (UN)- 20 du/ac+1.5 FAR	PD (Planned Development District)	PD (Planned Development District)	170.52 gross ac.	Maria Cahill		
2019-2-A-4-2 (12400 E. Colonial Dr)	Expected	Chuck Hollow, Inc. et al	Tom Sullivan, Gray Robinson, P.A.	23-22-31-0000-00-012/013	12400 and 12464 E. Colonial Dr.; Generally located north of Waterford Wood Cir., east of Woodbury Rd., south of E. Colonial Dr., and west of SR 408	Commercial (C)	Planned Development-Medium-High Density Residential (PD-MHDR)	C-1 (Retail Commercial District)	PD (Planned Development Disrict)	10.08 gross ac/2.71 net developable ac.	Misty Mills	Adopt	Adopt (8-0)
2019-2-A-4-3 **(fka 2019-1-A-4-2)** **(Alafaya Apartments)**	LUP-18-12-413	SBEGC, LLC	Jim Hall, Hall Development Services, Inc.	01-23-31-0000-00-001 (portion of)	2900 Northampton Ave.; Generally located north of S. Alafaya Trl., west of Northampton Ave., south of Stoneybrook Blvd.	Parks and Recreation/Open Space (PR/OS)	Medium Density Residential (MDR)	PD (Planned Development District) (Stoneybrook PD)	PD (Planned Development District) (Alafaya Apartments PD)	14.50 gross ac./12.5 net developable ac.	Maria Cahill	Adopt	Adopt and Approve, subject to 18 conditions (6-0)

Continued to 2019-1 Regular Cycle
Postponed

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High 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; 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

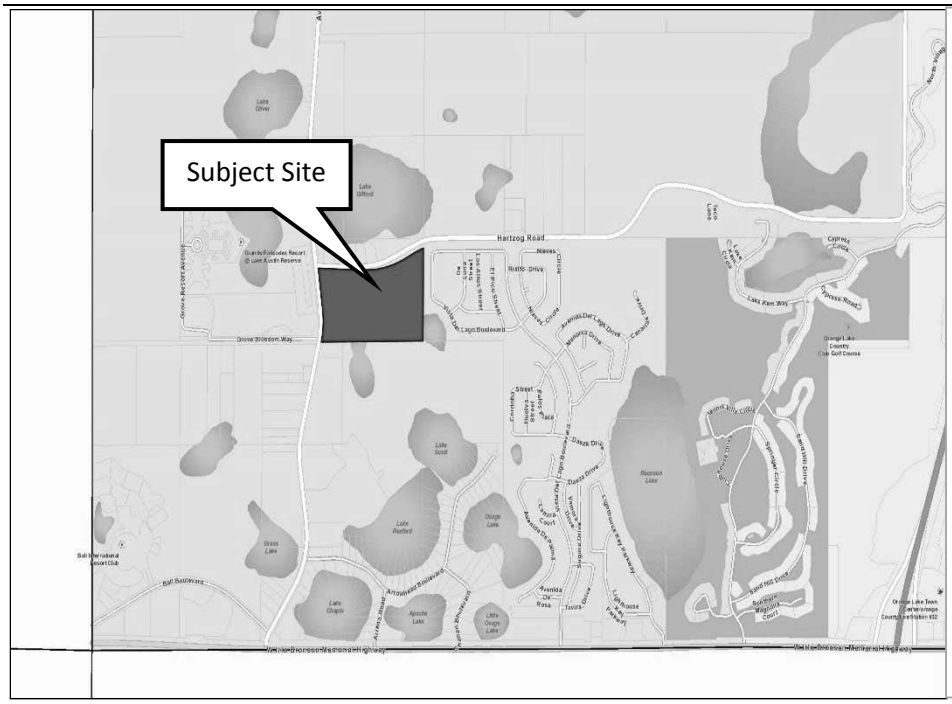
2019-2 Regular Cycle State Expedited Review Comprehensive Plan Amendments

Staff-Initiated Future Land Use Map and Text Amendments

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Staff Rec	LPA Rec
2019-2-B-FLUE-1	Planning Division	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	Misty	Adopt	Adopt (9-0)
[illegible]	[illegible]	[illegible]	Jenny	[illegible]	[illegible]
2019-2-B-FLUE-3	Planning Division	Text amendment to Future Land Use Element addressing Accessory Dwelling Units (ADUs) not to be counted as density	Alyssa	Adopt	Adopt (9-0)
2019-2-B-FLUE-4	Planning Division	Text amendment to Future Land Use Element regarding Assisted Living Facilities (ALFs)	Alyssa and Nik	Adopt	Adopt (9-0)
2019-2-B-FLUE-5	Planning Division	Text amendment to Future Land Use Element relaxing the density requirement for certain platted lots for single-family and two-family dwelling units	Misty	LPA	Continued to September 18, 2019
2019-2-B-FLUM-1	Planning Division	Map Amendment removing Future Land Use Map designations for parcels previously annexed by incorporated jurisdictions within Orange County	Misty	Adopt	Adopt (9-0)
2019-2-B-FLUM-2 (fka 2019-2-A-5-1)	Planning Division	Map Amendment to the Future Land Use Map to change the designation for a Green PLACE property from Rural/Agricultural (R) to Preservation (PRES)	Alyssa	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



Applicant/Owner: David Evans, Evans Engineering, Inc., for Hartzog Road Property, LLC/Westport Capital Partners

Location: Generally described as located on the east side of Avalon Rd., south of Hartzog Rd., north of Arrowhead Blvd., and west of Vista Del Lago Blvd.

Existing Use: Undeveloped

Parcel ID Numbers:
31-24-27-0000-00-016/039/040/044

Tract Size: 37.83 gross acres

The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Community Meeting (312 notices sent; 2 people in attendance)	April 22, 2019 Positive
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal July 18, 2019	Recommend Transmittal (8-0)
✓	BCC Transmittal August 6, 2019	Transmit (6-0)
✓	State Agency Comments September 2019	Comments received from FWC
✓	LPA Adoption October 17, 2019	Recommend Adoption and Approval (7-0)
	BCC Adoption	November 12, 2019

Project Information

Request: Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR) to Growth Center-Planned Development-Commercial/ Medium Density Residential (GC/PD-C/MDR)

Proposed Development Program: Up to ~~600 short-term rental units, or up to 600 multi-family dwelling units, or a mix of~~ 300 short-term rental units and 300 multi-family dwelling units

Division Comments:

Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis on each public facility.

Transportation: The proposed use will generate 330 pm peak hour trips resulting in a net increase of 67 pm peak hour trips for the worst-case scenario – up to 600 short-term rental units.

Utilities: The subject property is located within the Toho Water Authority's potable water and wastewater service areas. A full commitment for utility service will be provided based on meeting all applicable service requirements.

Schools: Per School Capacity Determination OC-19-079, no Capacity Enhancement Agreement (CEA) will be required at this time. This determination expires April 18, 2020.

Concurrent Rezoning: LUPA-18-12-405 – PD (Island Reef PD and Groves of West Orange PD) to PD (Planned Development District) (Avalon Grove PD)
The associated PD Land Use Plan Amendment (LUPA) was approved by the DRC and will be considered in conjunction with the requested amendment during the BCC adoption public hearing.

AERIAL

Hartzog Road
Grove Blossom Way
Avalon Road
Arrowhead Boulevard
Bali Boulevard

FUTURE LAND USE - CURRENT

Current Future Land Use Designation:

Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth-Center-Planned Development/Low-Medium Density Residential (GC-PD-LMDR)

Special Area Information:
Growth Center: U.S. 192 Growth Center

JPA: N/A

Rural Settlement: N/A

FUTURE LAND USE - PROPOSED

Proposed Future Land Use Designation:

Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)

ZONING – CURRENT

Current Zoning District:

PD (Planned Development District) (Island Reef PD and Groves of West Orange PD)

Existing Uses

N: Single-family residential

S: Undeveloped

E: Vista del Lago Manufactured Home Park

W: The Grove Resort & Spa and Palisades Condominiums

ZONING – PROPOSED

Proposed Zoning District:

PD (Planned Development District) (Avalon Grove PD)

Staff Recommendation

1. **Future Land Use Map Amendment 2019-2-A-1-1:** Make a finding of **consistency** with the Comprehensive Plan (see Housing Element Goal H1, Housing Element Objective H1.1, Future Land Use Element Objectives FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.4.F, FLU1.4.4, FLU7.4.4, FLU8.1.4, FLU8.2.1, FLU8.2.2, and FLU8.2.10), determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-A-1-1, Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR).

2. **Rezoning Request LUPA-18-12-405**: (August 28, 2019, DRC Recommendation) Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the Avalon Gove Planned Development / Land Use Plan Amendment (PD/LUPA), dated "Received September 5, 2019", subject to the following conditions.

    1. Development shall conform to the Avalon Grove (fka Groves of West Orange) Planned Development dated "Received September 5, 2019," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received September 5, 2019," the condition of approval shall control to the extent of such conflict or inconsistency.

    2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. A current Level One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review and approval as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal.

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

8. The following Education Condition of Approval shall apply:

    a. Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board [and Orange County] as of MM DD, YYYY.

b. Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the ## residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

c. Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.

d. Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.

Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.

9. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.

10. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

11. The multi-family residential entitlements shall not be co-mingled with commercial short term rental entitlements. Short term/transient rental is prohibited within the area designated on the PD as multi-family residential and length of stay shall be for 180 consecutive days or greater. Within the area designated on the PD as commercial short-term rental, length of stay shall not exceed 179 consecutive days.

12. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.

13. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.

14. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 20, 2015 shall apply:

    a. A road agreement for the conveyance of right-of-way required for C.R. 545 (Avalon Road) shall be required prior to approval of the Development Plan for this project. The applicant is required to coordinate this process with the Road Agreement Committee.

    b. Concurrent with PSP/DP review, Hartzog Road shall be evaluated and a core sample taken to verify the base. With construction plans, Hartzog Road shall be improved to Orange County Subdivision Regulation standards.

15. Except as amended, modified, and / or superseded, the following BCC Conditions of Approval, dated October 20, 2015 shall apply:

    a. The following Education Condition of Approval shall apply:

        1. Developer shall comply with all provisions of the Capacity Enhancement Agreement approved by the Orange County School Board on August 11, 2015.

        2. Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the 0 residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

        3. Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.

        4. Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.

        Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.

    b. A current Level One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review and approval as part of any Preliminary Subdivision Plan (PSP) and / or Development Plan (DP) submittal.

Analysis

1. Background and Development Program

The applicant, David Evans, Evans Engineering Inc., has requested to change the Future Land Use Map (FLUM) designation of the 37.83-acre subject site from Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth-Center-Planned Development-Low-Medium Density Residential (GC-PD/LMDR) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR). The applicant is requesting ~~options for the development program~~ to develop ~~either up to 600 short-term rental units, or up to 600 multi-family dwelling units, or~~ a mix of 300 short-term rental units and 300 multi-family dwelling units. At the August 28, 2019, Development Review Committee (DRC) meeting, the applicant finalized the development program: 300 short-term rental units and 300 multi-family dwelling units.

The subject site consists of four contiguous parcels that are located within the existing Island Reef Planned Development (PD) and the existing Groves of West Orange PD. The Island Reef PD covers the west 23.94 acres of the subject property (the western parcels). The Groves of West Orange PD covers the east 13.88 acres of the subject property (the eastern parcel). Originally, all four parcels were located within the Island Reef PD, which was approved by the Board of County Commissioners (BCC) on May 19, 1998, with an approved development program of 502 timeshare units. On October 20, 2015, the BCC approved a Substantial Change Request (CDR-13-06-160) to reduce the size of the PD from 38.50 gross acres to 24.62 gross acres while also reducing the existing development entitlements from 502 timeshare units to 318 timeshare units. On November 19, 2013, the BCC approved Future Land Use Map Amendment (FLUMA) 2013-2-A-1-3 to change the FLUM designation of the extracted 13.88-acre east parcel (Groves of West Orange PD) from Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR). The proposed development program at that time was for up to 139 single-family dwelling units. On October 20, 2015, the BCC approved the rezoning (LUP-14-01-009) of the extracted 13.88-acre property to create the Groves of West Orange PD, with a development program consisting of up to 108 single-family detached and attached (townhome) residential dwelling units. On June 28, 2016, the Board of County Commissioners (BCC) approved FLUMA 2016-1-A-1-8 to change the FLUM designation of the remaining 23.94-acre west parcels (Island Reef PD) from Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR). The approved development program consists of up to 220 single-family dwelling units (attached and detached) and 20,000 square feet of retail commercial uses. Both the east and west parcels, however, were never developed for single-family dwelling purposes or for commercial purposes. The applicant is now proposing to recombine the east and west parcels with a new development program, requesting ~~options~~ to construct ~~either up to 600 short-term rental units, or up to 600 multi-family dwelling units, or~~ a mix of 300 short-term rental units and 300 multi-family dwelling units on the entire 37.83-acre subject site.

A FLUMA for the subject site was scheduled for consideration during the 2019-1 Regular Cycle as Amendment 2019-1-A-1-6 for a proposed development program of up to 328 short-term rental units and up to 20,000 square feet of C-1 (Retail Commercial District) uses. The proposed amendment was transmitted to the Florida Department of Economic Opportunity (DEO), but the applicant withdrew the request prior to the April 18, 2019 Local Planning Agency (LPA) adoption public hearing to revise the development program. As mentioned above, the applicant is now requesting ~~options for the~~ a development program ~~to develop either up to 600 short-term rental units, or up to 600 multi-family~~

~~dwelling units, or~~ of a mix of 300 short-term rental units and 300 multi-family dwelling units on the entire 37.83-acre subject site.

Proposed Amendment

Short-term rental units are considered a commercial use. Orange County Code Section 38-1 defines short-term rentals as, "where the length of stay under the rental or lease arrangement is one hundred seventy-nine (179) days or less. Examples of non-residential uses requiring short-term rental include hotels, motels, timeshares, condominium hotels, resort rental, resort residential, resort villa, and transient rental." The applicant is thus requesting the Growth Center-Planned Development-Commercial/Medium Density Residential designation to be able to construct ~~either 600 short-term rental units, or~~ ~~600 multi-family dwelling units, or~~ a mix of 300 short-term rental units and 300 multi-family dwelling units.

The 37.83-acre undeveloped subject property is located on the east side of Avalon Road, south of Hartzog Road, north of Arrowhead Boulevard, and west of Vista Del Lago Boulevard. Two existing short-term rental resorts, The Grove Resort & Spa and the Palisades Condominiums, are located directly across the street on Avalon Road, west of the subject site. In fact, The Grove Resort & Spa is owned by the same owner of the subject property, and the owner would like to be able to construct a similar project. Both developments are part of the Lake Austin PD, and both have corresponding Growth Center/Resort/ Planned Development FLUM designations. Hartzog Subdivision, a single-family residential subdivision, is located across the street on Hartzog Road, north of the site. The residential lots are zoned R-CE (Country Estate District) and have a corresponding Village (V) FLUM designation. Vista del Lago, a 925-unit manufactured home community, abuts the subject property to the east. It is zoned R-T (Mobile Home Park District), and it has a corresponding Low-Medium Density Residential (LMDR) FLUM designation. The Sutton Lakes PD is located immediately to the south and has an approved development program of up to 700 residential units and up to 20,000 square feet of retail commercial uses. The property has a Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR) FLUM designation. Recently, on May 21, 2019, the BCC approved FLUMA 2019-1-A-1-2 (The Registry on Grass Lake) to change the FLUM designation from Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR) for a property located further south of the subject property, on the west side of Avalon Road. The proposed development program was for up to 360 multi-family dwelling units.

A community meeting was held for this proposed amendment on April 22, 2019. Two residents were in attendance, and their main concerns were traffic, access, and noise. The applicant, Mr. Evans, stated that the property owner who also owns The Grove Resort & Spa, located directly across the street on Avalon Road, west of the subject site, would like to build a similar product. He told the residents that he would submit a rezoning application to run concurrently with the FLUMA application to address their concerns. The applicant also informed the residents that Avalon Road will be widened in the future, and the property owner will be required to contribute funds for the road improvements.

If this proposed amendment is adopted by the Board of County Commissioners, a Land Use Plan Amendment (LUPA) will be required to recombine the east and west parcels to create a new PD encompassing the entire 37.83 acres and to allow for the short-term rental units and the multi-family dwelling units. The applicant has submitted LUPA-18-12-405 to create the Avalon Grove PD. On August 28, 2019, the DRC recommended approval of the Avalon Grove PD for 300 multi-family dwelling units

and 300 short-term rental units, subject to fifteen (15) conditions of approval, as amended. ~~It is currently proceeding through the Development Review Committee (DRC) review process.~~

2. Future Land Use Map Amendment Analysis

Consistency

The subject property lies within the U.S. 192 Growth Center. Future Land Use Element **Policy FLU1.1.4.F** states that Growth Centers are a Future Land Use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements provide, at a minimum, that the County will not incur initial capital costs for utilities. The subject property lies within the Tohopekaliga (Toho) Water Authority's potable water, wastewater, and reclaimed water service areas. The Toho Water Authority is based in adjacent Osceola County, and it currently has water and sewer lines in place along Avalon Road and water lines in place along Hartzog Road to service the subject property. In a letter dated January 30, 2019, the Toho Water Authority's Engineering Division informed the applicant that the Toho Water Authority will provide the potable water, irrigation, and sewer service for the proposed project, provided the developer complies with all applicable Toho Water Authority design and construction standards and enters into the necessary Developer's Service Agreement.

Policy FLU7.4.4 states that urban intensities shall be permitted in designated Growth Centers when urban services are available from other sources, as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. **Policy FLU7.4.4** also states that 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.

In accordance with **Policy FLU1.1.2.A**, the applicant has specified the maximum desired development program for the residential portion of the project. The multi-family portion of the request is categorized as a residential use and falls into the Medium Density Residential (MDR) FLUM designation, which allows for residential development at a maximum density of twenty (20) dwelling units per acre. The applicant is also requesting a commercial option for a portion of the project to develop short-term rental units. Short-term rental units are considered commercial uses.

Staff has advised the applicant that a specific development program shall be required for the proposed FLUMA that must be finalized within two weeks of receipt of DEO Transmittal comments. The finalized development program is 300 multi-family dwelling units and 300 short-term rental units.

The subject property is located in an area characterized by a variety of housing types—including residential/agricultural homesites, conventional single-family subdivision development (Hartzog Subdivision), and a manufactured home development (the 925-unit Vista Del Lago Manufactured Home Park). The site is located in the immediate vicinity of two short-term vacation rental resorts (The Grove Resort & Spa and Palisades Condominiums) that are located directly across the street on Avalon Road, west of the subject site. As mentioned previously, The Grove Resort & Spa is owned by the same property owner of the subject site, and the owner would like to construct a similar project. Timeshare resorts (Bali International Resort Club and Isle of Bali 2), hotel and tourist commercial retail uses, and retail establishments along the U.S. 192 corridor are located further south of the site. With the proposal to develop a maximum of ~~600~~ 300 multi-family dwelling units, the proposed FLUMA is consistent with **Housing Element GOAL H1** and **Objective H1.1,** which 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 proposed multi-family units will provide needed housing for those employees that work at nearby theme parks, hotels, short-term vacation rental resorts, and tourist-oriented businesses. **Policy FLU8.2.2** states that continuous stretches of similar housing types and density of units shall be avoided. **Policy 8.2.2** also states that a diverse mix of residential housing types shall be promoted. The proposed multi-family 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 **Policy FLU1.1.1**.

It is staff's belief that the applicant's proposed maximum development program of ~~either 600 short-term rental units, or 600 multi-family dwelling units, or~~ 300 short-term rental units and 300 multi-family dwelling units ~~are~~ is consistent with **Future Land Use Element Objective OBJ FLU2.2**, which establishes that Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently, and promoting a sense of community. As stated above, the subject property is located in an area characterized by a variety of housing types—including residential/agricultural homesites, conventional single-family subdivision development (Hartzog Subdivision), and a manufactured home development (the 925-unit Vista Del Lago Manufactured Home Park). Also, the BCC recently approved a 360-unit multi-family development on Avalon Road, south of the subject site. The site is located in the immediate vicinity of two short-term vacation rental resorts (The Grove Resort & Spa and Palisades Condominiums). To ensure that the existing residential neighborhoods are not adversely impacted by the commercial uses, **Policy FLU1.4.4** states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided. Staff notes that if this requested amendment is adopted, the development standards for both the short-term rentals and the multi-family elements of this project will be determined via the associated PD rezoning.

The County adopted **Policy FLU8.1.4** to specify the maximum development potential for each PD Future Land Use Map Amendment. The development program for this amendment is added to **Policy FLU8.1.4** as a staff-initiated text amendment. The maximum development program for Amendment 2019-2-A-1-1, if adopted, would be as follows.

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2019-2-A-1-1 Avalon Groves	Growth Center-Planned Development- Commercial/ Medium Density Residential (GC-PD-C/MDR)	Up to ~~600 short-term rental units, or up to 600 multi-family dwelling units, or a mix of~~ 300 short-term rental units and 300 multi-family dwelling units	2019-

Compatibility

Future Land Use Element Objective FLU8.2 states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and development trends in the area. The subject property is located in an area characterized by existing and proposed residential development and short-term rental resort developments. As mentioned previously, The Grove Resort & Spa and the Palisades Condominiums are located directly across the street on Avalon Road, west of the subject site. Both developments are currently used for short-term rentals. Furthermore, FLUMA 2019-1-A-1-2, The Registry on Grass Lake, a proposed 360-unit apartment complex, located south of the subject property, was recently approved by the BCC on May 21, 2019.

If the requested FLUM amendment is adopted, provisions must be taken to ensure that any future development of the subject site for a mix of short-term rentals and multi-family dwelling uses will not adversely impact the existing residential communities in the surrounding area. Although no restrictions or conditions may be imposed during the FLUM amendment stage, performance restrictions and/or conditions may be placed on the property to ensure compatibility, as established in **Policy FLU8.2.1. Policy FLU8.2.10** states that commercial and office uses in residential areas shall be subject to performance standards including, but not limited to, building height restrictions, compatible architectural designs, floor area ratio limitations, lighting and location requirements, landscaping and buffering requirements, and parking design to ensure land use compatibility. The compatibility issues, along with the delineation of the proposed short-term rentals and multi-family areas within the PD boundary, will be addressed in greater detail during the BCC's concurrent consideration of the PD rezoning application.

Division Comments: Environmental, Public Facilities, and Services

Environmental: This site includes wetlands that extend offsite: a Class II wetland of 1.23 acres, a Class III wetland of 0.41 acre, and a non-jurisdictional wetland of 1.02 acres. Orange County Conservation Area Determination CAD 97-211 was completed for these properties, with a certified survey of the conservation area boundary approved on January 15, 1998. This determination is still binding.

Until wetland permitting is complete, the net developable acreage is only an approximation. The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas required to prevent adverse secondary impacts. The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II, and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD. Please reference Comprehensive Plan Policy FLU1.1.2 C.

Development of the subject properties shall comply with all state and federal regulations regarding wildlife or plants listed as endangered, threatened, or species of special concern. The applicant is

responsible for determining the presence of listed species and obtaining any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

All development is required to pretreat stormwater 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.

The FWC analysis of the subject property found that it is located near, within, or adjacent to:

- U.S. Fish and Wildlife Service (USFWS) Consultation Area for:
  - Everglade snail kite (*Rostrhamus sociabilis plumbeus*), Federally Endangered (FE)
  - Florida scrub-jay (*Aphelocoma coerulescens*), Federally Threatened (FT)
  - Audubon's crested caracara (*Polyborus plancus audubonii*), FT
  - Sand skink (*Plestiodon reynoldsi*), FT
- One or more USFWS designated core foraging areas (CFA) for wood storks (*Mycteria americana*, FT), consisting of a 15-mile buffer around the nesting colony.
- Potential habitat for state- and federally-listed species:
  - Gopher tortoise (*Gopherus polyphemus*, ST)
  - Florida sandhill crane (*Antigone canadensis pratensis*, ST)
  - Eastern indigo snake (*Drymarchon corais couperi*, FT)
- Potential habitat for the Florida black bear (*Ursus americanus floridanus*) – Central Management Unit.

The FWC provided comments and recommendations on how to address the wildlife surveys, gopher tortoises, Florida black bears, Florida sandhill cranes, and federal species concerns.

Schools: ~~The developer will be required to enter into a Capacity Enhancement Agreement (CEA) with Orange County Public Schools (OCPS). CEA application OC-19-011 has been submitted.~~ Per School Capacity Determination OC-19-079, no Capacity Enhancement Agreement (CEA) will be required at this time. This determination expires April 18, 2020.

Utilities: The subject property lies within the Toho Water Authority's potable water and wastewater service areas. Per the Toho Water Authority's Engineering Division, water and sewer lines are currently in place along Avalon Road, and there is currently adequate capacity to serve the proposed development, provided the developer enters into the necessary service agreements with the Toho Water Authority.

Transportation: Based on trip generation estimates from the 10th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, it was determined that the maximum allowable development of 318 timeshare units, 108 single-family dwelling units, and 20,000 square feet of commercial uses based on the current future land use designations of Growth Center-Planned Development-Commercial/Low-Medium Density Residential and Growth Center-Planned Development-Low-Medium Density Residential would generate approximately 263 new p.m. peak hour trips, while the proposal to develop up to 600 short-term rental units, or up to 600 multi-family dwelling units or a mix of 300 short-term rental units and 300 multi-family units under the Growth Center-Planned

Development-Commercial/Medium Density Residential future land use designation will generate 330 new p.m. peak hour trips, resulting in an increase of 67 p.m. peak hour trips.

Future Roadway Network
Road Agreements: None

Planned and Programmed Roadway Improvements:
Planned and Programmed Roadway Improvements: Based on the County's Capital Improvement Plan (CIP) and Long Range Transportation Plan (LRTP), planned improvements within the project's impact area include Western Way from Avalon Road to Flamingo Crossings Boulevard. It is under construction by the Reedy Creek Improvement District (RCID) as a new four-lane road. Avalon Road is planned for widening from U.S. 192 to S.R. 50 as four lanes, and Hartzog Road is planned for improvement from Avalon Road to Flamingo Crossings Boulevard as a new two-lane road.

Right-of-Way Requirements: Right-of-way is required for the widening of Avalon Road from U.S. 192 to Flamingo Crossings Boulevard.

Summary

The applicant is requesting a land use change for 36.36 net developable acres from Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR), a rezoning from PD (Planned Development District) (Island Reef PD and Groves of West Orange PD), and approval to develop one of the three following scenarios: 1) up to 600 short-term rental units 2) up to 600 multi-family units or 3) up to 300 short-term rental units and up to 300 multi-family units.

The subject property is not located within the County's Alternative Mobility Area (AMA) or along a backlogged/constrained facility or multimodal corridor.

The allowable development based on the approved future land use will generate 263 p.m. peak hour trips.

The proposed use will generate 330 p.m. peak hour trips, resulting in a net increase of 67 p.m. peak hour trips for the worst case scenario – up to 600 short-term rental units.

The subject property fronts both Avalon Road and Hartzog Road. Avalon Road is a two-lane major collector which is functionally classified as Class I. Hartzog Road is a two-lane collector which is classified as Class II.

Based on the existing Concurrency Management System database dated February 11, 2019, there are two (2) failing roadway segments along Avalon Road within the project's impact area due to committed trips: from U.S. 192 to Hartzog Road and from Hartzog Road to Flamingo Crossings Boulevard are operating at level of service F, and there is no available capacity. This information is dated and subject to change.

Based on the project trip distribution, Avalon Road is projected to accommodate about 80% of the project trips, with 35% to the south and 45% to the north. The remaining 20% are projected to utilize Hartzog Road to the east.

The analysis reveals that Avalon Road is projected to be deficient in the short-term analysis Year 2024 as well as the long-term conditions (Year 2030), which will be mitigated when improved to a four-lane divided roadway.

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.

Finally, to ensure there are no revisions to the proposed development beyond the proposed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

3. Analysis – Rezoning

SITE DATA

Existing Use	Undeveloped Land	
Adjacent Zoning	N:	R-CE (Country Estate District) *(1972)*
	E:	R-T (Mobile Home Park District) *(1984)*
	W:	PD (Planned Development District) (Lake Austin PD) *(2009)*
	S:	PD (Planned Development District) (Sutton Lakes PD) *(1996)* and A-1 (Citrus Rural District) *(1957)*
Adjacent Land Uses	N:	Single-Family Residences
	E:	Manufactured Home Park
	W:	Timeshare Resort
	S:	Undeveloped Land

APPLICABLE PD DEVELOPMENT STANDARDS

PD Perimeter Setback	25 feet
Maximum Building Height:	60 feet (4 Stories) *35' within 100' of a Single-Family Use.
Minimum Living Area *(Short-Term Rental)*	340 square feet
Minimum Living Area *(Multi-Family)*	550 square feet
Open Space	25%

SPECIAL INFORMATION

Subject Property Analysis

The 37.83-acre undeveloped subject property is located on the east side of Avalon Road, south of Hartzog Road, north of Arrowhead Boulevard, and west of Vista Del Lago Boulevard. The subject site consists of five contiguous parcels that are located within the existing Island Reef Planned Development (PD) and Groves of West Orange PD. The Island Reef PD covers the west 23.94 acres of the subject property (the western parcels). The Groves of West Orange PD covers the east 13.88 acres of the subject property (the eastern parcels).

Originally, all four parcels were located within the Island Reef PD, approved by the Board of County Commissioners (BCC) on May 19, 1998, with an approved development program of 502 timeshare units. On October 20, 2015, the BCC approved a Substantial Change Request (CDR-13-06-160) to reduce the size of the Island Reef PD from 38.50 gross acres to 24.62 gross acres while also reducing the development entitlements to 318 timeshare units. At the same hearing, the BCC approved the rezoning (LUP-14-01-009) of the extracted 13.88-acre property to create the Groves of West Orange PD, with a development program consisting of up to 108 single-family detached and attached (townhome) residential dwelling units. Through this request, the applicant is seeking to rezone 22.94 gross acres from PD (Island Reef Planned Development) to incorporate it into the Groves of West Orange PD, to change the name of the PD to Avalon Grove PD, and to change the overall approved uses for the combined PD area to 300 multi-family dwelling units and 300 short-term rental units. No waivers to the Orange County Code are requested.

The current Future Land Use Map (FLUM) designation for the Island Reef PD is Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR), and the current FLUM designation for the Groves of West Orange PD is Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR). The applicant has submitted this request along with a Comprehensive Plan Amendment, 2019-2-A-1-1, to change the FLUM designation of the overall 37.83-acre subject property to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR), with a specific development program of up to 300 short-term rental units and 300 multi-family dwelling units.

The subject property lies within the U.S. 192 Growth Center, in an area characterized by a variety of residential and tourist commercial-type uses, including a conventional single-family subdivision development (Hartzog Subdivision), a manufactured home development (the 925-unit Vista Del Lago Manufactured Home Park), and two short-term vacation rental resorts (The Grove Resort & Spa and Palisades Condominiums). The Sutton Lakes PD is located immediately to the south of the subject property and has an approved development program of up to 700 residential units and up to 20,000 square feet of retail commercial uses.

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is not located within an overlay district.

Environmental

An Orange County Conservation Area Determination, CAD# 97-211, was completed that included this project site. Wetland classifications were determined on November 20, 1997, and agreed upon on December 2, 1997. The certified survey of the conservation area boundary was approved on January 16, 1998.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of these concerns and to verify and obtain, if necessary, any required habitat permitting from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

This project shall obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to, the Army Corps of Engineers, the Florida Department of Environmental Protection, the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS), and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed plan be addressed on a multi-agency basis.

Transportation / Concurrency

Based on the concurrency management system dated January 3, 2019, there are two failing roadway segments within a one-mile radius of this project. Avalon Road is currently operating below the adopted level of service from U.S. 192 to Hartzog Road and from Hartzog Road to Flamingo Crossings Boulevard. A traffic study will be required prior to obtaining a building permit.

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

Water / Wastewater / Reclaimed Water

	Existing service or provider
Water:	Tohopekaliga (Toho) Water Authority
Wastewater:	Tohopekaliga (Toho) Water Authority
Reclaimed:	Tohopekaliga (Toho) Water Authority

Specific Project Expenditure Report and Relationship Disclosure Forms

The original Specific Project Expenditure Report and Relationship Disclosure Form are currently on file with the Planning Division.

4. Policy References

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.

OBJ FLU2.2 – Orange County shall develop, adopt and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community.

OBJ FLU8.2 – COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

FLU1.1.1 – Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.

FLU1.1.2.A – The Future Land Use Map shall reflect the most appropriate maximum and minimum densities for residential development. Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay (Scenario 5) and Growth Centers may include specific provisions for maximum and minimum densities. The densities in the International Drive Activity Center shall be those indicated in the adopted Strategic Development Plan.

FLU1.1.4.F – GROWTH CENTER(S) – Growth Centers are a Future Land Use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements provide at a minimum that the County will not incur initial capital costs for utilities. Orange County has two Growth Centers – one in the northwest referred to as the Northwest Growth Center and one in the southeast referred to as Growth Center/Resort/PD.

FLU1.4.4 – The disruption of residential areas by poorly located and designed commercial activities shall be avoided. Primary access to single-family residential development through a multi-family development shall be avoided.

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.

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.

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.

FLU8.2.10 – To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:

A. Building height restrictions;

B. Requirements for architectural design compatible with the residential units nearby;

C. Floor area ratio (FAR) limitations;

D. Lighting type and location requirements;

E. Tree protection and landscaping requirements including those for infill development; and

F. Parking design.

Site Visit Photos

Subject Site

North – Single-Family Residential

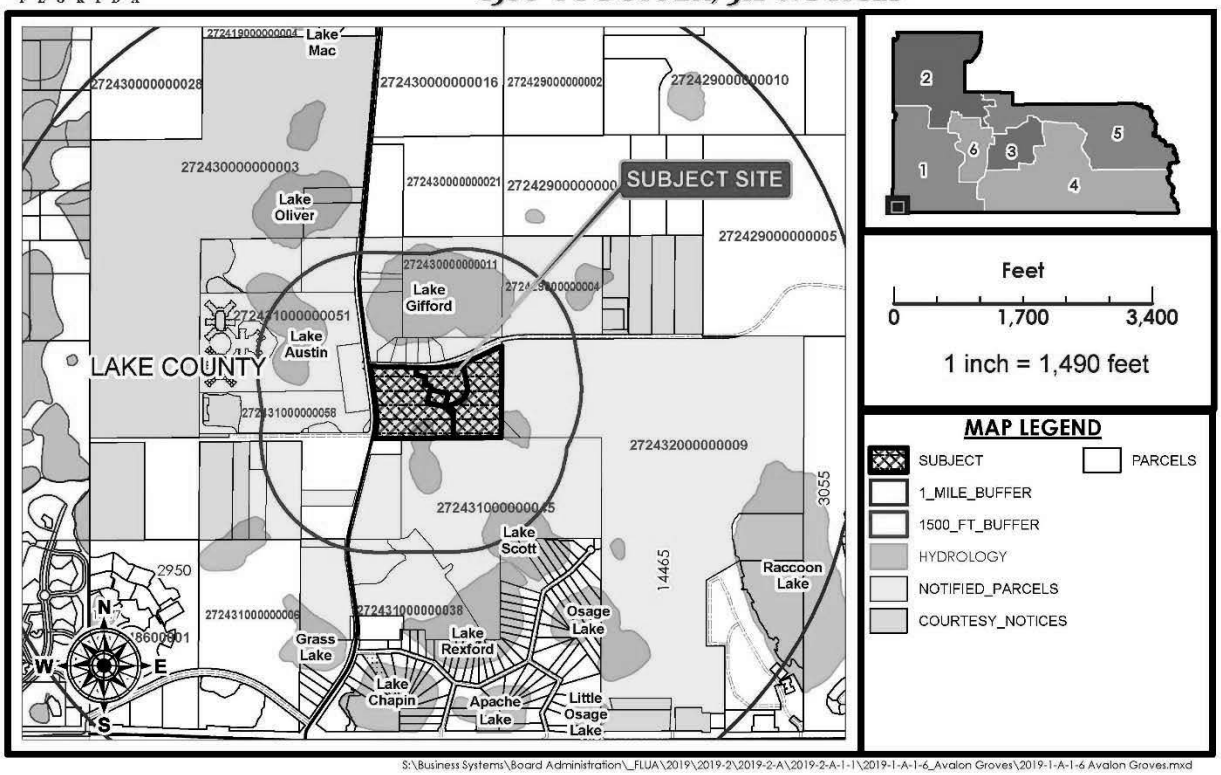
South – Undeveloped

East – Vista del Lago Manufactured Home Park

West – Palisades Condominiums

Public Notification Map

2019-2-A-1-1 Avalon Groves
1500 FT BUFFER, 312 NOTICES



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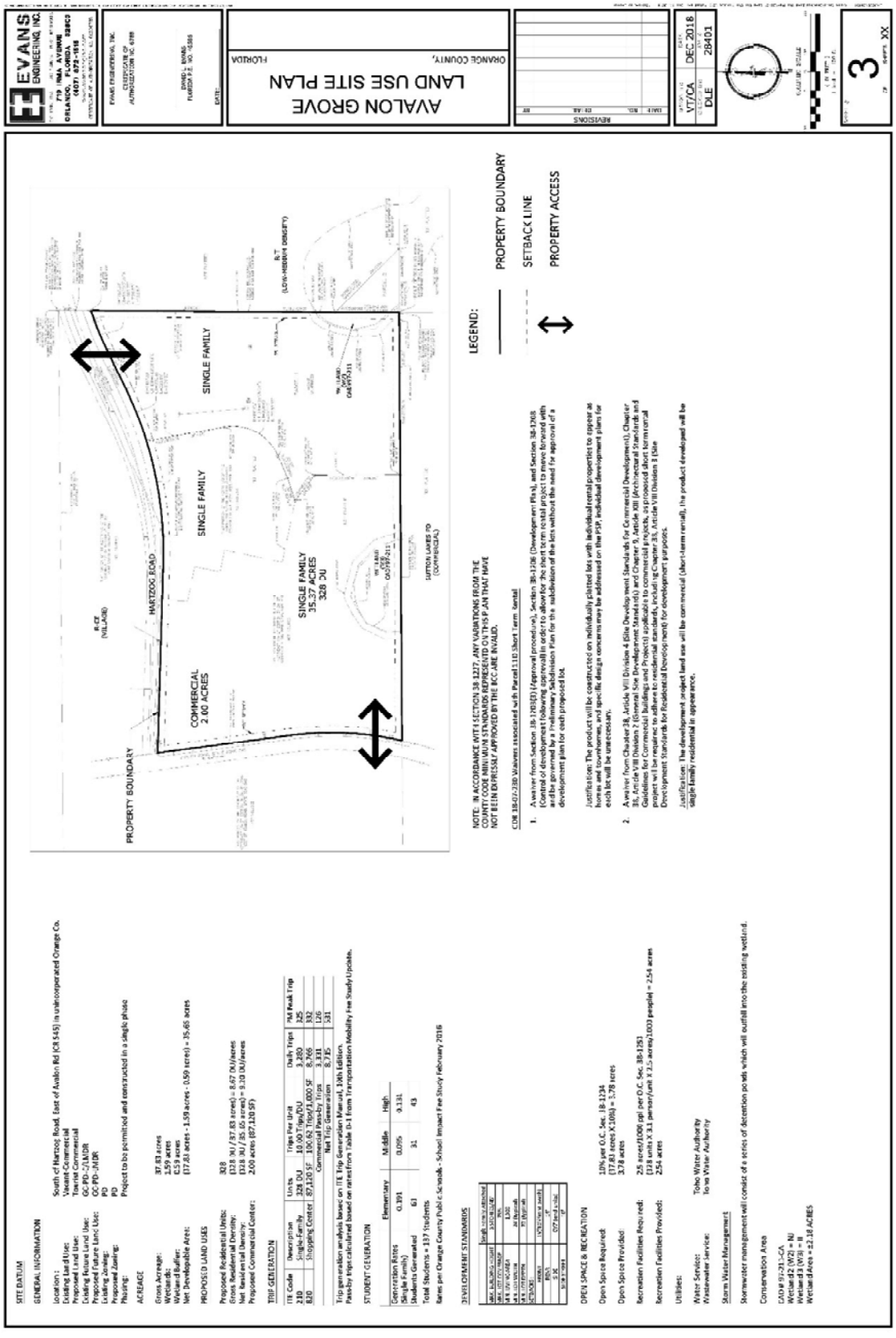
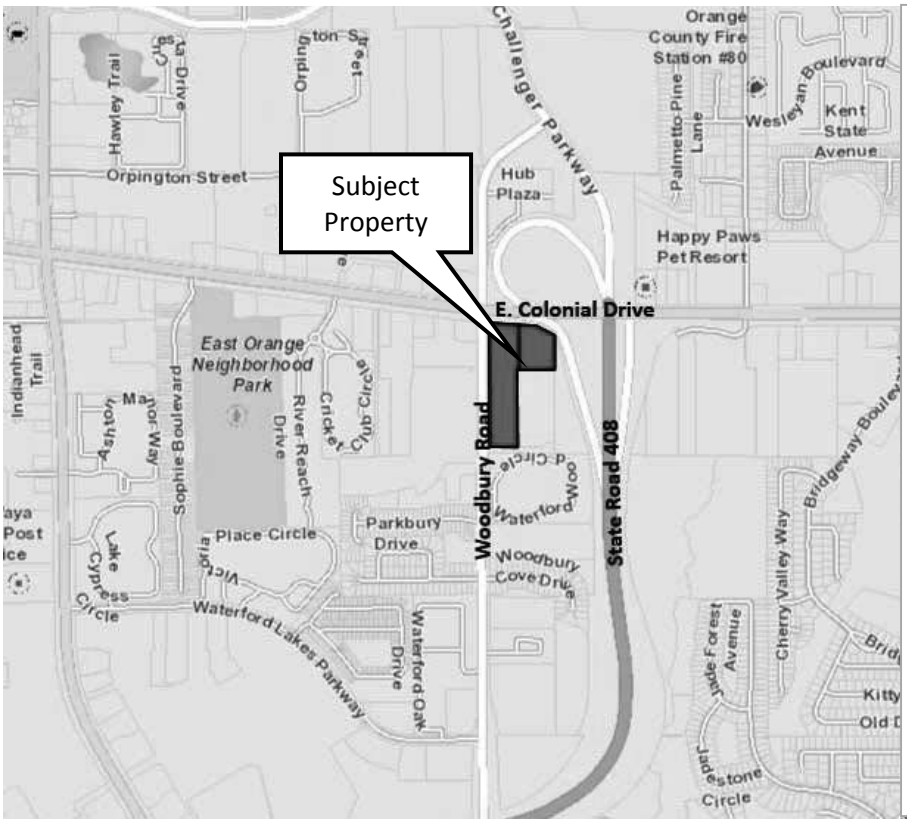
Notification Area:

1,500 ft. plus homeowner associations within a one-mile radius of the subject site

312 notices sent


EVANS ENGINEERING, INC.
AVALON GROVE
LAND USE SITE PLAN
ORANGE COUNTY, FLORIDA
DEC 2016
28401
PROPERTY BOUNDARY
SETBACK LINE
PROPERTY ACCESS
LEGEND:
HARTZOG ROAD
COMMERCIAL 2.00 ACRES
SINGLE FAMILY
SINGLE FAMILY 35.37 ACRES 328 DU
SUTTON LAKES PD (COMMERCIAL)
R-CE (RURAL)
R-T (LOW-MEDIUM DENSITY)
SITE DATUM
GENERAL INFORMATION
Location: South of Hartzog Road, East of Avalon Rd (CR 545) in unincorporated Orange Co.
Existing Land Use: Vacant Commercial
Proposed Land Use: Townhome Commercial
Existing Future Land Use: OC-PD-2/3/OR
Proposed Future Land Use: OC-PD-2/3/OR
Existing Zoning: PD
Proposed Zoning: PD
Phasing: Project to be permitted and constructed in a single phase
ACREAGE
Gross Acreage: 37.83 acres
Wetlands: 1.59 acres
Wetland Buffer: 0.59 acres
Net Developable Area: (37.83 acres - 1.59 acres - 0.59 acres) = 35.65 acres
PROPOSED LAND USES
Proposed Residential Units: 328
Gross Residential Density: (328 DU / 37.83 acres) = 8.67 DU/acres
Net Residential Density: (328 DU / 35.65 acres) = 9.20 DU/acres
Proposed Commercial Center: 2.00 acres (87,120 SF)
TRIP GENERATION
ITE Code | Description | Units | Trips Per Unit | Daily Trips | PM Peak Trip
210 | Single-Family | 328 DU | 10.00 Trips/DU | 3,280 | 325
820 | Shopping Center | 87,120 SF | 100.83 Trips/1,000 SF | 8,785 | 196
Commercial Pass-by: 33% | 3,135 | 131
Net Trip Generation | 8,735 | 531
Trip generation analysis based on ITE Trip Generation Manual, 10th Edition.
Pass-by trips calculated based on rates from Table D-1 from Transportation Mobility Fee Study Update.
STUDENT GENERATION
Elementary | Middle | High
Generation Rates: 0.391 | 0.095 | 0.131
(Single Family)
Students Generated: 61 | 31 | 43
Total Students = 137 Students
Rates per Orange County Public Schools - School Impact Fee Study February 2016
DEVELOPMENT STANDARDS
Land Use(s) | Intensity/Density | Floor Area Ratio (FAR) | Impervious Surface Ratio (ISR)
Max. Building Height: 35 ft
Min. Living Area: 1,200
Min. Lot Width: 24 ft/unit
Min. Lot Size: 2,400 sf/unit
Setbacks: Front: 20' | Side: 0' or 5' | Rear: 10' | Corner: 15'
OPEN SPACE & RECREATION
Open Space Required: 10% per O.C. Sec. 38-1234
(37.83 acres X 10%) = 3.78 acres
Open Space Provided: 3.78 acres
Recreation Facilities Required: 2.5 acres/1000 ppl per O.C. Sec. 38-1251
(328 units X 3.1 person/unit) X 2.5 acres/1000 people = 2.54 acres
Recreation Facilities Provided: 2.54 acres
Utilities:
Water Service: Toho Water Authority
Wastewater Service: Toho Water Authority
Storm Water Management
Stormwater management will consist of a series of detention ponds which will outfall into the existing wetland.
Conservation Area
CAD # 01-23-31-CA
Wetland 2 (W2) = NI
Wetland 3 (W3) = II
Wetland Area = ±2.18 ACRES
NOTE: IN ACCORDANCE WITH SECTION 38-1227, ANY VARIATIONS FROM THE COUNTY CODE MINIMUM STANDARDS REPRESENTED ON THIS PLAN THAT HAVE NOT BEEN EXPRESSLY APPROVED BY THE BCC ARE INVALID.
COR 18-07-238 Waivers associated with Parcel 110 Short Term Rental
1. A waiver from Section 38-1393(E) (Approval procedure), Section 38-1236 (Development Plan), and Section 38-1208 (Control of development following approval) to allow for the short term rental project to move forward with and be governed by a Preliminary Subdivision Plan for the subdivision of the lots without the need for approval of a development plan for each proposed lot.
Justification: The product will be constructed on individually platted lots with individual rental properties to appear as homes and townhomes, and specific design concerns may be addressed on the PSP, individual development plans for each lot will be unnecessary.
2. A waiver from Chapter 38, Article VIII Division 4 (Site Development Standards for Commercial Development), Chapter 38, Article VIII Division 7 (General Site Development Standards) and Chapter 9, Article XIII (Architectural Standards and Guidelines for Commercial Districts) to allow for the short term rental project to move forward with and be governed by a project wide requirement to adhere to residential standards, including Chapter 38, Article VIII Division 3 Site Development Standards for Residential Development) for development purposes.
Justification: The development project land use will be commercial (short-term rental), the product developed will be single family residential in appearance.
3 XX



Applicant/Owner:
Thomas Sullivan, Gray Robinson, P.A./Chuck Hollow Inc. et al

Location:
12400 & 12464 East Colonial Drive; Generally located north of Waterford Wood Cir., east of Woodbury Rd., south of East Colonial Dr., and west of S.R. 408

Existing Use:
Undeveloped

Parcel ID Number(s):
23-22-31-0000-00-012; -013

Tract Size:
10.08 gross acres/2.71 net developable acres

The following meetings/hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Community Meeting: May 14, 2019	Null – no residents in attendance
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal July 18, 2019	Recommend Transmittal (9-0)
✓	BCC Transmittal August 6, 2019	Transmit (6-0)
✓	Agency Comments September 2019	Comments received from FWC
✓	LPA Adoption October 17, 2019	Recommend Adoption (8-0)
	BCC Adoption	November 12, 2019

Project Information

Future Land Use Map Amendment Request: Commercial (C) to Planned Development-Medium-High Density Residential (PD-MHDR)

Proposed Development Program:
Up to 256 multi-family dwelling units with an approved CAI permit
Up to 94 multi-family dwelling units without an approved CAI permit

Public Facilities and Services: Please the see Public Facilities Analysis Appendix for specific analysis of each public facility.

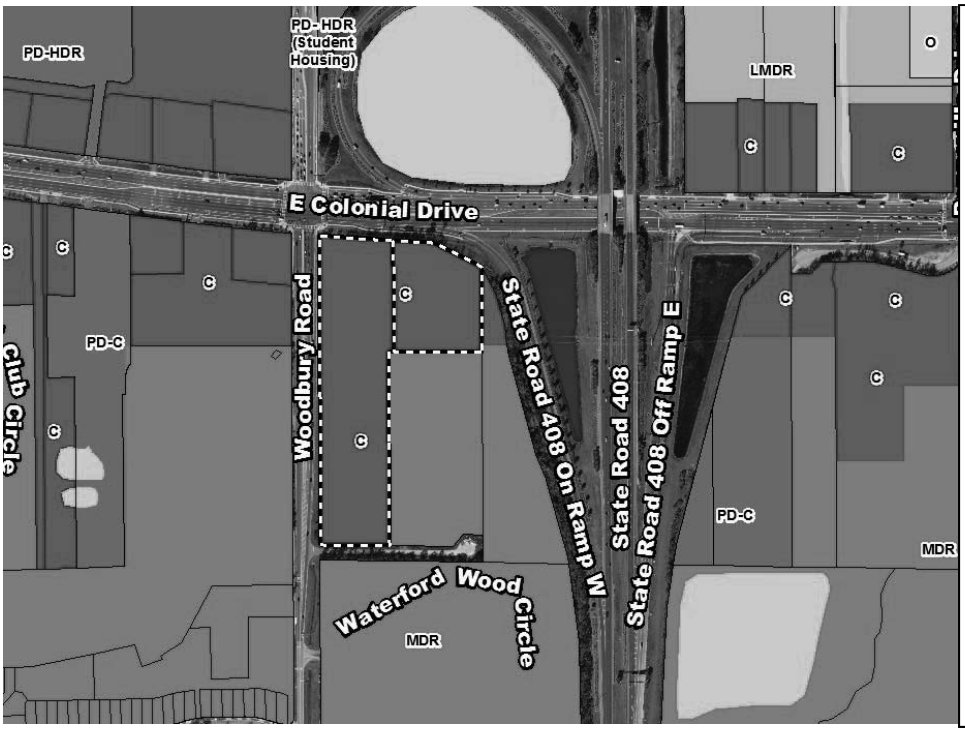
Environmental: 5.21 acres of Class II wetlands, 2.16 acres of Class III wetlands

Transportation: Three (3) failing roadway segments within the project's impact area; the proposal will result in a net decrease in trips

SITE AERIAL

Hub Plaza
Challenger Parkway
State Road 408 On Ramp W
Bonneville Drive
E Colonial Drive
Woodbury Road
State Road 408 On Ramp W
State Road 408
State Road 408 Off Ramp E
Parkbury Drive

FUTURE LAND USE - CURRENT

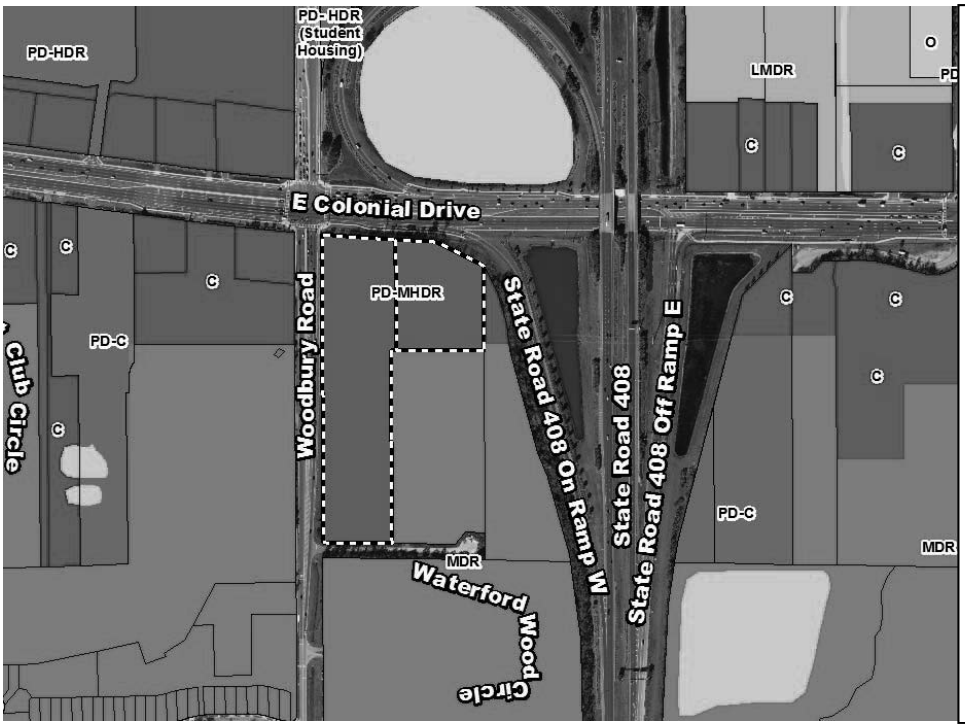


Current Future Land Use Designation:

Commercial (C)

Special Area Information:
Econlockhatchee River Protection Area

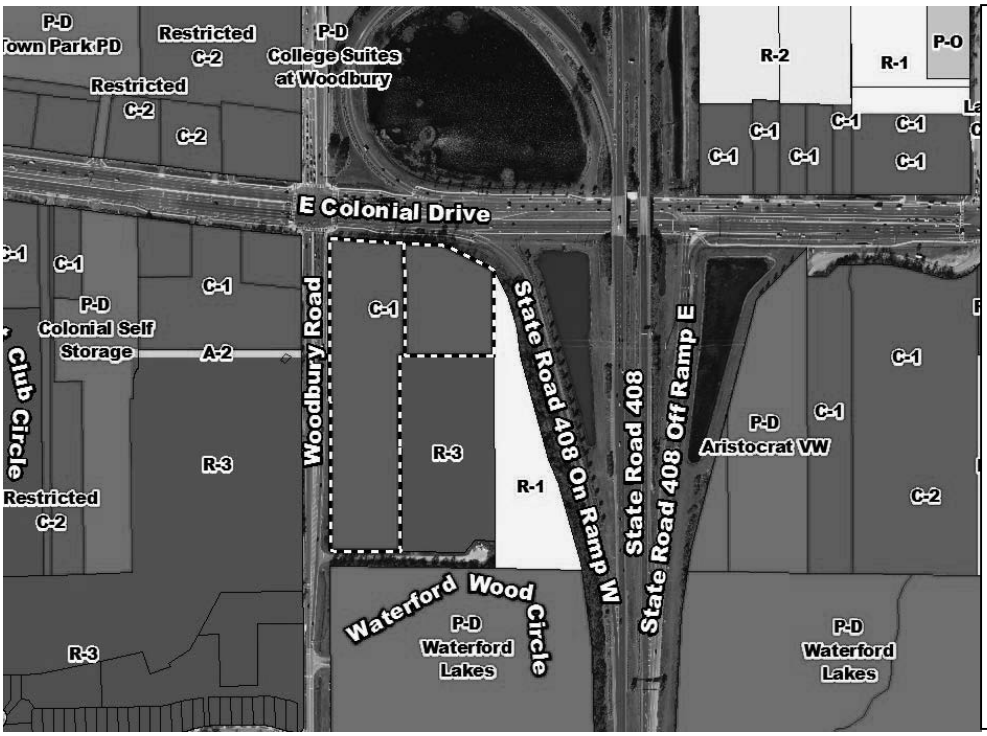
FUTURE LAND USE - AS PROPOSED



Proposed Future Land Use Designation:

Planned Development-Medium-High Density Residential (PD-MHDR)

ZONING - CURRENT



Current Zoning District:

C-1 (Retail Commercial District)

Existing Uses

North:
Stormwater pond

South:
Multi-family residences

East:
Stormwater pond

West:
Multi-family residences and convenience store

Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (Future Land Use Element Goal FLU1, Objectives OBJ FLU1.1, OBJ FLU1.4, OBJ FLU2.1Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.2.B, FLU1.1.4.B, FLU 1.4.1, FLU1.4.2, FLU8.1.2, FLU8.1.4, FLU8.2.1 determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-A-4-2, Commercial (C) to Planned Development – Medium-High Density Residential (PD-MHDR).

Analysis

1. Background and Development Program

The applicant, Thomas Sullivan, representing Chuck Hollow, Inc., et. al., submitted an application with a request to change the Future Land Use Map (FLUM) designation from Commercial (C) to Planned Development-Medium-High Density Residential (PD-MHDR) for property located at 12400 and 12464 East Colonial Drive. The petitioned site consists of two parcels with a combined 10.08 gross acres and 2.71 net developable acres. The survey submitted as part of the application shows a fifty-foot (50') Florida Power Corporation Transmission Easement with transmission lines. The site is otherwise undeveloped.

Future Land Use Map amendments requesting the Planned Development future land use designation must include maximum densities and intensities for the development scenario that are adopted as part of the Comprehensive Plan under Future Land Use Element **FLU8.1.4**. The development program, if adopted, would allow up to 256 multi-family dwelling units. The maximum number of dwelling units permitted by the Medium-High Density Residential (MHDR) land use designation is thirty-five (35) dwelling units an acre. If the maximum density were used, the total number of units would be 352. The resulting net density, if approved, would be 25.6 units an acre.

The proposal requires a zoning change from C-1 (Retail Commercial District) to PD (Planned Development District) for the future land use and zoning to be consistent and to allow the proposed use. If approved, the density represents the maximum development potential; the actual development may be lower depending on site constraints, an approved Conservation Area Impact (CAI) permit, or other issues, to be addressed at the PD (Planned Development) rezoning stage. 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 applicant intends to submit a rezoning application.

The subject property is located at the intersection of Woodbury Road and East Colonial Drive, near the State Road 408 on ramp. There is approximately 1,165 feet of frontage on Woodbury Road and approximately 636 feet along East Colonial Drive. Woodbury Road is a two-lane roadway between Golfway Boulevard and Colonial Drive and four lanes between Colonial Drive and Challenger Parkway, a section that is located north of the petitioned site. Woodbury Road widens at the intersection of Colonial Drive to include a dedicated left turn lane and two northbound through lanes. A dedicated bike lane begins where Woodbury Road widens and continues north to Challenger Parkway. There is a sidewalk along the western side of Woodbury Road but not along the eastern side.

East Colonial Drive (Highway 50), north of the petitioned site, is a six-lane divided roadway. The intersection at Woodbury Road has a dedicated right-turn lane and two dedicated left-turn lanes. There is a dedicated lane, adjacent to the petitioned site, for traffic entering the 408. There is a sidewalk along the northern portion of the petitioned site.

BUS ROUTES AND STOPS – LYNX Route number 210, KnightLYNX-Blue, Route number 320, and Route NL621 have stops along Woodbury Road. KnightLYNX 210 provides service to the University of Central Florida and is the Waterford Lakes Circulator. The KnightLYNX only operates during UCF school sessions. Bus route 320 provides access along East Colonial Drive from East River High School in Bithlo to Lokanotosa Trail. Finally, Route 621 is based at Colonial Drive and Alafaya Trail. It provides pick-ups along Colonial Drive, Avalon Park Boulevard, and Sunflower Trail between Alafaya Trail and the Bithlo Health Center. It operates as a curb-to-curb service within Bithlo and Wedgefield. (This information was gathered from the LYNX Brochure "S UCF Area")

Development in the area is suburban in character. Commercial uses are concentrated along East Colonial Drive and are automobile-oriented, with large parking lots fronting the major street and the buildings set back along the rear of the property. There are outparcels at the sites which include drive-through restaurants and sit-down chain restaurants. To the east, south, and west of the site are residential uses. Waterford Lakes Town Center is located approximately one mile southwest of the petitioned site.

Uses surrounding the site include a stormwater pond to the north. Northwest of the site are a commercial center with a convenience store with gas pumps (Wawa), four outparcels used as restaurants, and a strip center that includes a grocery store (Publix at Town Park). Within this development are the EOS Apartments. To the east of the site are a stormwater pond and SR 408. Uses to the west of the site include an apartment complex, a convenience store with gas pumps (Shell) and a hotel (HomeTowne Studios). South of the site is an apartment complex. Uses along Woodbury Road, between East Colonial Drive and Lake Underhill Road, are residential and include multi-family developments and single-family subdivisions.

The request is to amend the Future Land Use Map (FLUM) designation from Commercial (C) to Planned Development-Medium-High Density Residential (PD-MHDR). The request, if approved, would allow for the consideration of up to 256 multi-family dwelling units. Table 1, below, provides a comparison of the existing and proposed development of the subject site.

Table 1 Existing and Proposed Development

	Existing	**Proposed**
Service Area	Urban Service Area (USA)	Urban Service Area (USA)
Future Land Use	Commercial (C)	Planned Development-Medium-High Density Residential (PD-MHDR)
Zoning	C-1 (Retail Commercial)	PD (Planned Development)
Density	None	Up to 35 dwelling units an acre Limited to 25.6 dwelling units an acre
Intensity	1.5 FAR (659,280 sq. ft.)	None

Future Land Use Element FLU8.1.2 describes the Planned Development (PD) Future Land Use as intended to incorporate a broad mix of uses under specific design standards, provided the Planned Development land uses are consistent with the cumulative densities identified on the Future Land Use Map. The request will require an amendment to the Comprehensive Plan **Future Land Use Element Policy FLU8.1.4**.

Previous Amendments

The Board of County Commissioners denied Future Land Use Map Amendment 2015-1-S-4-1 at the June 16, 2015 hearing. The amendment requested to change the Future Land Use Map from Commercial (C) to Planned Development-High Density Residential (PD-HDR) to permit up to 267 multi-family dwelling units. At the time of the request, 4.7 acres of the subject site was designated Medium Density Residential. This designation allows for a maximum of twenty (20) dwelling units per acre, or 94 units. The remaining 5.4 acres were proposed to be developed with 173 units at a density of thirty-two (32) units per acre, with a proposed future land use of High Density Residential (HDR). Commissioner Jennifer Thompson did not support the requested amendment. She stated her reason for not supporting the request was not because of Woodbury Road, but residents are opposed to multi-family; the area is walkable but there is not a lot of commercial; adding residential puts pressure on Woodbury Road; and commercial on this corner is compatible with commercial uses across the street.

Rezoning LUP-14-12-351 was a request to rezone the property from C-1 (Retail Commercial District) and R-3 (Multiple-Family Dwelling District) to PD (Planned Development District) with a development program consisting of up to 267 multi-family dwelling units. The Development Review Committee (DRC) was not comfortable approving the PD/LUP at the March 25, 2015 meeting because the proposed development depended upon a large conservation area impact. The applicant was directed to apply for and obtain approval from the County for the Conservation Area Impact (CAI) permit prior to returning to DRC. It was the consensus of DRC that no action would be taken until the Board of County Commissioners approved a CAI permit.

Future Land Use Map Amendment 2017-2-S-4-3 and Rezoning RZ-17-10-031 were approved by the Board of County Commissioners November 14, 2017. The request was to amend the Future Land Use Map from Medium Density Residential (MDR) to Commercial (C) to develop up to 235,224 square feet of commercial development on 4.69 acres of the 10.08-acre subject site. (At the time this amendment was approved, the FAR for the Commercial future land use designation was 3.0.) Rezoning RZ-17-10-031 was a concurrent request to rezone the subject site from C-1 (Retail Commercial District) and R-3 (Multiple-Family Dwelling District) to C-1 (retail Commercial District).

Community Meeting

A community meeting for the proposed Future Land Use Amendment was held Tuesday, May 14, 2019, at Waterford Elementary School. There were no residents in attendance.

Conservation Area Determination

As stated in **Future Land Use Element Policy FLU 1.1.2(C),** density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. The net developable land area is defined as the gross land area, less surface waters and wetland areas. The net developable area is determined by a Conservation Area Determination (CAD), which establishes the classification and approximate extent of surface waters/wetlands on property. Orange County Conservation Area Determination CAD-18-03-030 was completed for these properties, with a certified survey of the conservation area boundary approved on February 19, 2019. This determination is valid for a period of five years.

In order to include Class I, II, and III conservation areas in the density and FAR calculations, prior to the adoption of the FLUM amendment, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange

County EPD, per Future Land Use Element Policy **FLU1.1.2(C)**. As of July 3, 2019, the applicant had not applied for a Conservation Area Impact permit.

Without an approved Conservation Area Impact (CAI) permit, staff is limited to including currently-recognized net developable acreage in the density calculations. The Conservation Area Determination (CAD) recognizes 2.71 acres of uplands on the site. Therefore, the maximum number of units that can be considered is ninety-four (94). (This is based on the 2.71 upland acres and a density of 35 units an acre).

A Conservation Area Impact permit application (CAI-19-08-045) was submitted to the Environmental Protection Division. As of this writing, the application is under review, with a request for additional information sent September 6, 2019.

The Conservation Area Impact permit (CAI-19-08-045) will be considered concurrently at the November12, 2019 Board of County Commissioners. If approved, the permit would allow for the impact to 7.37 acres of wetlands thereby allowing for the proposed 256 multi-family dwelling units.

Future Land Use Element Policy FLU8.1.4 establishes the development programs for Planned Development (PD) FLUM designations adopted since January 1, 2007. The development program for this requested amendment is proposed for incorporation into Policy FLU8.1.4 via a corresponding staff-initiated text amendment, Amendment 2019-2-B-FLUE-1. The maximum development program for Amendment 2019-2-A-4-2, if adopted, will be as follows:

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2019-2-A-4-2 12400 E. Colonial Drive	Planned Development—Medium-High Density Residential (PD-MHDR)	Up to 94 multi-family dwelling units without an approved CAI Up to 256 multi-family dwelling units with an approved CAI	2019-

2. Future Land Use Map Amendment Analysis

Future Land Use Element Goal FLU1, OBJ FLU1.1, and Policies FLU1.1.1, FLU1.1.2(A), FLU1.1.2(B), FLU1.1.4(B) describe Orange County's urban planning framework, including the requirement that urban land uses shall be concentrated within the Urban Service Area (USA). The Medium-High Density Residential (MHDR) future land use designation recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood-servicing amenities within a reasonable pedestrian walkshed. This recognizes a density of up to 35 dwelling units an acre. The subject site is located along East Colonial Drive, located near commercial uses, and two (2) LYNX routes. The proposed number of dwelling units is 256, which is lower than the maximum development potential of the Medium-High Density Residential future land use designation.

The existing future land use of Commercial (C) includes neighborhood- and community-scale commercial and office development that serves neighborhood or community or village needs. The C-1 (Retail Commercial District) is composed of land and structures used primarily for the furnishing of selected commodities and services.

Future Land Use Objective OBJ FLU2.1 Infill requires Orange County to promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area. The subject site is a vacant parcel within the County's core area. The proposal to amend the Future Land Use Map to allow for multi-family residential use is consistent with this policy.

Future Land Use Policy FLU1.1.5 encourages 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. The location of the subject site is adjacent to commercial uses and transit routes.

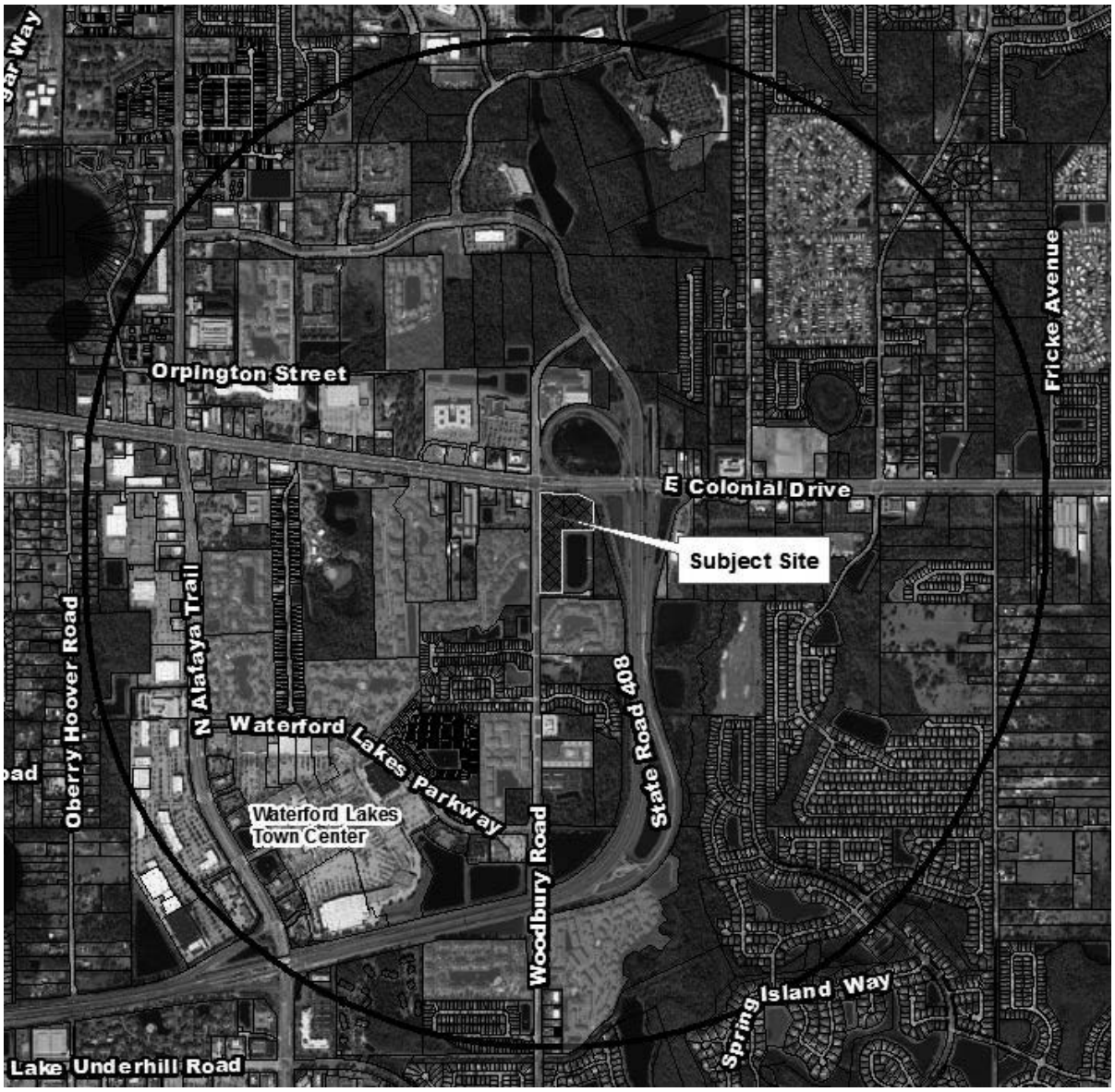
Future Land Use Objective FLU1.4 and Polices FLU1.4.1 and FLU1.4.2 contain location and development criteria that must be used to guide the distribution, extent, and location of urban land uses, and encourage the compatibility with existing neighborhoods. Policy FLU1.4.1 states that Orange County shall promote a range of living environments and employment opportunities to achieve a stable and diversified population and community, and FLU1.4.2 ensures that land use changes are compatible with and serve existing neighborhoods. The proposed Future Land Use Map amendment, which is multi-family residential development, would meet the aforementioned policies by promoting a range of living environments in an area that consists of single-family, multi-family, and commercial 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 trends in the area. The subject site is located in an area that includes residential and commercial land uses. The proposed multi-family residential development reflects the multi-family trend in the area, as discussed below.

Compatibility

The development trend in the area is a mix of commercial and residential land uses. The proposed amendment would allow land uses that are compatible with other permitted uses in the area. At the time of the staff report, there are eighteen (18) apartment complexes, with a total of 4,581 units, within a one-mile radius of the subject site[1]. The map below indicates the location of the apartments in the one-mile radius.

[1] The unit count was obtained from the Orange County Appraiser Interactive MAP June 10, 2019.



Commercial uses are located along East Colonial Drive and North Alafaya Trail. Waterford Lakes Town Center is located southwest of the subject site within the one-mile radius.

Division Comments: Environmental, Public Facilities, and Services

Environmental:

This property is comprised of 5.21 acres of Class II wetlands, 2.16 acres of Class III wetlands, and 2.71 acres of uplands. Orange County Conservation Area Determination CAD-18-03-030 was completed for these properties, with a certified survey of the conservation area boundary approved on February 19, 2019. This determination is valid for a period of five years.

This site is located within the geographical limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations apply. Reference Orange County Code Chapter 15 Article XI Section 15-442. The basin-wide regulations include, but are not limited to, wetlands and protective buffers, wildlife habitat,

stormwater, and landscaping with native plant species. (NOTE: *Class I and Class II wetlands in this area require an average 50-foot upland buffer that will limit the buildable area*.)

Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers. If conservation area encroachments are proposed, submit an application for a Conservation Area Impact (CAI) Permit as soon as possible to the Orange County Environmental Protection Division (EPD), consistent with Chapter 15, Article X Wetland Conservation Areas. Impacts to Class II wetlands located within the Econ River Protection Ordinance area require approval from the Board of County Commissioners (BCC).

The net developable area for these properties is less than 3 acres and noncontiguous. Density and Floor Area Ratio (FAR) calculation are determined by dividing the total number of units/square footage by the net developable land area. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area less surface waters and conservation areas. In order to include Class I, II, and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County Environmental Protection Division (EPD). Reference Orange County Comprehensive Plan Policy FLU1.1.2 C.

Development of the subject property shall comply with all state and federal regulations regarding endangered, threatened, or species of special concern. The applicant is responsible for determining the presence of listed species and obtaining any required habitat permits from the U.S. Fish and Wildlife Service (FWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. Reference Orange County Code Sections 30-277 and 30-278.

The FWC analysis of the subject property found that it is located near, within, or adjacent to:

- U.S. Fish and Wildlife Service (USFWS) Consultation Area for:
  - Everglade snail kite (Rostrhamus sociabilis plumbeus, Federally Endangered
  - Florida scrub-jay (Aphelocoma coerulescens, Federally Threatened [FT])
  - Audubon's crested caracara (Polyborus plancus audubonii, FT)
- One or more USFWS-designated core foraging areas (CFA) for wood storks (Mycteria americana, FT), consisting of a 15-mile buffer around the nesting colony.
- Potential habitat for state- and federally-listed species:
  - Gopher tortoise (Gopherus polyphemus, ST)

The FWC provided comments and recommendations on how to address the wildlife surveys, gopher tortoises, and federal species concerns.

Orange County Public Schools.

Upon review of the School Capacity Determination, the Department of Facilities Planning of Orange County Public Schools finds the application is approved, based on sufficient school capacity at the affected schools to support the development of 256 new multi-family residential units.

Transportation.

PROJECT SPECIFICS

Parcel ID:	23-22-31-0000-00-012, -013

Location:	12400 E. Colonial Drive
Acreage Gross:	10.08
Acreage Net:	2.71
Requested FLUM:	From: Commercial (C) To: Planned Development-Medium-High Density Residential (PD-MHDR)
Requested Zoning:	From: C-1 To: PD
Existing Development Yield:	Undeveloped
Development Permitted Under Current FLUM:	Up to 368,517 sq. ft. of commercial development
Proposed Density/Intensity:	Up to 280 multi-family dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: U/T 368,517 sq. ft. of commercial development	1,427	66%	942
Existing Use: Undeveloped	N/A	N/A	N/A
Proposed Use: U/T 280 multi-family dwelling units	123	100%	123
Net New Trips (Proposed Development less Allowable Development): 123-942 = (819)			

Future Roadway Network

Road Agreements:	None

Planned and Programmed Roadway Improvements: There are no programmed improvements within the study area. However, Woodbury Road (Lake Underhill to SR 50) is planned to be widened to four lanes in the 10-year plan. Roadway Conceptual Analysis is slated to begin in 2019 and be completed by 2020. Construction is anticipated for 2023-2027.

Right-of-Way Requirements:	ROW needs will be determined once the study is finalized.

Summary

The applicant is requesting a land use change for 10.08 gross acres from Commercial to Planned Development-Medium-High Density Residential (PD-MHDR) and a rezoning from C-1 to PD to allow for the development of up to 280 multi-family dwelling units. The subject property is located at the intersection of E. Colonial Drive and Woodbury Road.

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility. However, Woodbury Road, from Waterford Lakes Parkway to Colonial Drive, has been identified as a roadway segment in the Long-Term Transportation Concurrency Management System (LTTCMS) and is identified for improvement on the 10-year plan to be widened to four lanes.

- The allowable development based on the approved future land use will generate 942 pm peak hour trips.
- **The proposed use will generate 123 pm peak hour trips, resulting in a net reduction of 819 pm peak hour trips.**
- The subject property is located at the intersection of E Colonial Drive and Woodbury Road. E Colonial Drive is a six-lane major arterial which is a functionally classified facility as Class I, and Woodbury Road is a two-lane minor collector roadway which is an urban Class II local road.
- Based on the existing concurrency database dated February 13, 2019, there are three failing roadway segments within the project's impact area. Alafaya Trail from Science Drive to Lake Underhill Road is operating at LOS F, E. Colonial Drive from Woodbury Road to Lake Pickett Road is operating at LOS F, and Woodbury Road from Lake Underhill Road to E. Colonial Drive is operating at LOS F, with no available capacity. This information is dated and subject to change.
- As indicated, the trip generation calculations for this proposed future land use change will result in an overall trip reduction of the maximum trip generation potential when compared to the allowable intensity of the existing future land use, and, therefore, the impacts to the area roadways will not cause further deficiencies.
- 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 to mitigate any transportation deficiencies.

3. Policy References

GOAL FLU1 URBAN FRAMEWORK. Orange County shall implement an urban planning framework that provides for long-term, cost-effective provision of public services and facilities and the desired future development pattern for Orange County

OBJ FLU1.1 Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development (See FLU1.1.2.B and FLU1.1.4). The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.

Policy 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.

Policy 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.

Policy FLU1.1.2(B) The following are the maximum residential densities permitted within the Urban Service Area for all new single use residential development or redevelopment. Future Land Use densities for the following categories shall be:

FLUM Designation	General Description	Density
Urban Residential – Urban Service Area		
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood serving amenities within a reasonable pedestrian walkshed.	0 to 35 du/ac

Policy FLU1.1.4.B - 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.

B. URBAN MIXED USE OPTIONS – The following Future Land Use designations allow for a mix of uses. Per a settlement agreement with the State Department of Community Affairs, Orange County's Planned Development Future Land Use designation now requires an adopted text amendment to specify the maximum intensity and density of a project. See Policy FLU8.1.4. Mixed-Use Corridors are a staff initiated option intended to complement the County's Alternative Mobility Areas and Activity Center policies.

FLUM Designation	General Description	Density/ Intensity
Urban Mixed Use– Urban Service Area		
Planned Development (PD)	The PD designation ensures that adjacent land use compatibility and physical integration and design. Development program established at Future Land Use approval may be single or multiple use. See FLU8.1.4. Innovation Way is another large planning area similar in some respects to the planning process for Horizon West. Developments within the Innovation Way Overlay (Scenario 5) are processed as Planned Developments. Innovation Way is being implemented through the policies found in Chapter 4.	Must establish development program at Future Land Use amendment stage per FLU8.1.4.

OBJ FLU2.1 **INFILL** Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

OBJ FLU1.4 The following location and development criteria shall be used to guide the distribution, extent, and location of urban land uses, and encourage compatibility with existing neighborhoods as well as further the goals of the 2030 CP

Policy 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.

Policy FLU1.4.2 Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

Policy FLU8.1.2 Planned Developments (PDs) intended to incorporate a broad mixture of uses under specific design standards shall be allowed, provided that the PD land uses are consistent with the cumulative densities or intensities identified on the Future Land Use Map.

Policy 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.

Policy 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 places on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

Site Visit Photographs

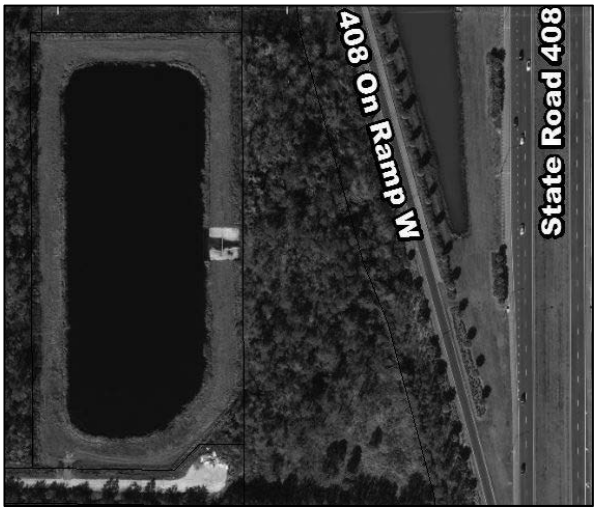
Subject Site

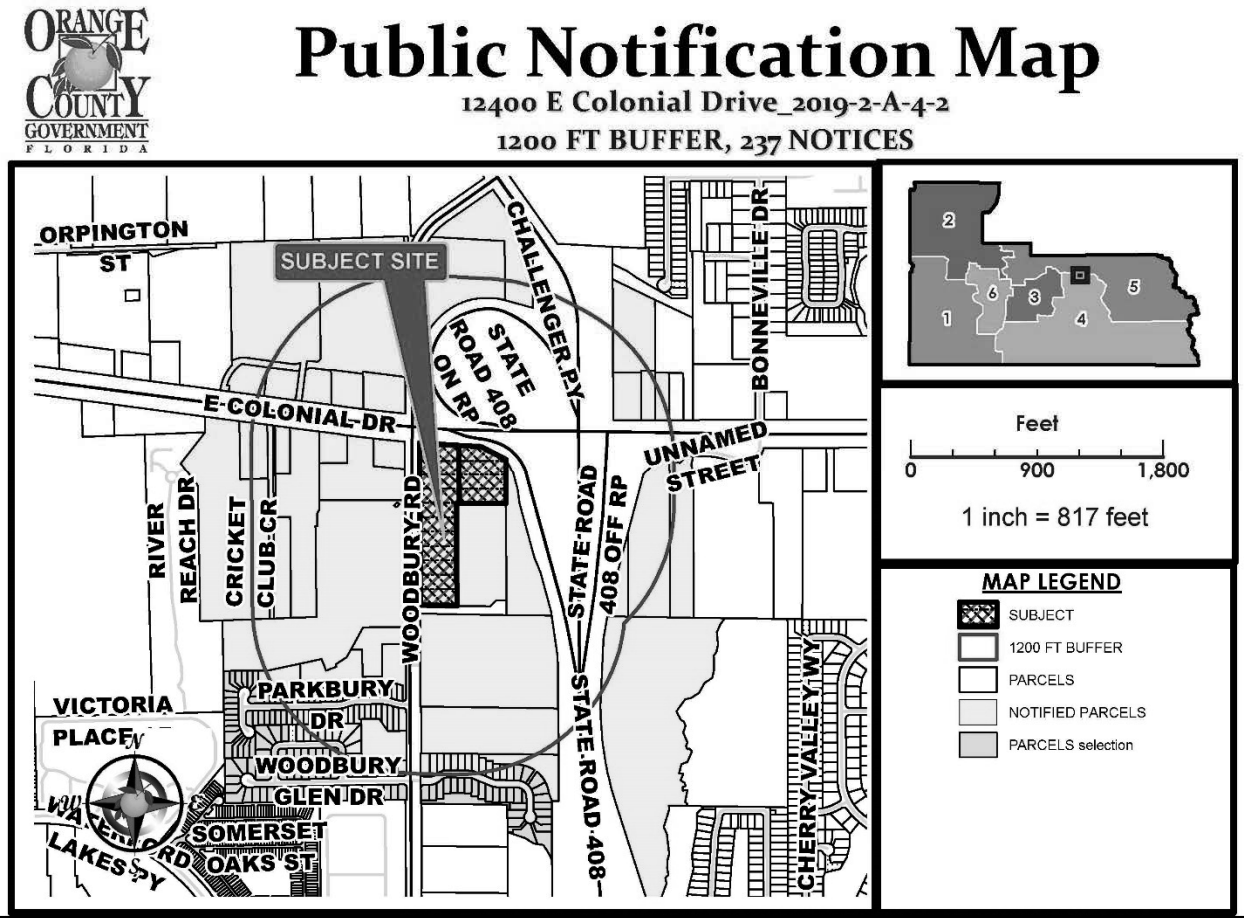
North – Colonial Drive and Stormwater Pond

South – Multi-Family Residences

East – Stormwater Pond and SR 408

West – Multi-family residential

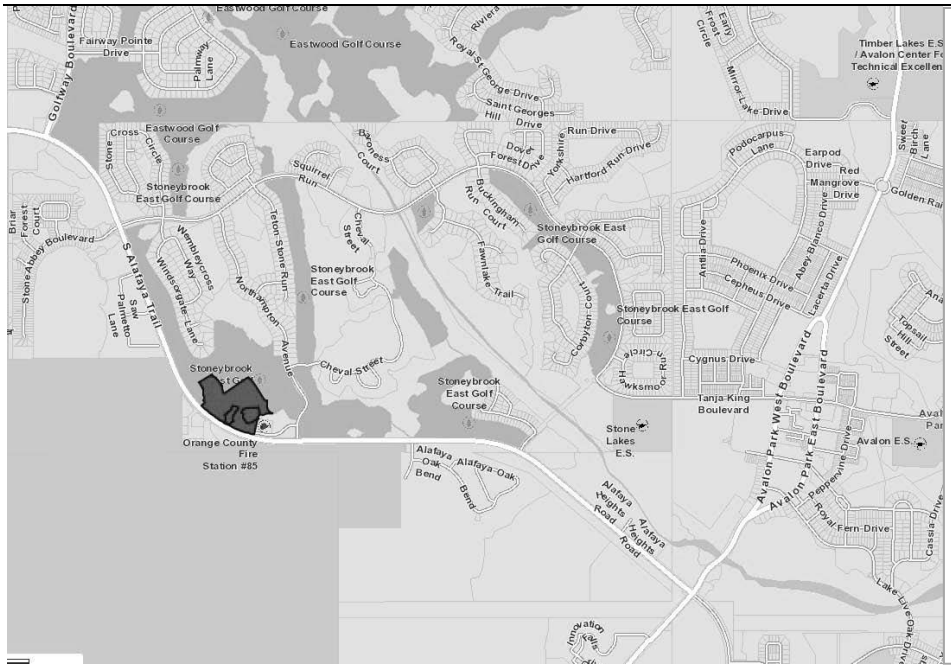




Notification Area

1,200-foot buffer plus homeowner associations within a one-mile radius of the subject site

237 notices sent



Applicant/Owner:
Jim Hall AICP, BLA, Hall Development Services Inc./ John Caporaletti (SBEGC LLC)

Location: 2900 Northampton Avenue; generally located north side of S. Alafaya Trail, west of Northampton Avenue, and south of Stoneybrook Boulevard.

Existing Use: Golf course

Parcel ID Number:
Portion of 01-23-31-0000-00-001

Tract Size: 14.5 gross acres/12.5 net acres

The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Community Meeting January 9, 2019	Over 350 residents attended; the overall tone was negative.
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal July 18, 2019	Recommend Transmittal (6-0)
✓	BCC Transmittal August 6, 2019	Transmit (6-0)
✓	State Agency Comments September 20, 2019	Potential habitat for state- and federally listed species, including the Florida sandhill crane. A listed species specific survey is recommended by FWC.
✓	LPA Adoption October 17, 2019	Recommend Adoption and Approval (6-0)
	BCC Adoption	November 12, 2019

Project Information

Request: Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR)

Proposed Development Program: Up to 250 multi-family dwelling units.

Division Comments:

Environmental, Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility.

Environmental: This site is located within the Econlockhatchee River Protection Area. Two Class III wetlands are located onsite, amounting to 2 acres. A pond was built in the upland. This project site has a golf course land use that may have resulted in soil and/or groundwater contamination. Documentation is required to ensure compliance with FDEP Regulation 62-777.

Transportation: Segments of Lake Underhill Road from Alafaya Trail to Woodbury Road and Alafaya Trail from Lake Underhill Road to Golfway Boulevard are projected to be deficient.

Schools: Capacity Enhancement Agreement (CEA) OC-18-054 was approved September 10, 2019.

Concurrent Rezonings: The Stoneybrook PD (CDR-18-12-401) to remove 14.5 acres from the Stoneybrook PD, and the Alafaya Apartments PD (LUP-18-12-413) to rezone 14.5 acres to construct 250 multi-family dwelling units were recommended for approval by DRC on October 9, 2019.

AERIAL PHOTOGRAPH

The boundaries of the recorded conservation easements are shown within the red-shaded site, above.

FUTURE LAND USE - CURRENT

Current Future Land Use Designation:

Parks and Recreation/Open Space (PR/OS)

Special Area Information

Econlockhatchee River Protection Area

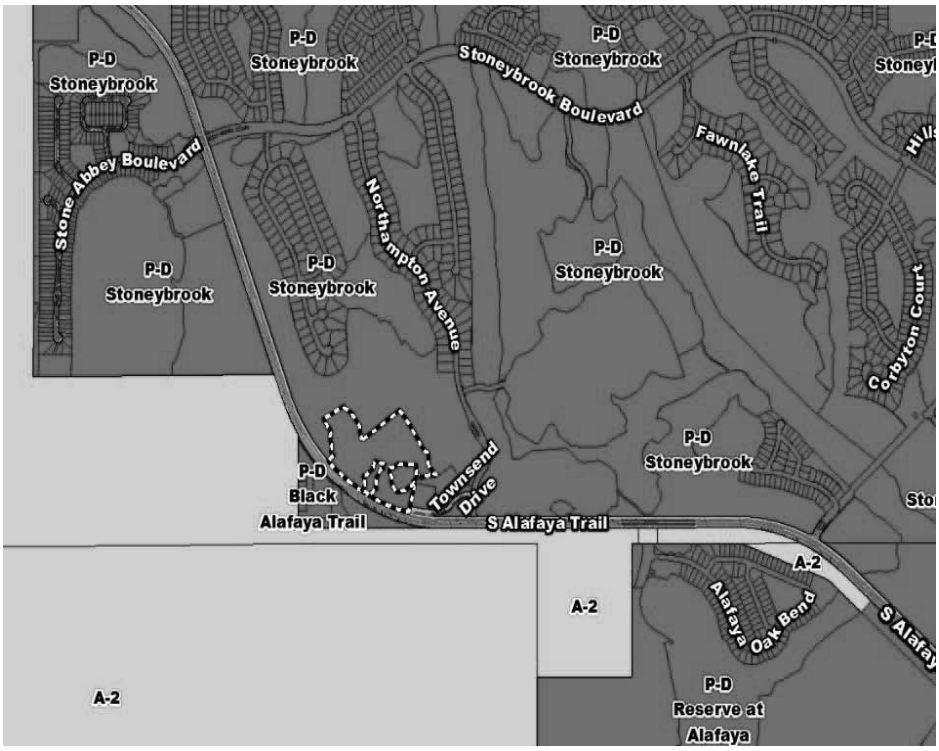
FUTURE LAND USE - PROPOSED

Proposed Future Land Use Designation:

Medium Density Residential

(MDR)

ZONING - CURRENT



Current Zoning District:

PD (Planned Development District) (Stoneybrook PD)

Existing Uses

North:
Golf course, pond and single-family subdivision

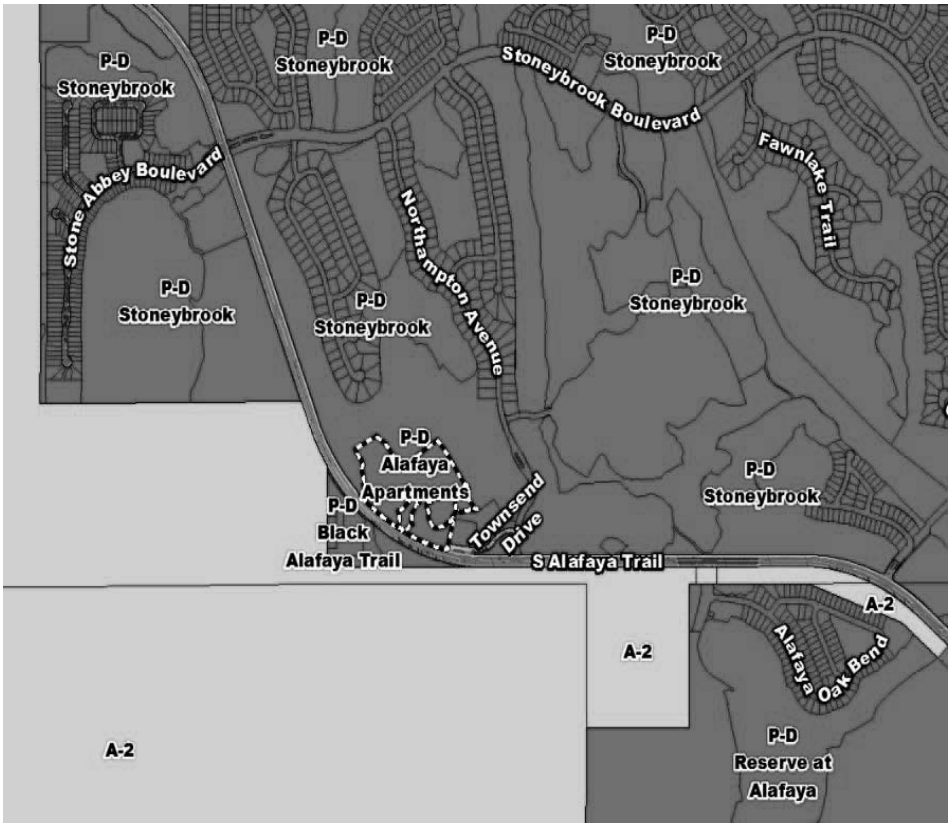
South:
Vacant

East:
Fire station and clubhouse

West:
Alafaya Village-retail commercial uses/ Lifesong Methodist Church

The boundaries of the recorded conservation easements are shown.

ZONING - PROPOSED



Proposed

Zoning District:

PD (Planned Development District) (Alafaya Apartments PD)

The boundaries of the recorded conservation easements are shown.

Staff Recommendation

1. **Future Land Use Map Amendment 2019-2-A-4-3:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Objectives FLU1.1, FLU2.2 and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.2.B, FLU1.4.1, FLU1.4.2, FLU2.3.1, FLU2.3.2, FLU2.3.7, FLU8.1.1, FLU8.2.1, FLU8.2.6, FLU8.2.10 and FLU8.2.11), determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-A-4-3, Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR).

2. **Rezoning Request LUP-18-12-413**: (October 9, 2019, DRC Recommendation) Make a finding of consistency with the Comprehensive Plan and recommend **APPROVAL** of the Alafaya Apartments Planned Development / Land Use Plan (PD/LUP), dated "Received October 14, 2019", subject to the following conditions.
    1. Development shall conform to the Alafaya Apartments Land Use Plan (LUP) dated "Received October 14, 2019" and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received October 14, 2019," the condition of approval shall control to the extent of such conflict or inconsistency.

    2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.

    3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for

issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.

5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).

6. The following Education Condition of Approval shall apply:
   a. Developer shall comply with all provisions of the Capacity Enhancement Agreement entered into with the Orange County School Board as of September 10, 2019.

   b. Upon the County's receipt of written notice from Orange County Public Schools that the developer is in default or breach of the Capacity Enhancement Agreement, the County shall immediately cease issuing building permits for any residential units in excess of the zero (0) residential units allowed under the zoning existing prior to the approval of the PD zoning. The County may again begin issuing building permits upon Orange County Public Schools' written notice to the County that the developer is no longer in breach or default of the Capacity Enhancement Agreement. The developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, shall indemnify and hold the County harmless from any third party claims, suits, or actions arising as a result of the act of ceasing the County's issuance of residential building permits.

   c. Developer, and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, agrees that it shall not claim in any future litigation that the County's enforcement of any of these conditions are illegal, improper, unconstitutional, or a violation of developer's rights.

d. Orange County shall be held harmless by the developer and its successor(s) and/or assign(s) under the Capacity Enhancement Agreement, in any dispute between the developer and Orange County Public Schools over any interpretation or provision of the Capacity Enhancement Agreement.

Prior to or concurrently with the County's approval of the plat, documentation shall be provided from Orange County Public Schools that this project is in compliance with the Capacity Enhancement Agreement.

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

8. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.

9. No activity will be permitted on the site that may disturb, influence, or otherwise interfere with: areas of soil or groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division 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.

10. Unless a Conservation Area Impact (CAI) permit is approved by Orange County consistent with Orange County Code Chapter 15, Article X, "Wetland Conservation Areas", prior to Construction Plan approval, no conservation area or buffer encroachments shall be permitted. Approval of this plan does not authorize any direct or indirect conservation area impacts.

11. The Orange County Landfill is located approximately one mile to the southwest. 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.

12. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.

13. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water, wastewater, and reclaimed water systems have been designed to support all development within the PD.

14. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.

15. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.

16. Short-term/transient rental is prohibited. Length of stay shall be for 180 consecutive days or greater.

17. Prior to platting, the developer shall provide documentation to the satisfaction of the County Engineer evidencing the shared maintenance responsibility between SBEGC, LLC and the developer for the shared pond.

18. The following waivers from Orange County Code are granted:
    a. A waiver from Section 38-1258(j) to allow a minimum building separation of twenty (20) feet, in lieu of a minimum separation of thirty (30) feet for two-story buildings, and forty (40) feet for buildings three (3) stories.

    b. A waiver from Section 38-1251(b) to allow the maximum coverage of all buildings to not exceed 50% of the gross land area, in lieu of the maximum coverage of all buildings not exceeding 30% of the gross land area.

    c. A waiver from Section 38-1254(2)(c) to allow the setback from Arterial street rights-of-way to be twenty-five (25) feet, in lieu of fifty (50) feet.

    d. A waiver from Section 38-1258(d) to allow a maximum building height of forty-five (45) feet, three (3) stories, in lieu of forty (40) feet.

Analysis

1. Background and Development Program

The subject parcel is located within the Urban Service Area on S. Alafaya Trail, at the intersection with Townsend Drive. The parcel is adjacent to Fire Station #85 and across Alafaya Trail from the Lifesong United Methodist Church and Alafaya Village. The site is owned by SBEGC LLC, of Mechanicsburg, Pennsylvania. According to documents submitted with the application, the proposed developer is Eden Multifamily of Coconut Grove, Florida. The application states that Eden's management team has developed more than 25,000 apartments and is managing 17,000 units today.

The parcel is part of the Stoneybrook Golf & Country Club Planned Development (PD) Land Use Plan (LUP) (fka the Les Springs PD), initially entitled by US Homes Corp in the late 1990s. The Stoneybrook PD/LUP project area encompasses approximately 1,143 acres. The Stoneybrook development program includes 2,360 dwelling units, 38,000 square feet of professional office (P-O) uses, 75,400 square feet of neighborhood commercial (C-1) uses, a 174-acre golf course, and a 3.1-acre clubhouse. The development program also includes 381.9 acres of wetlands, waterbodies, buffers, and parks. The golf course was designated open space/recreation on the LUP. The wetland buffers were also designated open space on the LUP. The golf course is 18 holes and is owned by the same company that owns the adjacent Eastwood Golf Course.

The plan amendment proposes to change the Future Land Use Map (FLUM) designation of the subject property, comprised of 14.5 gross acres and 12.5 net acres, from Parks and Recreation/Open Space (PR/OS) to Medium Density Residential (MDR) to allow for the development of up to 250 multi-family dwelling units. The County's adopted FLUM designates the subject property as Parks and Recreation/Open Space, which corresponds to the approved uses within the Stoneybrook PD, including a portion of Hole #9, the driving range practice area, and the golf maintenance yard of the Stoneybrook Golf Course. According to the application for the plan amendment, the Stoneybrook golf maintenance yard is redundant, as the Eastwood golf maintenance yard, located just north of Stoneybrook with golf access, is proposed to serve both golf courses.

If adopted, the requested Medium Density Residential (MDR) FLUM designation will allow up to 20 dwelling units per net acre. Approximately two of the total 14.5 acres are wetlands recorded as conservation easements. (The location is shown on the aerial map and current zoning map.) The proposed residential development will access Alafaya Trail directly and will not have any connections into the Stoneybrook community.

The subject parcel is zoned PD as part of the Stoneybrook PD. A concurrent PD rezoning will accompany the plan amendment. The Planning Division has received two related Development Review Committee (DRC) applications that are proceeding through the DRC review process. The two request are the Stoneybrook PD (CDR-18-12-401), a proposal to remove 14.5 acres from the PD to allow for the creation of a new PD (Alafaya Apartments PD), and the Alafaya Apartments PD (LUP-18-12-413), a petition to rezone the 14.5 acres to permit the construction of up to 250 multi-family dwelling units.

Statutes codified in Section 163.3184 – *Process for adopting of comprehensive plan or plan amendment*, establish the requirements for the review and adoption of comprehensive plan amendments. Orange County processes Future Land Use Map Amendments twice a year for both small-scale (requests involving ten acres or less) and large-scale amendments (requests involving more than ten acres. Section 163.3184(11)(b) requires two advertised public hearings on the amendment: one at the *transmittal stage* and the second at the *adoption stage*. At the first public hearing, the County will vote to transmit the requested Future Land Use Map amendment to the State of Florida Department of Economic Opportunity for State review. State reviewing agencies then return comments to the County staff. Following the review period, the amendment moves into the second part of the amendment process, the adoption stage. It is during the adoption hearings that the County will vote to either adopt or deny the request.

The County is divided into two major service areas, the *Urban Service Area (USA)* and the *Rural Service Area (RSA)*. The USA boundary is used to identify the area where Orange County has the

primary responsibility for providing infrastructure and services to support urban development. **Future Land Use Element Policy FLU1.2.2** states that urban development during the 2030 planning period will occur only in the USA.

A community meeting for the proposed Future Land Use Amendment was held Wednesday, January 9, 2019. Over 350 residents attended the community meeting. Most had concerns associated with how the proposed development would affect the existing homeowners in the Stoneybrook community. Many stated that the proposed development will reduce property values, create more school overcrowding and traffic congestion, increase flooding in the area, and have insufficient buffering from their homes. Since the community meeting, the applicant team has had several meetings with the Stoneybrook East Homeowners Association and with homeowners who live in the cul-de-sac (Windsorgate) closest to the proposed development. Several agreements were made with the HOA, including understandings that the multi-family activity will be within a gated community with no vehicular access to Stoneybrook and no chain link fencing; landscaping will feature Florida Friendly Landscaping adjacent to the closest existing homes; and cooperation with homeowners to refine landscape plans through the Development Plan (DP) process, which shall include the provision of canopy and understory trees to block the view of the proposed multi-family buildings from the homes on Windsorgate.

2. Project Analysis

Consistency

The requested Future Land Use Map amendment appears to be consistent with the applicable Comprehensive Plan Goals, Objectives, and Policies, which are specifically discussed in the paragraphs below.

Future Land Use Element Goal FLU1, Objective FLU1.1, and Policies FLU1.1.1, FLU1.1.2.A, and FLU1.1.2.B describe Orange County's urban planning framework, including the requirement that urban land uses shall be concentrated within the Urban Service Area (USA).

The Medium Density Residential (MDR) future land use designation is intended to recognize urban-style multi-family residential densities within the USA at densities of up to twenty (20) dwelling units per acre (du/ac). The petitioned site is located within the USA. The proposed Future Land Use Map (FLUM) designation would be in keeping with the development pattern of residential in the vicinity. Residential land uses in the vicinity include single-family and multi-family communities at various densities, including Low Density Residential (LDR) (up to 4 du/ac); Low-Medium Density Residential (LMDR) (up to 10 du/ac); and MDR (up to 20 du/ac). The MDR future land use designation to the northwest is the Whispering Palm development, which includes 308 multi-family units. LMDR to the north and LDR to the northeast are part of Stoneybrook, LMDR is part of Knightsbridge at Stoneybrook, and MDR to the east is part of Stoneybrook along Broadhaven Boulevard and S. Alafaya Trail.

Policy FLU2.3.7 states that access management controls—including joint driveways, frontage roads and cross-access agreements—shall be applied to all development proposals. The applicant states that access can be provided off of S. Alafaya Trail and to Townsend Drive.

Policy FLU8.2.1 states that land use changes shall be required to be compatible with the existing development and development trends in the area. The development trend in this area is residential and Parks and Recreation/Open Space. The proposed plan amendment would allow MDR consistent with the residential trend of the area. The remaining Parks and Recreation/Open Space-designated

golf course acreage would provide a buffer between the LDR-, LMDR-, and MDR-classified residential developments to the north and east.

Objective FLU1.2 requires Orange County to use the Urban Service Area concept as an effective fiscal and land use technique for managing growth. The USA shall be used to identify the area where Orange County has the primary responsibility for providing infrastructure and services to support urban development. The proposed development is within the USA.

Policy FLU1.4.1 mandates that Orange County shall promote a range of living environments and employment opportunities to achieve a stable and diversified population and community. The S. Alafaya Trail corridor is primarily made up of single-family homes and some multi-family housing. Additional multi-family development will expand the housing opportunities in the surrounding community.

Policy FLU1.4.2 Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods. The location of the site, fronting Alafaya Trail, is suitable for the MDR future land use designation. If the project is approved, the golf course will provide a physical separation between the multi-family community and the single-family homes to the north. All access is proposed from Alafaya Trail and Townsend Drive. Residential development under the MDR classification will provide an alternative living environment for the area.

Policy FLU2.3.1 The design function of roads shall be maintained by coordinating land use, Level of Service standards, and the functional classification of roads. Alafaya Trail is an arterial roadway. The revised traffic study is under review to determine whether adequate transportation capacity is available to support the development.

Policy FLU2.3.2 The Future Land Use Map shall reflect a correlation between densities and intensities of development and capacity of the transportation system. Alafaya Trail is an arterial roadway. The revised traffic study is under review in order to determine whether adequate transportation capacity is available to support the development.

Policy FLU2.3.7 Access management controls, including, but not limited to, joint driveways, frontage Roads, and cross-access agreements along collector and arterial roadways, shall be applied to all development and redevelopment proposals consistent with the Land Development Code. There is an existing median break on Alafaya Trail, an arterial roadway, as well as secondary access from Townsend Drive.

Objective 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 polices shall guide regulatory decisions that involve differing land uses.

Policy 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. The PD rezoning application, Case LUP-18-12-413, will accompany this requested Future Land Use Map amendment to the adoption hearings to establish the development standards necessary to further ensure compatibility with existing single-family residential homes and neighboring non-residential development.

Policy FLU8.2.6 Zoning development approvals shall have conditions attached, when appropriate, to ensure the enforcement of the Future Land Use designations. As stated above, the PD rezoning application will accompany this proposed Future Land Use Map Amendment to the adoption hearings, with eighteen (18) Conditions of Approval recommended to ensure compatibility with existing single-family residential homes and neighboring non-residential development.

Policy FLU8.2.10 To ensure land use compatibility with nearby residential-zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:
A. Building height restrictions;
B. Requirements for architectural design compatible with the residential units nearby;
C. Floor area ratio (FAR) limitations;
D. Lighting type and location requirements;
E. Tree protection and landscaping requirements including those for infill development; and
F. Parking design

The associated Alafaya Apartments PD Land Use Plan and Conditions of Approval address the issue of land use compatibility, not only with nearby single-family residential development, but also with existing non-residential uses, including the surrounding golf course and neighboring child day care facility, religious institution, and commercial establishments. If this project is approved, land use compatibility will be addressed in greater detail during the subsequent Development Plan (DP) stage.

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 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 Comprehensive Plan. The Comprehensive Plan shall specifically allow for such a balance of considerations to occur.

The proposed MDR designation is not identical to adjacent future land use designations. However, the current residential development pattern in the vicinity of the subject property, the site location, the golf course buffer between the proposed multi-family development and single-family homes, the sole provision of access via Alafaya Trail and Townsend Drive, as well as the lack of direct access to the Stoneybrook residential community, are considerations that support staff's finding of land use compatibility.

Compatibility

As described above, the Comprehensive Plan policies support the finding of compatibility and are consistent with the request for an MDR designation.

State Comments: Florida Fish and Wildlife Conservation Commission (FWC)

The golf course within the Stoneybrook Golf & Country Club may contain habitat suitable for state- and federally protected listed species, including gopher tortoises and Florida sandhill cranes. To better identify potential impacts, FWC recommends that species-specific surveys be conducted prior

to any clearing or construction. Species-specific surveys are time sensitive and are best conducted by wildlife biologists with recent documented experience for that species. The gold course may provide foraging habitat for the Florida sandhill crane and the lakes that have freshwater emergent grasses on or near the property may provide potential nesting habitat for this species. FWC staff recommends that surveys for nesting Florida sandhill cranes be conducted prior to construction activities and during the December through August breeding season. Additional information and guidance, including species-specific survey protocols approved by US Fish and Wildlife Survey (USFWS) and FWC, is provided in the FWC comments.

Division Comments: Environmental, Public Facilities, and Services

Environmental: Two Class III wetlands are located onsite, amounting to two (2) acres. A pond was built in the upland portion of the property. The project site was included in Orange County Conservation Area Determination CAD 89-050 and Impact Permit CAI 93-043, completed for the Stoneybrook PD. This request shall comply with all related permit conditions of approval. A Conservation Easement was recorded in favor of the St. Johns Water Management Districts in Official Records Book 5226, Pages 2076-2118.

Until wetland permitting is complete, the net developable acreage is only an approximation. The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas required to prevent adverse secondary impacts. The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD. Please reference the Comprehensive Plan, Future Land Use Element, **Policy FLU1.1.2 C**.

This site is located within the geographical limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations apply. Please reference the Orange County Code, Chapter 15, Article XI, Section 15-442. The basin-wide regulations include, but are not limited to, wetlands and protective buffers, wildlife habitat, stormwater, and landscaping with native plant species.

This project site has a golf course land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide, or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading, or construction plans, the applicant shall provide documentation to ensure compliance with 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 and Development Engineering Divisions.

The Orange County Landfill is located approximately one (1) mile to the southwest. The applicant/owner has an affirmative obligation to expressly notify potential purchasers, builders,

and/or tenants of this development, through the appropriate mechanism, including a conspicuous note on the plat and/or a recorded restrictive covenant, as applicable, of the proximity of solid waste management facilities. This notification is required, since the County shall not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities. Please reference the Orange County Comprehensive Plan, Solid Waste Element, **Policy SW1.7.4**.

All development is required to pretreat stormwater 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:

PROJECT SPECIFICS

Parcel ID:	01-23-31-0000-00-001 (portion of)
Location:	2900 Northampton Ave.; Generally located north of S. Alafaya Trail, east of Northampton Avenue, south of Stoneybrook Boulevard.
Acreage Gross:	14.50 acres
Request FLUM:	From: Parks and Recreation/Open Space (PR/OS) To: Medium Density Residential (MDR)
Request Zoning:	From: PD (Planned Development District) (Stoneybrook PD) To: PD (Planned Development District) (Alafaya Apartments PD)
Existing Development Yield:	Golf course and maintenance
Development Permitted Under Current FLUM:	N/A
Proposed Density/Intensity:	250 multi-family dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM:	N/A	N/A	N/A
Existing Use: Golf course and maintenance	6	100%	6
Proposed Use: 250 multi-family dwelling units	133	100%	133
Net New Trips (Proposed Development less Allowable Development): 133-6=127			

Future Roadway Network

Road Agreements:	None

Planned and Programmed Roadway Improvements: Woodbury Road (Lake Underhill to SR 50) is planned to be widened to four lanes in the 10-year plan Long-Term Transportation Concurrency Management System (LTTCMS). The Roadway Conceptual Analysis for Woodbury Road is slated to begin in 2019 and be completed by 2020. Improvements to Lake Underhill Road (Econ Trail to Rouse Road) have been identified in the 10-year plan, as well. Right-of-way acquisition is slated to be completed by 2020. Funding for improvements to Lake Underhill Road is through the INVEST Funds.

Right of Way Requirements:	Right-of-way is needed for Woodbury Road and Lake Underhill Road. Right-of-way specifics have not been identified at this time.

Summary

The applicant is requesting a land use change and rezoning change for 14.5 acres from Parks and Recreation/Open Space to Medium Density Residential and approval to develop 250 multi-family dwelling units.

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility. However, the subject property is located along the Alafaya Trail multimodal corridor (Seminole County Line to Innovation Way), as designated by Transportation Element Policy T2.2.9 and will be subject to the design standards established by Transportation Element Policy T2.2.4.
- Woodbury Road (Lake Underhill to SR 50) is planned to be widened to four lanes in the 10-year plan. The Roadway Conceptual Analysis for Woodbury Road is slated to begin in 2019 and be completed by 2020. Improvements to Lake Underhill Road (Econ Trail to Rouse Road) have been identified in the 10-year plan, as well. Right-of-way acquisition is slated to be completed by 2020. Funding for improvements to Lake Underhill Road is through the INVEST Funds.
- The allowable development based on the approved future land use will generate 6 pm peak hour trips.
- The proposed use will generate 133 pm peak hour trips, resulting in a net increase of 127 pm peak hour trips.
- The subject property is located adjacent to Alafaya Trail, a four-lane minor arterial from Lake Underhill Road to Avalon Park Boulevard and two lanes from Avalon Park Boulevard to the Curtis Stanton Energy Center. Based on existing conditions, this facility currently has one deficient roadway segment from Lake Underhill Road to Curry Ford Road within the project's impact area. This information is dated and subject to change.
- Based on the project trip distribution, 73% will be travelling north on Alafaya Trail, while 27% will be projected to travel south.
- The short-term analysis Year 2023 revealed that Lake Underhill Road from Alafaya Trail to Woodbury Road is projected to be deficient.
- The long-term analysis Year 2040 revealed that Alafaya Trail from Lake Underhill Road to Golfway Boulevard, as well as Lake Underhill Road from Alafaya Trail to Woodbury Road, are projected to be deficient.
- 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 to mitigate any transportation deficiencies.

Schools: The applicant submitted application OC-18-054 to Orange County Public Schools (OCPS) to determine whether adequate school capacity is available to support the proposed development. The OCPS Department of Facilities Planning determined that school capacity is not available at Timber Creek High School to support the development of 250 new multi-family residential units.

Capacity Enhancement Agreement (CEA) OC-18-054 was approved by the Orange County School Board on September 10, 2019.

Sheriff's Office: The project is within the Sheriff's Office Patrol Sector Two, located in eastern Orange County, which is the County's largest sector geographically. Additional staffing needs are required to meet the level of service standard for the development.

Policy References

GOAL FLU1 URBAN FRAMEWORK. Orange County shall implement an urban planning framework that provides for long-term, cost-effective provision of public services and facilities and the desired future development pattern for Orange County

OBJ FLU1.1 Orange County shall use urban densities and intensities and Smart Growth tools and strategies to direct development to the Urban Service Area and to facilitate such development (See FLU1.1.2.B and FLU1.1.4). The Urban Service Area shall be the area for which Orange County is responsible for providing infrastructure and services to support urban development.

Policy 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.

Policy FLU1.1.2A. 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.

Policy FLU1.1.2B.The following are the maximum residential densities permitted within the Urban Service Area for all new single use residential development or redevelopment. Future Land Use densities for the following categories shall be:

FLUM Designation	General Description	Density
Urban Residential – Urban Service Area		
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single-family development.	0 to 4 du/ac
Low-Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multifamily residential densities within the USA.	0 to 20 du/ac
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood serving amenities within a reasonable pedestrian walk shed.	0 to 35 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac

C. Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. In order to include new Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact permit from the Orange County Environmental Protection Division.

Policy 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.

Policy FLU1.4.2 Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

Policy FLU2.3.1 The design function of roads shall be maintained by coordinating land use, Level of Service standards, and the functional classification of roads.

Policy FLU2.3.2 The Future Land Use Map shall reflect a correlation between densities and intensities of development and capacity of the transportation system.

Policy FLU2.3.7 Access management controls, including but not limited to joint driveways, frontage roads and cross-access agreements along collector and arterial roadways, shall be applied to all development and redevelopment proposals consistent with the Land Development Code.

Policy 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		
FLUM Designation	*Density/Intensity*	*Zoning Districts*
Urban Residential		
Low Density Residential (LDR)	(0 to 4 du/ac)	R-CE* R-1, R-2**, R-1A, R-1AA, R-1AAA, R-1AAAA, R-T-1, R-T-2, R-L-D, PD, U-V * R-CE is not available as a rezoning request in USA.
Low-Medium Density Residential (LMDR)	(0 to 10 du/ac) + workforce housing bonus	R-1, R-1A, R-2, R-T, R-T-1, PD, U-V
Medium Density Residential (MDR)	(0 to 20 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
Medium-High Density Residential (MHDR)	(0 to 35 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
High Density Residential (HDR)	(0 to 50 du/ac) + workforce housing bonus	R-2, R-3, UR-3, PD, U-V
***	***	***

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 polices shall guide regulatory decisions that involve differing land uses.

Policy 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 places on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

Policy FLU8.2.6 Zoning development approvals shall have conditions attached, when appropriate, to ensure the enforcement of the Future Land Use designations.

Policy FLU8.2.10 To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:

A. Building height restrictions;
B. Requirements for architectural design compatible with the residential units nearby;
C. Floor area ratio (FAR) limitations;
D. Lighting type and location requirements;
E. Tree protection and landscaping requirements including those for infill development; and
F. Parking design.

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 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.

Policy FLU8.7.11 If the Orange County School Board determines that a Capacity Enhancement Agreement (CEA) is required, the applicant must deliver to the Planning Division, a copy of a fully executed CEA at least two weeks prior to the BCC adoption public hearing for the respective large scale or small scale Future Land Use Map amendment. If a CEA is required, but the applicant is receiving an assignment or transfer of school capacity credits in lieu of executing a CEA, a copy of the executed transfer or assignment document must be delivered to the Planning Division at least two weeks prior to the BCC adoption public hearing. If the applicant has negotiated a postponement agreement with the Orange County School Board, delaying the CEA to the rezoning stage, a copy of the executed postponement agreement must be delivered to the Planning Division at least two weeks prior to the adoption public hearing.

If the applicant does not deliver a copy of a fully-executed CEA, transfer document, assignment document, or postponement agreement at least two weeks prior to the BCC adoption public hearing, the Future Land Use Map amendment application may be continued to the next Future Land Use Map amendment cycle. If the application is continued to the next cycle, the applicant is still required to submit the necessary documents to the Planning Division at least two weeks prior to the scheduled BCC adoption public hearing for that Future Land Use Map amendment cycle.

Any Future Land Use Map amendment application continued under this policy is subject to the refund policy in effect at that time.

Policy SW1.7.4 New developments of urban residential densities shall be subject to the Zoning Code, as amended, and the Solid Waste Management Ordinance, as amended pertaining to site requirements that are designed to promote compatible uses near landfills. The County shall not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities.

Site Visit Photographs

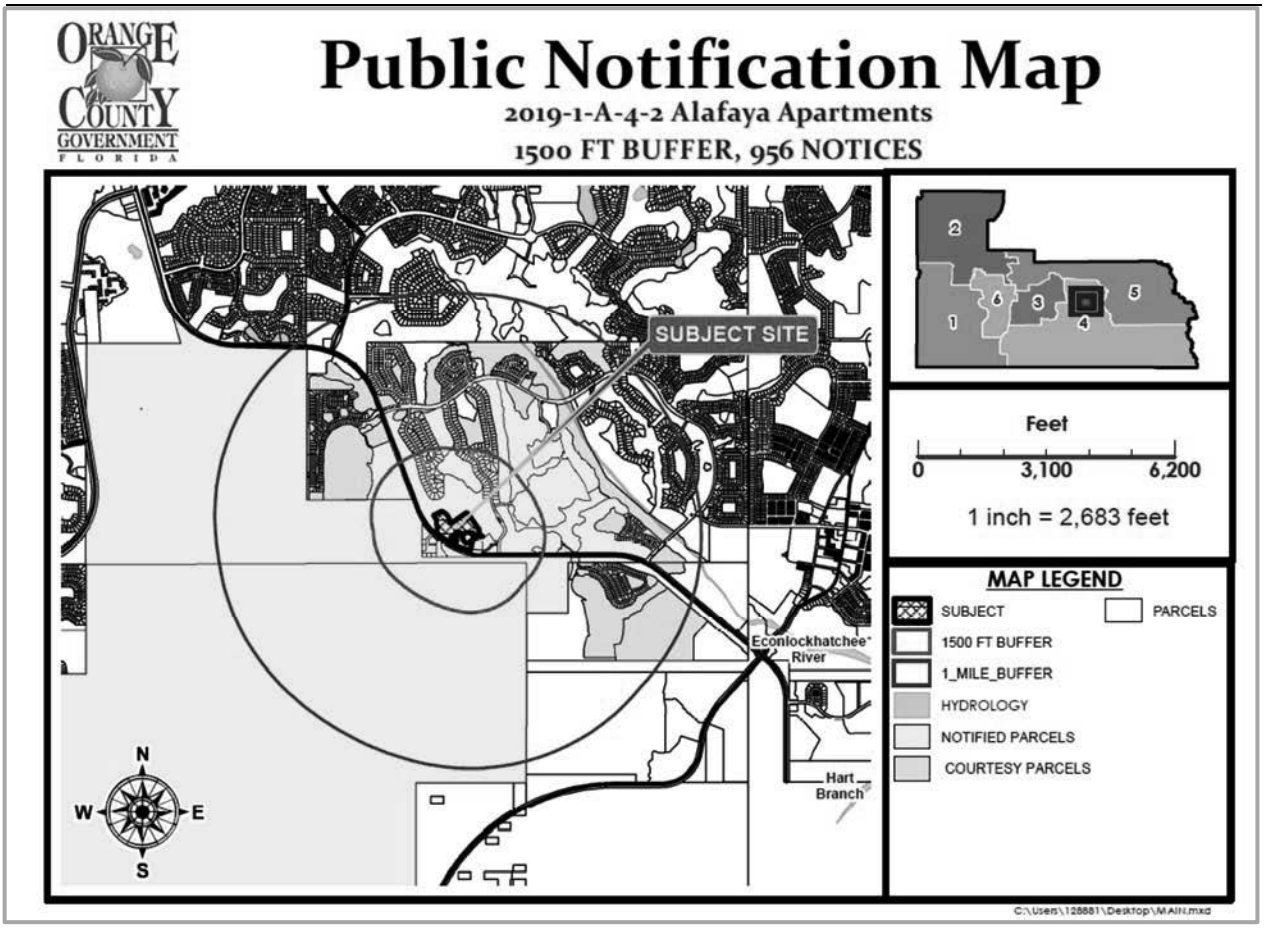
Subject Site

North

East

South

West

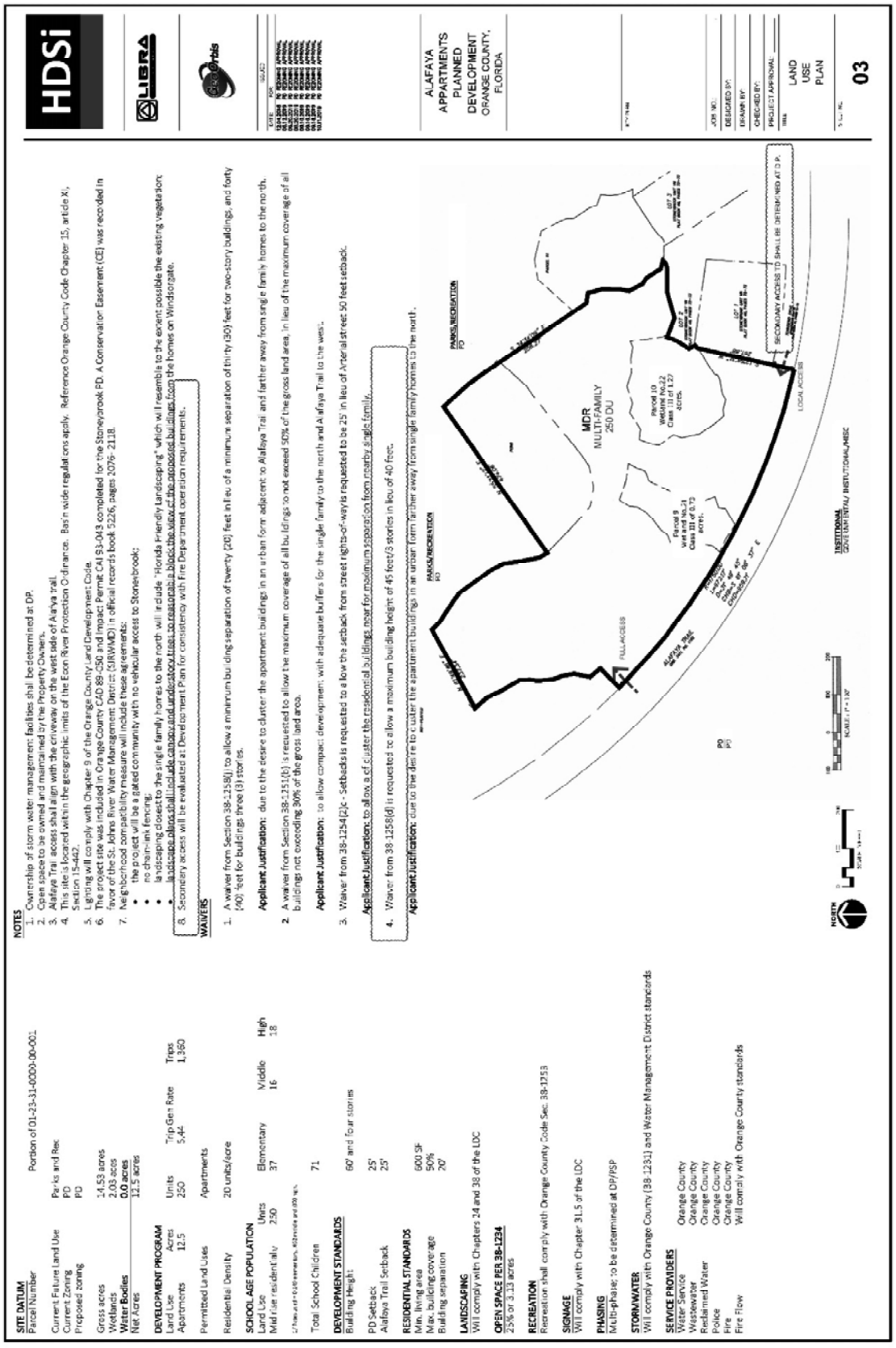


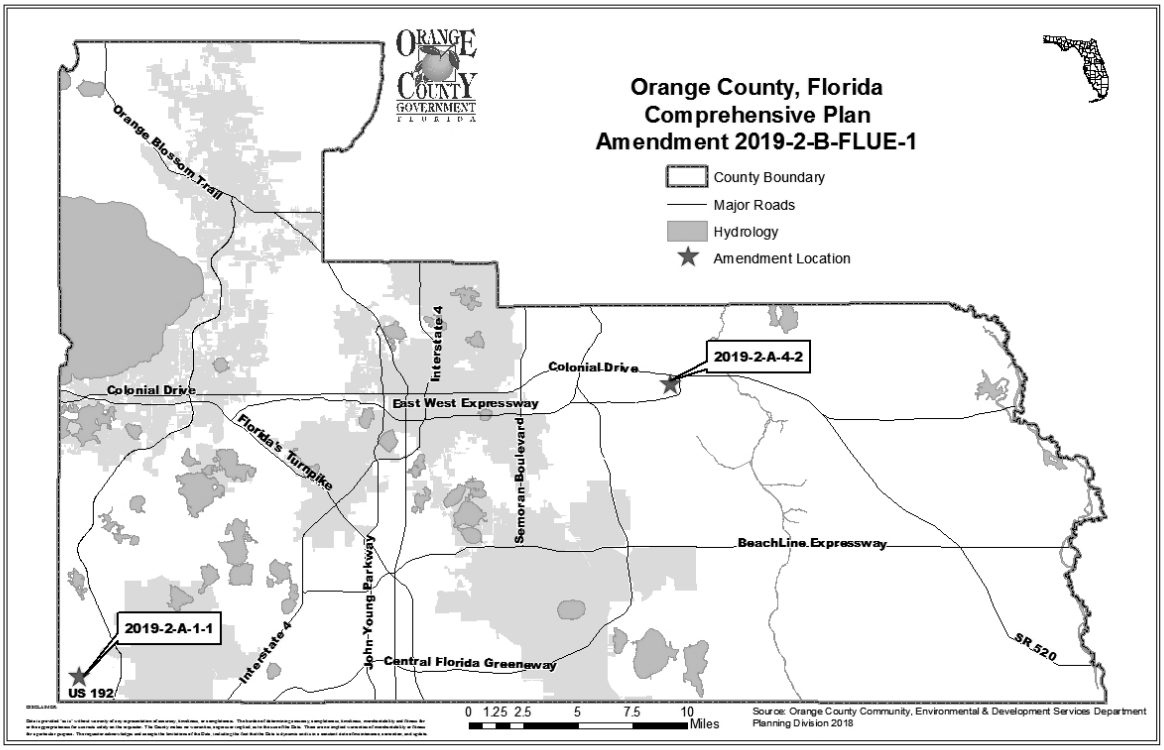
Notification Area:

1,500 feet buffer, plus property owners within approximately one mile

956 notices sent

Alafaya Apartments PD Land Use Plan





The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal July 18, 2019	Recommend Transmittal (7-0)
✓	BCC Transmittal August 6, 2019	Transmit (6-0)
✓	Agency Comments September 2019	No Comments
✓	LPA Adoption October 17, 2019	Recommend Adoption (9-0)
	BCC Adoption	November 12, 2019

Project/Legal Notice Information
Title: Amendment 2019-2-B-FLUE-1
Division: Planning
Request: Amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
Revision: FLU8.1.4

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **ADOPT** Amendment 2019-2-B-FLUE-1 to include the development programs for Amendments 2019-2-A-1-1 and 2019-2-A-4-2 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.

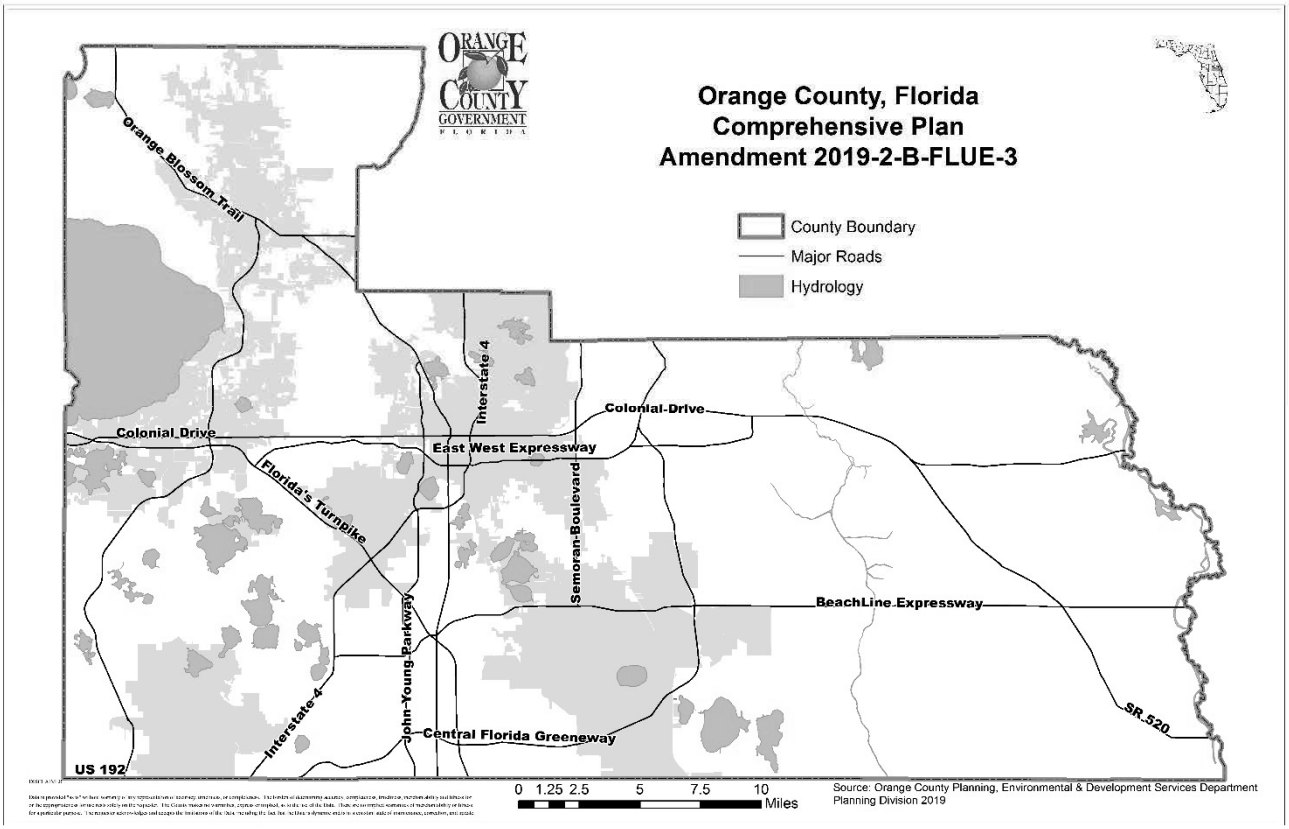
Should the Board adopt Amendments 2019-2-A-1-1 and 2019-2-A-4-2, the development program would be added to Policy FLU8.1.4. The language for Amendment 2019-2-A-1-1 (Avalon Groves) replaces the development program formerly adopted for Amendment 2013-2-A-1-3 (Groves of West Orange) and Amendment 2016-1-A-1-8 (Island Reef). 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) and Lake Pickett (LP) Future Land Use designations that have been adopted subsequent to January 1, 2007.

Amendment Number	Adopted FLUM Designation	Maximum Density/ Intensity	Ordinance Number
***			
~~2013-2-A-1-3 Groves of West Orange~~	~~Growth Center (GC) – Planned Development-Low-Medium Density Residential (PD-LMDR)~~	~~Single-Family 139 dwelling units~~	~~2013-22~~
~~2016-1-A-1-8 Island Reef~~	~~Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GCPD-C/LMDR)~~	~~220 single-family dwelling units and/or townhomes and up to 20,000 square feet of C-1 (Retail Commercial District uses)~~	~~2016-15~~
***			
2019-2-A-1-1 Avalon Groves	Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)	Up to ~~600 short-term rental units, or up to 600 multi-family dwelling units, or~~ a ~~mix of~~ 300 short-term rental units and 300 multi-family dwelling units	2019-
2019-2-A-4-2 12400 E. Colonial Dr.	Planned Development-Medium-High Density Residential (PD-MHDR)	Up to 94 multi-family dwelling units without an approved CAI Up to 256 multi-family dwelling units with an approved CAI	2019-



The following meetings/hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal July 18, 2019	Recommend Transmittal (7-0)
✓	BCC Transmittal August 6, 2019	Transmit (6-0)
✓	Agency Comments September 2019	No Comments
✓	LPA Adoption October 17, 2019	Recommend Adoption (9-0)
	BCC Adoption	November 2019

Project/Legal Notice Information
Title: Amendment 2019-2-B-FLUE-3
Division: Planning
Request: Text amendment to Future Land Use Element Policy FLU1.1.2(C) establishing the density calculations for Accessory Dwelling Units (ADUs) within Orange County
Revision: FLU 1.1.2 (C)

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **ADOPT** Amendment 2019-2-B-FLUE-3.

A. Background

In 2018, the Regional Affordable Housing Initiative (a partnership between Orange, Seminole, and Osceola Counties and the City of Orlando), put forth an Executive Summary Report that identified goals, strategies, and tools to address the growing affordable housing needs in Central Florida. One of the regulatory tools identified by the Report was "Reducing accessory dwelling unit (ADU) requirements".

Accessory dwelling units (ADUs) are independent residential dwelling units that are located on the same lot as a primary home. ADUs are also known as accessory apartments, secondary suites, and granny flats, among other names. ADUs can be stand-alone (detached) structures subordinate to the primary structure, attached to new or existing homes, or can be converted portions of existing homes. ADUs are typically used as a complete residential unit - including facilities for sleeping, bathing, and eating - completely independent from the primary home. ADUs are being increasingly viewed as solutions for housing affordability for both homeowners and tenants. While ADUs may provide a secondary income for homeowners who rent out ADUs, they also provide a smaller, lower-cost housing option for tenants. Additionally, ADUs provide housing opportunities for college students returning home, seniors "aging in place", and disabled persons who may wish to live independently with assistance.

ADUs are defined in the Orange County Code as "a separate additional dwelling unit, including kitchen, sleeping and full bathroom facilities, attached or detached from the primary residential unit, on a single-family lot, and subordinate in size, location, and appearance to the primary dwelling unit". Currently, the application process and requirements for ADUs in Orange County have proven to be complicated and difficult to navigate for Orange County residents. First and foremost, all accessory dwelling units must obtain a special exception from the Board of Zoning Adjustment (BZA) in 19 residential and mixed-use zoning districts. The process to obtain a special exception permission from the BZA typically takes 3 months, and requires a site plan, floor plan, and elevations at the time of application submittal. The Orange County Code currently prescribes other stringent ADU criteria, including parking, lot size, and tenancy requirements, which have potentially further discouraged the development of ADUs in Orange County.

The Orange County Planning and Zoning Divisions have identified the reduction of ADU requirements as easily attainable solutions to the affordable housing crisis. The Orange County Zoning Division plans to adopt a number of revisions to Orange County Code Section 38-1426, in hopes of making ADUs more easily attainable for the residents of Orange County.

While the Orange County Code sets forth stringent regulations on ADUs, the Orange County Comprehensive Plan does not currently address ADUs. The Future Land Use Element of the Orange County Comprehensive Plan specifies the maximum permitted densities and intensities generally for residential and non-residential development. Maximum residential densities are presented for each residential Future Land Use (FLU) designation as a specific number of dwelling units allowed per acre. Maximum non-residential intensities are presented for each non-residential Future Land Use designation as a specific Floor Area Ratio (FAR). Nevertheless, the Comprehensive Plan does include specific policies to guide the appropriate density/intensity and location of uses that require special consideration, such as student housing.

Orange County Planning Division Staff recognized that ADUs are not addressed by the Comprehensive Plan; thus it is unwritten whether ADUs shall count towards residential densities on a property. Staff researched how ADUs were addressed in the Growth Management Plans and Land Development Codes of several jurisdictions across Central Florida and throughout the State of

Florida, and found that ADUs typically do not count towards residential density calculations. Staff also researched the general approval process for accessory dwelling units for the same jurisdictions.

Jurisdiction in Florida	Approval Process	Density Counted Y/N
Orange County	**Special exception**	To be addressed by text amendment 2019-2-B-FLUE-3
Brevard County	**Permitted** under conditions for properties over 1 acre. Required conditional use permit for properties under 1 acre.	Yes
Hillsborough County	**Permitted under conditional use** to require additional design standards to ensure compatibility with adjacent uses and the surrounding neighborhood.	No
Lake County	**Permitted under the zoning clearance,** if meet all requirements.	No
Osceola County	**Permitted,** but subject to siting standards.	No
Seminole County	**Permitted** for A-3, A-5, A-10 zoning districts. **Special exception** for other zoning districts, but does not allow full kitchen (no stove).	No
Volusia County	**Special exception** approval by the Volusia County Council.	No
Apopka	**Special exception**, allowed only in MU-D zoning district.	No
Bradenton	**Permitted** through administrative approval by PCD Director	No
Key West	**Permitted** Deed restriction required to record affordable rental rate in perpetuity (no more than 15% of county median income)	No
Longwood	**Permitted** in all residential districts, require regular building permit. Does not allow full kitchen.	No

Maitland	**Permitted**, but need to sign a declaration of use restriction - deed restriction shall be recorded prior to the issuance of the building permit.	No
Ocoee	**Permitted,** has to meet the setback requirements and cannot exceed 50% of total lot area.	No
Orlando	**Permitted** inside traditional city **Conditional use permit** outside traditional city.	No
Windermere	**Permitted,** must follow zoning standards.	No
Winter Garden	**Special exception**	No

B. Summary of Proposed Changes

The proposed text amendments would revise section C of Future Land Use Element Policy FLU1.1.2 to specify that ADUs shall not be included in density calculations.

C. Policy Amendments

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

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. (Added 8/93, Ord. 93-19; Amended 12/00, Ord. 00-25, Policy 1.1.10-r)

B. The following are the maximum residential densities permitted within the Urban Service Area for all new single use residential development or redevelopment. Future Land Use densities for the following categories shall be:

FLUM Designation	General Description	Density
Urban Residential – Urban Service Area		
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single family development.	0 to 4 du/ac
Low-Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multifamily residential densities within the USA.	0 to 20 du/ac

FLUM Designation	General Description	Density
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood serving amenities within a reasonable pedestrian walkshed.	0 to 35 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac
(Amended 8/92, Ord. 92-24, Policy 1.1.11-r; Amended 11/17, Ord. 2017-19)		

C. Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. **Accessory Dwelling Units (ADUs) shall not be included in density calculations.** The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. In order to include new Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact permit from the Orange County Environmental Protection Division. (Added 8/92, Ord. 92-24; Amended 8/93, Ord. 93-19, Policy 1.1.11; Amended 6/10, Ord. 10-07)

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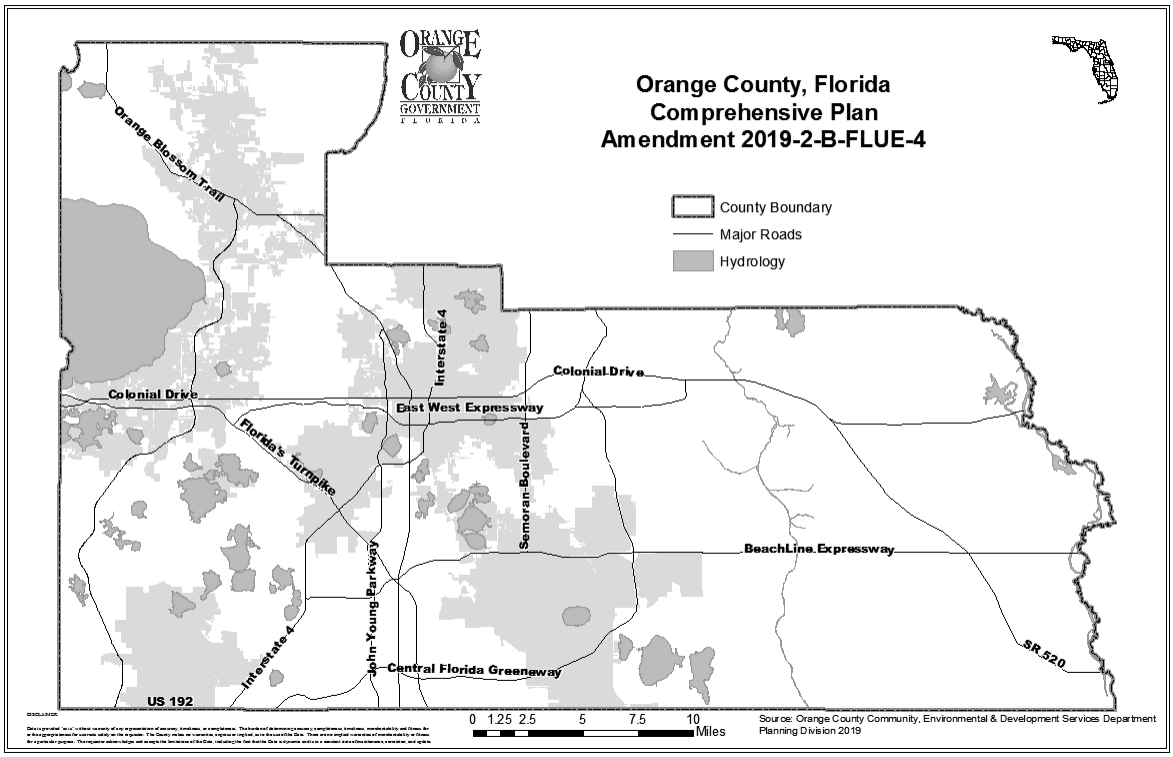

The following meetings/hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal July 18, 2019	Recommend Transmittal (8-0)
✓	BCC Transmittal August 6, 2019	Transmit (6-0)
✓	Agency Comments September 2019	No Comments
✓	LPA Adoption October 17, 2019	Recommend Adoption (9-0)
	BCC Adoption	November 12, 2019

Project/Legal Notice Information
Title: Amendment 2019-2-B-FLUE-4
Division: Planning
Request: Text amendment to Future Land Use Element establishing the maximum densities and intensities and location criteria for Assisted Living Facilities.
Creation: FLU1.1.2(g)

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **ADOPT** Amendment 2019-2-B-FLUE-4.

B. Background

As the Baby Boomer generation ages and accelerates expansion of the elderly population in the United States, it is increasingly important that local governments plan for and provide a range of senior living options. Retirement communities and nursing homes, which are clearly defined as residential and commercial uses respectively, have traditionally been relied on to address senior living needs. However, Assisted Living Facilities (ALFs) have been experiencing growing popularity and demand, and are often left unaddressed in local growth management plans. In recent years, Orange County Planning Division staff have processed several Comprehensive Plan amendments involving ALFs and have recognized that this use has unique characteristics that require special consideration.

Section 429.02 Florida Statutes, defines an ALF as any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. Further, the Florida Bureau of Health Facility Regulation licenses several types of ALFs, which can range in size from one resident to several hundred. Facilities are licensed to provide routine personal care services under a "standard" license or more specific services under the authority of "specialty" licenses including limited nursing services, extended congregate care, and limited mental health. In short, assisted living may be defined as a special combination of housing and personalized supportive services, and not as medical or nursing facilities.

The Orange County Zoning Code currently defines ALFs consistent with Florida Statutes and permits them in commercial and industrial zoning districts and as a special exception in multi-family residential districts. The Orange County Comprehensive Plan, however, does not currently address ALFs. The Future Land Use Element of the Orange County Comprehensive Plan specifies the maximum permitted densities and intensities generally for residential and non-residential development. Maximum residential densities are represented for each residential Future Land Use (FLU) designation as a specific number of dwelling units allowed per acre. Maximum non-residential intensities are represented for each non-residential Future Land Use designation as a specific Floor Area Ratio (FAR). Nevertheless, the Comprehensive Plan does include specific policies to guide the appropriate density/intensity and location of uses which require special consideration, such as student housing.

Orange County Planning Division Staff recognized that ALFs represent a combination of residential and commercial uses. Staff reviewed the location, density, and intensity of several ALFs which have been constructed within Orange County and found that these facilities are in fact located in, and are compatible with, both residential and commercial districts. Additionally, staff looked at how ALFs were addressed in Growth Management Plans and Land Development Codes of several counties and municipalities within the State of Florida. Staff found that although each jurisdiction does address density, intensity, and location differently, there are several factors common across the spectrum. These include allowing the use in both residential and commercial areas and allowing for increased density calculations.

Through this text amendment, Orange County staff is proposing to create policies to address this increasingly common use in a consistent and coordinated manner.

Table 1 Existing ALFs in Orange County

Name	Jurisdiction	# of Beds	Parcel Acreage	Land Use	Zoning	Density (DU/AC)	FAR	1 bed = 1 DU	2 beds = 1 DU	2 bed =1 DU (Min 20 DU/AC)
WELLSPRINGS RESIDENCE	Orange County	18	14.04	Low Density Residential	A-1 (Farmland Rural)	1.28	0.02	56	112	561
BROOKDALE WEKIWA SPRINGS	Orange County	97	6.17	Low Density Residential	P-D (Atria Wekiva)	15.72	0.22	25	49	246
ALL SENIORS ASSISTED LIVING	Orange County	21	0.31	Medium Density Residential	R-3 (Multi-Family)	67.74	0.40	6	12	12
CLOVER MEADOWS ASSISTED LIVING	Orange County	16	1.5	Medium Density Residential	P-O (Professional Office)	10.67	0.11	30	60	60
BROOKDALE DR PHILLIPS	Orange County	220	6.8	Low Density Residential	P-D (Phillips Boulevard PD)	32.35	0.25	27	54	272
GREEN TREE ASSISTED LIVING	Orange County	76	1.82	Medium Density Residential	R-3 (Multi-Family)	41.76	0.21	36	72	72
SUMMERTIME RESORT RETIREMENT	Orange County	95	1.21	Commercial	C-1 (Retail Commercial)	78.51	0.59	N/A	N/A	N/A
SAN JEAN ALF	Orange County	34	0.77	Low Medium Density Residential	R-2 (Residential District)	44.16	0.32	7	15	30
AVANTI AT ORLANDO	Orange County	120	3.22	Medium Density Residential	R-3 (Multi-Family)	37.27	0.24	64	128	128
AZALEA MANOR ALF	Orange County	75	2	Medium Density Residential	R-3 (Multi-Family)	37.50	0.21	40	80	80
LIFE CARE CENTER OF FLORIDA	Orange County	120	4.77	Medium Density Residential	U-R-3 (University Residential)	25.16	0.30	95	190	190
THE BRIDGE AT ORLANDO	Orange County	114	2.96	Medium Density Residential	U-R-3 (University Residential)	38.51	0.80	59	118	118
GENTRY PARK ORLANDO	Orange County	100	4.5	Low Density Residential	P-D (Covered Bridge PD)	22.22	0.35	18	36	180
AASBURY MANOR	Orange County	14	0.52	Low Medium Density Residential	R-3 (Multi-Family)	26.92	0.21	5	10	20
CERTUS SENIOR LIVING	Orange County	64	5.39	Planned Development-Commercial	P-D (CERTUS Senior Living PD)	11.87	0.18	N/A	N/A	N/A
OCOEE HEALTH CARE	City of Ocoee	120	4.93	Commercial	C-3 (General Commercial)	24.34	0.20	N/A	N/A	N/A
INSPIRED LIVING @ WINDERMERE	City of Ocoee	150	8.76	Low Density Residential	R-1AA (Single-Family)	17.12	0.27	35	70	350
SAVANNAH COURT A.L.	City of Maitland	112	10.88	Office	PO-2 (Professional Office)	10.29	0.17	N/A	N/A	N/A
INDIGO PALMS AT MAITLAND A.L.	City of Maitland	116	8.97	PD	PD-Residential	12.93	0.18	N/A	N/A	N/A
EXCELLENCE	City of Orlando	185	2.25	Urban Activity Center (100 DU/AC and/or .7 FAR)	AC-2 (Urban Activity Center)	82.22	0.73	225	450	450
COURTYARDS OF ORLANDO	City of Orlando	120	5.29	Residential Medium Intensity (30 DU/AC and/or .35 FAR)	R-3B (Medium Intensity Development)	22.68	0.15	158	317	317
BROOKDALE CONWAY	City of Orlando	103	3	Residential Low Intensity (12 DU/AC or .30 FAR)	R-3A (Low Intensity Development)	34.33	0.48	36	72	120
LAKEVIEW COURT	City of Eatonville	64	5.49	Commercial	C-3	11.66	0.14	N/A	N/A	N/A
GOLDEN POND COMMUNITIES	Winter Garden	108	9.04	Low Density Residential	R-2 (Residential District)	11.95	0.18	36	72	361
AVERAGE	N/A	85	3.85	N/A	N/A	34.83	0.31			

Table 2 – ALFs in Other Jurisdictions

Jurisdiction	Permitted Districts		Density/Intensity	
	Commercial	Residential	Density Permitted	Intensity Permitted
Orlando	Permitted in Activity Center Districts. Conditional Use in Metropolitan AC District	Conditional Use in Single-Family. Permitted in Medium and Mixed Use Districts	First 6 Residents = 1 Unit, every 3 additional residents - 1 additional unit	FAR per zoning district standards
Highlands County		High Density Residential	30 DU/AC (1 Suite = 1 Unit)	
Pinellas County	Commercial Districts (Special Exception in C-1, Permitted in C-2)	Single-Family (Special Exception), Multi-Family Residential	Per FLUM District in residential. Up to 50 Beds/AC in Commercial (3 bed = 1 Unit)	
Lee County	Retail & General Commercial Districts	Two-Family (Duplex) district. Multi-Family Districts	4 people = 1 Unit	FAR per zoning district standards
Leon County		Medium & Urban Residential	Up to 12 residents in all residential districts	
Citrus County	General Commercial (Permitted), Neighborhood Commercial/Office (Conditional Use)	High Density Residential (Permitted). All other residential (Conditional Use)	Up to 6 DU/AC (6 Residents = 1 Unit)	FAR per zoning district standards
Palm Beach County	Specialty FLU. Conditional use in commercial/office districts	Specialty FLU. Conditional use in mult-family	Up to 12 DU/AC (2.39 Beds - 1 Unit)	Case by case. Specialty FLU and Zoning required.
Sarasota County	Commercial & Office Districts	Single-Family & Multi-Family Districts	Per Zoning District Standards (1 Bed = 1 Unit)	
Alachua County		Single-Family (Special Exception), Multi-Family (Permitted)	2.5 ALF units = 1 Unit	
Collier County	Permitted	Conditional Use	Per Zoning District Standards (1 Bed = 1 Unit)	Max 0.45 FAR
Tampa	Permitted in Office and General Commercial Districts	Large Facility (20+ Residents) Special Exception in Multi-Family. Small Facility (7-19 Residents) Special Exception in Single & Multi-Family	Per Zoning District Standards (1 Bed = 1 Unit)	FAR per zoning district standards

B. Summary of Proposed Changes

The proposed text amendment would create section "G" of Future Land Use Element Policy FLU1.1.2 to specify that ALFs should be permitted on properties with a Future Land Use designation of Medium Density Residential, Medium-High Density Residential, High Density Residential, Office, Commercial, Village, or Planned Development. To determine the allowable density or intensity of the use, as applicable, Staff is also proposing to calculate ALF density as ~~one (1) bed~~ two (2) beds equal to one (1) residential unit when the facility is located in a residential designation, and allow a Floor Area Ratio (FAR) that is consistent with the FLUM designation when located in Commercial or Office designations.

Assisted Living Facilities addressed under this policy are currently defined in Section 38-1 of Orange County Code as:

> *Assisted living facility* shall mean any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, excluding a "nursing home" as defined in this section, or other residential facility, whether operated for profit or not, which is licensed by the State of Florida and undertakes through its ownership or management to provide housing, meals, and one (1) or more personal services for a period exceeding twenty-four (24) hours to one (1) or more adults who are not relatives of the owner or administrator.

At the Local Planning Agency (LPA) Transmittal hearing on July 18, 2019, the Board questioned whether the proposed density calculation of one (1) bed equals one (1) unit would restrict the ability of Assisted Living Facilities to provide sufficient capacity to be viable. After the Board of County Commissioners (BCC) Transmittal hearing on August 6, 2019, staff re-reviewed the compiled analysis provided in **Table 1** of this staff report. Assuming the proposed restriction that ALFs would be limited to land use designations of Medium Density Residential (MDR) and higher, three columns were added to that table that looked at the effect of using a density of one (1) bed equaling one (1) unit versus two (2) beds equaling one (1) unit at the MDR land use level.

This analysis showed that a revised density calculation of two (2) beds equaling one (1) unit would provide a sufficient unit count to accommodate almost all approved ALF construction in Orange County and its cities (highlighted in green), at a minimum MDR (20 units per acre) land use density. The existing ALFs in Commercial and Office districts were not re-reviewed because the permitted intensity of 1.5 and 1.25 Floor Area Ratios (FAR) in these districts far exceeds what has been developed, as shown in **Table 1**.

C. Policy Amendments

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

FLU1.1.2

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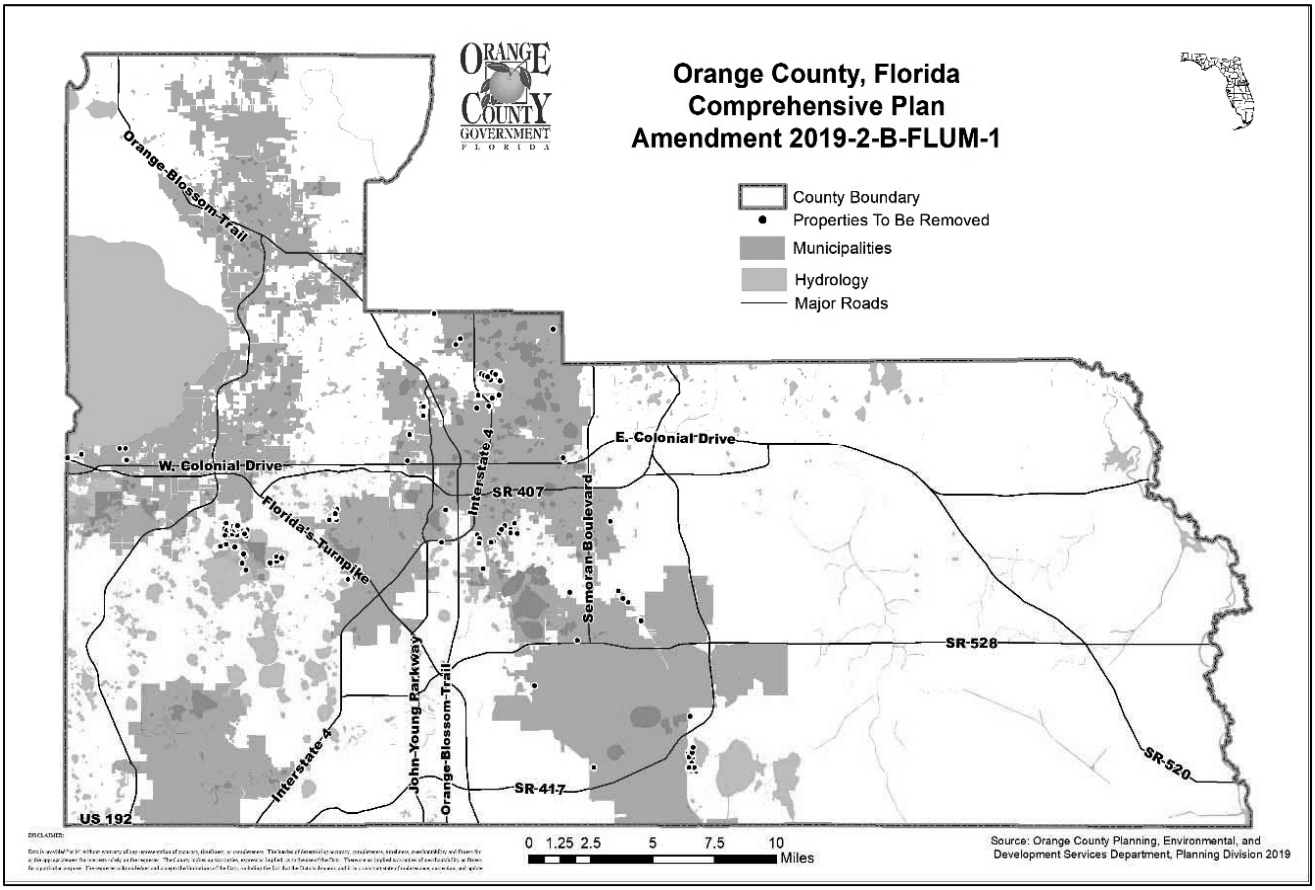
G. An Assisted Living Facility as defined in Chapter 38-1 of the Orange County Code and possessing a standard or specialty license specified in §429.07 F.S. may be permitted within the Future Land Use designations of Medium Density Residential, Medium-High Density Residential, High Density Residential, Office, Commercial, Village, or Planned Development.

(1) Assisted Living Facility Density in residential districts shall be calculated based on the number of beds, with two (2) beds equal to one (1) residential unit. An FAR consistent with the FLUM designation shall be permitted for Assisted Living Facilities in Commercial and Office.



The following meetings/hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal July 18, 2019	Recommend Transmittal (8-0)
✓	BCC Transmittal August 6, 2019	Transmit (6-0)
✓	Agency Comments September 2019	No Comments
✓	LPA Adoption October 17, 2019	Recommend Adoption (9-0)
	BCC Adoption	November 12, 2019

Project/Legal Notice Information
Title: Amendment 2019-2-B-FLUM-1
Division: Planning
Request: Map amendment removing Future Land Use Map designations for parcels previously annexed by incorporated jurisdictions within Orange County.

Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-B-FLUM-1 removing 516 parcels annexed by an incorporated jurisdiction which have been assigned a future land use designation by that jurisdiction from the Orange County Future Land Use Map.

C. Background

There are thirteen (13) municipal jurisdictions within Orange County. Provided a parcel within unincorporated Orange County meets the criteria outlined in Florida Statutes §171, Local Government Boundaries, a property may annex into a municipality. Upon annexation by a municipality, the parcel is removed from the County jurisdiction layer. However, the property remains on the County's Future Land Use Map until the jurisdiction adopts a future land use designation, or it is part of a Joint Planning Land Use Map, as identified in the Joint Planning Agreement with the County.

Staff has identified 1,143 parcels that have been annexed into an incorporated jurisdiction with an Orange County Future Land Use designation between 2017 and 2019. Of the 1,143 parcels, 516 have been assigned a future land use designation by the jurisdiction that annexed them, allowing them to be removed from the County's Future Land Use Map. Orange County staff did not receive a response regarding the other 583 parcels.

To verify that a Future Land Use designation had been adopted for the parcels in question, staff contacted each incorporated jurisdiction. Staff has determined that the following 516 parcels have assigned future land use categories and can be removed from Orange County's Future Land Use Map:

Edgewood (1) of 1

14-23-29-0000-00-011

Acreage: 1.10 gross acres

Maitland (3) of 3

34-21-29-0000-00-031	28-21-29-5499-03-000	34-21-29-0000-00-016

Acreage: 31.106 gross acres

Oakland (5) of 9

19-22-27-0000-00-010	19-22-27-0000-00-053	21-22-27-0000-00-112	21-22-27-0000-00-109
21-22-27-0000-00-001			

Acreage: 124.59 gross acres

Orlando (142) of 143

20-24-31-0000-00-085	21-23-30-0000-00-027	35-22-28-2653-00-210	11-23-29-0088-02-080
20-24-31-0000-00-008	06-24-30-6529-00-010	35-22-28-2653-00-170	11-23-29-0088-02-052
20-24-31-2901-02-000	22-24-30-6360-00-380	35-22-28-2653-00-240	11-23-29-0088-03-010
20-24-31-0000-00-075	03-23-30-0000-00-020	35-22-28-2653-00-260	02-23-29-0000-00-021
20-24-31-2901-03-000	21-22-30-3932-17-120	13-23-28-3550-00-300	02-23-29-0000-00-033
20-24-31-2900-01-000	21-22-30-3932-17-101	13-23-28-3550-00-250	02-23-29-0000-00-023
20-24-31-0000-00-006	21-22-30-3932-17-091	13-23-28-3550-00-280	02-23-29-0000-00-062
17-24-31-4795-00-090	21-22-30-3932-17-111	13-23-28-3550-00-003	11-23-29-0088-02-071
20-24-31-2901-01-000	20-22-30-6812-00-010	13-23-28-0000-00-011	11-23-29-0088-02-041
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20-24-31-0000-00-009	12-22-29-4996-16-030	13-23-28-3550-00-260	11-23-29-0088-02-040
20-24-31-0000-00-080	12-22-29-4996-16-010	13-23-28-3550-00-240	11-23-29-0088-02-053
20-24-31-0000-00-010	11-22-29-3056-20-072	13-23-28-3550-00-290	11-23-29-0088-02-051
20-24-31-0000-00-011	09-22-29-9248-00-030	13-23-28-3550-00-270	01-23-29-1992-00-340
20-24-31-0000-00-005	09-22-29-9248-00-071	34-22-29-1380-00-010	12-23-29-2836-02-231
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20-24-31-9025-00-008	09-22-29-9248-00-072	02-23-29-0000-00-024	12-23-29-8185-01-000
20-24-31-9025-11-000	09-22-29-9248-00-073	02-23-29-0000-00-026	01-23-29-2006-05-010
20-24-31-9025-00-001	16-22-29-5844-00-121	11-23-29-0088-03-051	01-23-29-5631-00-131
20-24-31-9025-00-004	17-22-29-0000-00-022	11-23-29-0088-03-052	01-23-29-2006-05-040
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20-24-31-9025-12-000	35-22-28-2653-00-150	02-23-29-0000-00-054	01-23-29-2006-05-020
20-24-31-9025-13-000	35-22-28-2653-00-160	02-23-29-0000-00-045	06-23-30-1852-03-150
20-24-31-4240-01-000	35-22-28-2653-00-250	11-23-29-0088-02-020	01-23-29-5631-00-120
20-24-31-4240-03-000	35-22-28-2653-00-140	02-23-29-0000-00-038	01-23-29-5631-00-140
20-24-31-9025-00-005	02-23-28-3454-00-540	11-23-29-0088-02-030	01-23-29-4213-00-020
20-24-31-9025-00-007	35-22-28-2653-00-190	02-23-29-0000-00-022	01-23-29-4213-00-010
20-24-31-4240-02-000	35-22-28-2653-00-200	11-23-29-0088-03-040	06-23-30-4080-00-020
08-24-31-5125-01-000	35-22-28-2653-00-230	11-23-29-0088-03-062	01-23-29-0825-00-010
25-23-30-3845-01-000	35-22-28-2653-00-270	11-23-29-0088-03-030	01-23-29-2006-05-030
25-23-30-3845-02-000	35-22-28-2653-00-290	02-23-29-0000-00-074	01-23-29-5631-00-460
14-23-30-5240-26-051	35-22-28-2653-00-220	02-23-29-0000-00-079	28-23-30-0000-00-005
23-23-30-3051-01-000	35-22-28-2653-00-280	11-23-29-0088-03-020	11-23-29-0088-02-010
14-23-30-2060-01-000	35-22-28-2653-00-180		

Acreage: 646.25 gross acres

Windermere (298) of 298

06-23-28-9323-00-150	06-23-28-2480-00-160	06-23-28-9345-00-008	06-23-28-9345-00-500
06-23-28-9323-00-090	06-23-28-2480-00-010	06-23-28-9346-00-210	06-23-28-9345-00-220
06-23-28-9323-00-240	06-23-28-2480-00-260	06-23-28-9346-00-200	06-23-28-9345-00-240
06-23-28-9346-00-360	06-23-28-2480-00-290	06-23-28-9345-00-490	06-23-28-9323-00-030
06-23-28-9346-00-400	06-23-28-2480-00-420	06-23-28-9346-00-190	06-23-28-9323-00-006
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06-23-28-9323-00-290	06-23-28-9323-00-009	06-23-28-9346-00-140	06-23-28-2480-00-210
06-23-28-9323-00-410	06-23-28-9323-00-004	06-23-28-0000-00-022	06-23-28-2480-00-230
06-23-28-9346-00-260	06-23-28-9323-00-160	06-23-28-9346-00-480	06-23-28-2480-00-110
06-23-28-9345-00-007	06-23-28-9323-00-250	06-23-28-9345-00-280	06-23-28-2480-00-008
06-23-28-9345-00-030	06-23-28-9346-00-340	06-23-28-9345-00-150	06-23-28-2480-00-320
06-23-28-9323-00-120	06-23-28-9345-00-180	06-23-28-9346-00-180	06-23-28-2480-00-360
06-23-28-9346-00-300	06-23-28-9345-00-140	06-23-28-9346-00-470	05-23-28-0000-00-042
06-23-28-9346-00-040	06-23-28-9345-00-200	06-23-28-9346-00-370	05-23-28-4400-00-115
06-23-28-9345-00-210	06-23-28-9346-00-310	06-23-28-9346-00-090	05-23-28-0000-00-034
06-23-28-9323-00-200	06-23-28-9323-00-400	06-23-28-2480-00-190	05-23-28-0000-00-019
06-23-28-9345-00-100	06-23-28-9345-00-310	06-23-28-2480-00-470	05-23-28-5502-00-080
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06-23-28-9323-00-040	06-23-28-9345-00-130	06-23-28-2480-00-050	05-23-28-5502-00-030
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06-23-28-9345-00-120	06-23-28-9346-00-070	06-23-28-2480-00-280	05-23-28-5502-00-070
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06-23-28-9346-00-500	06-23-28-2480-00-040	06-23-28-9346-00-430	06-23-28-5608-10-000
06-23-28-9345-00-290	06-23-28-9323-00-100	06-23-28-9346-00-290	06-23-28-5608-09-000
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06-23-28-9345-00-320	06-23-28-9323-00-390	06-23-28-9329-00-270	06-23-28-5608-06-000
06-23-28-9345-00-430	06-23-28-9323-00-330	06-23-28-9345-00-090	09-23-28-2197-00-050
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06-23-28-9346-00-150	06-23-28-9346-00-220	06-23-28-9346-00-230	09-23-28-2197-00-100
06-23-28-9323-00-320	06-23-28-9345-00-480	06-23-28-0000-00-021	09-23-28-2197-00-060
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06-23-28-9346-00-440	06-23-28-9345-00-370	06-23-28-9345-00-340	09-23-28-2197-00-130
06-23-28-9345-00-009	06-23-28-9345-00-380	06-23-28-9345-00-360	09-23-28-2197-00-120
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06-23-28-2480-00-300	06-23-28-9346-00-130	06-23-28-2480-00-450	09-23-28-2197-00-110
06-23-28-2480-00-007	06-23-28-9346-00-050	06-23-28-2480-00-240	09-23-28-0000-00-014
06-23-28-2480-00-400	06-23-28-9346-01-000	06-23-28-2480-00-150	09-23-28-0000-00-029
06-23-28-9323-00-170	06-23-28-9345-00-440	06-23-28-2480-00-090	09-23-28-7496-00-050
06-23-28-9323-00-230	06-23-28-9346-00-020	06-23-28-2480-00-140	09-23-28-0000-00-028
06-23-28-9323-00-270	06-23-28-9323-00-130	06-23-28-2480-00-020	17-23-28-9336-03-070
06-23-28-9323-00-380	06-23-28-9345-00-270	06-23-28-2480-00-430	08-23-28-5516-01-080
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06-23-28-9345-00-070	06-23-28-9346-00-350	06-23-28-9323-00-220	17-23-28-9336-04-661
06-23-28-9345-00-020	06-23-28-9345-00-230	06-23-28-9346-00-380	17-23-28-9336-04-220
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06-23-28-2480-00-410	06-23-28-9346-00-240	06-23-28-9345-00-110	07-23-28-1106-00-780
06-23-28-2480-00-500	06-23-28-9346-00-490	06-23-28-0000-00-026	06-23-28-1111-00-005
07-23-28-1106-00-810	06-23-28-9346-11-000		

Acreage: 367.21 gross acres

Winter Park (67) of 106

29-21-30-0000-00-013	01-22-29-5224-00-110	01-22-29-5224-00-027	02-22-29-8008-01-040
01-22-29-5224-00-078	01-22-29-5224-00-060	01-22-29-0000-00-010	02-22-29-8008-01-010
01-22-29-5224-00-055	01-22-29-5224-00-051	01-22-29-5224-00-048	02-22-29-0000-00-007
01-22-29-5224-00-054	01-22-29-5224-00-057	01-22-29-4540-00-070	02-22-29-8008-01-080
01-22-29-0000-00-052	01-22-29-4540-00-060	01-22-29-5224-00-083	02-22-29-8008-01-031
01-22-29-5224-00-046	01-22-29-4540-00-010	01-22-29-5224-00-077	02-22-29-0000-00-005
01-22-29-4540-00-002	01-22-29-9180-00-181	01-22-29-4540-00-080	02-22-29-0000-00-006
01-22-29-4540-00-040	01-22-29-4540-00-020	01-22-29-0000-00-053	01-22-29-9180-00-132
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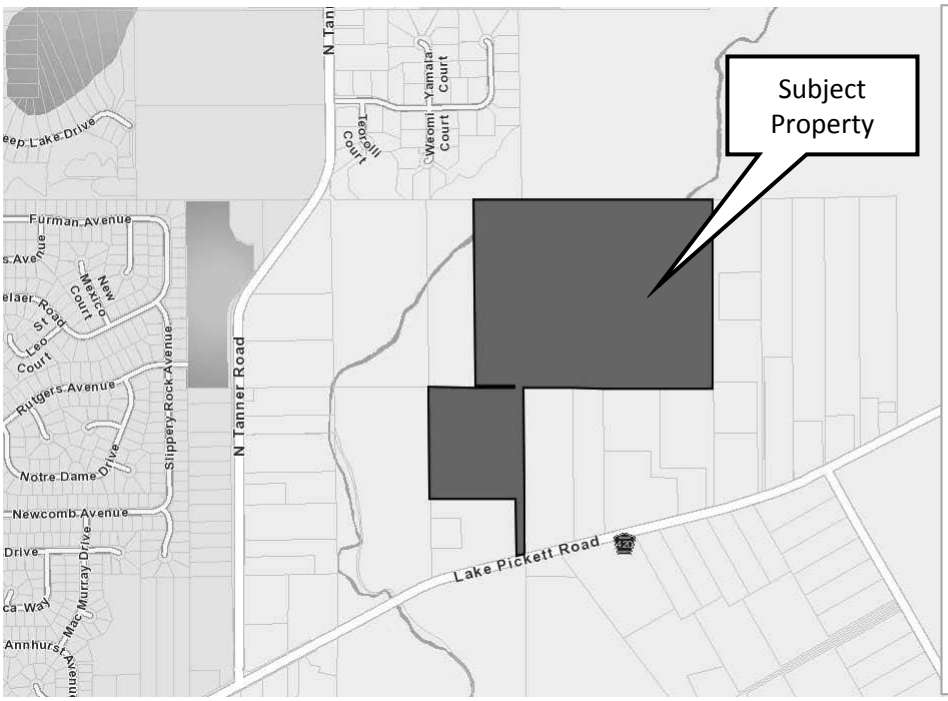
01-22-29-5224-00-062	01-22-29-5224-00-061	01-22-29-5224-00-047	02-22-29-0000-00-025
01-22-29-5224-00-058	01-22-29-5224-00-053	01-22-29-5224-10-000	02-22-29-8008-00-051
01-22-29-0000-00-054	01-22-29-5224-00-041	01-22-29-5224-00-109	01-22-29-4838-00-001
01-22-29-5224-00-021	01-22-29-4540-00-030	01-22-29-0000-00-099	02-22-29-8008-01-020
02-22-29-0000-00-004	11-22-29-2248-03-010	12-22-29-5000-01-010	

Acreage: 120.10 gross acres

The following thirty-nine (39) parcels were annexed into the City of Winter Park and retain the Orange County future land use designation. These parcels are collectively referred to as Ravaudage and will remain on the Orange County Future Land Use Map.

01-22-29-3712-01-131	01-22-29-3712-06-121	01-22-29-3712-11-170	01-22-29-3712-06-181
01-22-29-3712-02-010	01-22-29-3712-06-151	01-22-29-3712-12-051	01-22-29-3712-16-110
01-22-29-3712-01-010	01-22-29-3712-07-011	01-22-29-3712-13-010	01-22-29-3712-08-010
01-22-29-3712-04-081	01-22-29-3712-07-111	01-22-29-3712-15-030	01-22-29-3712-01-052
01-22-29-0000-00-094	01-22-29-3712-08-021	01-22-29-3712-16-010	01-22-29-3712-05-012
01-22-29-3712-01-050	01-22-29-3712-08-031	01-22-29-3712-16-020	01-22-29-3712-05-091
01-22-29-3712-03-080	01-22-29-3712-08-050	01-22-29-3712-16-052	01-22-29-3712-07-012
01-22-29-3712-04-010	01-22-29-3712-08-070	01-22-29-3712-16-121	01-22-29-3712-13-031
01-22-29-3712-04-071	01-22-29-3712-08-080	01-22-29-3712-16-151	01-22-29-3712-12-010
01-22-29-3712-05-010	01-22-29-3712-11-010	01-22-29-3712-16-152	

Acreage: 35.3 gross acres



Applicant/Owner:
Beth Jackson (Orange County Environmental Protection Division)/Orange County BCC

Location:
14761 Lake Pickett Rd.; Generally located north of Lake Pickett Rd., east of N Tanner Rd., south of Josair Dr., and west of Chuluota Rd.

Existing Use: Undeveloped land

Parcel ID Number:
12-22-31-0000-00-030

Tract Size: 61.77 acres

The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Community Meeting	May 15, 2019
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal	Recommend Transmittal (9-0)
✓	BCC Transmittal August 6, 2019	Transmit (6-0)
✓	State Agency Comments September 2019	No Comments
✓	LPA Adoption October 17, 2019	Recommend Adoption (9-0)
	BCC Adoption	November 12, 2019

Project Information

Request: Rural/Agricultural (R) to Preservation (PRES)

Proposed Development Program: Preservation land

Division Comments:

Environmental, Public Facilities and Services: Please the see the Public Facilities Analysis Appendix for specific analysis of each public facility.

Environmental: This site is located within the geographical limits of the Econlockhatchee River Protection Ordinance, including the river corridor protection zone. Basin-wide and critical areas regulations apply. Reference Orange County Code Chapter 15, Article XI, Sections 15-442 and 15-443.

Transportation: Transportation Planning did not have comments for the proposed amendment.

Concurrent Rezoning: Not required.

AERIAL

Yamala Court
Josair Drive
Teorolli Court
Weomi Court
N Tanner Road
Slippery Rock Avenue
Newcomb Court
Lake Pickett Road
S Tanner Road

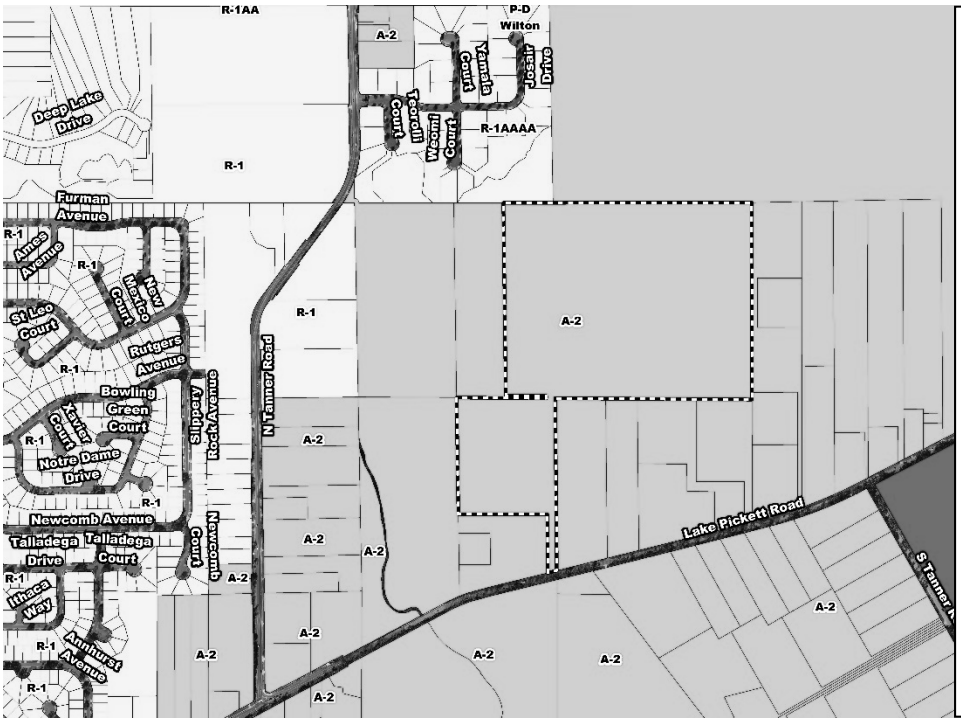
FUTURE LAND USE - CURRENT

Current Future Land Use Designation:
Rural/Agricultural (R)

FUTURE LAND USE - PROPOSED

Proposed Future Land Use Designation:
Preservation (PRES)

ZONING - CURRENT



Current Zoning District: A-2 (Farmland Rural District)

Existing Uses:

North: Undeveloped

South: Single-family residential

East: Undeveloped

West: Undeveloped

Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Policy FLU1.1.4, Conservation Element Goal C1, Recreation Element Goal R1 and Policies R1.4.1 and R1.4.6, and Open Space Element Goal OS1), determine that the amendment is in compliance, and **ADOPT** Amendment 2019-2-B-FLUM-2, Rural/Agricultural (R) to Preservation (PRES).

Analysis

1. Background

The applicant, Beth Jackson of the Orange County Environmental Protection Division (EPD), has requested to change the Future Land Use Map (FLUM) designation of the 61.77-acre subject parcel from Rural/Agricultural (R) to Preservation (PRES). The site is located at 14761 Lake Pickett Road, generally located north of Lake Pickett Road, east of N. Tanner Road, south of Josair Drive, and west of Chuluota Road. The subject site is undeveloped. The subject site currently has a FLUM designation of Rural/Agricultural (R), which allows for the development of one (1) dwelling unit per ten (10) acres and a zoning designation of A-2 (Farmland Rural District).

The abutting properties to the north, east, and west of the subject site have a FLUM designation of Rural/Agricultural (R), possess a zoning classification of A-2 (Farmland Rural District), and are currently undeveloped land. The abutting properties to the south similarly have FLUM designations of Rural/Agricultural and A-2 zoning classifications and are developed with single-family homes.

The request is to amend the FLUM designation from Rural/Agricultural (R) to Preservation (PRES). The subject site is currently owned by Orange County, and the applicant representing the Orange County Environmental Protection Division is requesting the Preservation FLUM designation to designate the subject property as publicly-owned preservation land under the "Green PLACE" program. The Green PLACE program will provide for protection of the environmentally sensitive areas of the subject property, as well as provide passive recreational opportunities for Orange County residents and visitors.

Orange County has been acquiring environmentally sensitive lands since the mid 1990's and to date has acquired 23,000 acres independently, or in partnership with other state agencies such as the Florida Parks and Recreation Division of the Florida Department of Environmental Protection (DEP), St. Johns River Water Management District, South Florida Water Management District, and the Florida Fish and Wildlife Conservation Commission (FWC). The program was branded "Green PLACE (Park Land Acquisition for Conservation and Environmental Protection)". The mission of Green PLACE is "to preserve and manage environmentally sensitive lands, protect water resource lands and to provide a quality passive recreational experience for existing and future generations". Currently, there are twelve Green PLACE properties open for public passive recreation.

A community meeting was held for this proposed amendment on May 15, 2019. Nine (9) area residents were in attendance and expressed a positive tone to the request. Residents in attendance raised questions about how the property was acquired, proposed uses for the property, and whether the subject property would be designated as Preservation in perpetuity. Many residents voiced their support for the amendment, and expressed their desire for similar uses in the surrounding area.

2. Future Land Use Map Amendment Analysis

Consistency

The requested Future Land Use Map amendment appears to be consistent with the applicable Comprehensive Plan Goals, Objectives, and Policies, which are specifically discussed in the paragraphs below.

Future Land Use Element Policy FLU1.1.4.G sets forth the future land use designations in the Future Land Use Map (FLUM). FLU1.1.4.G describes the Open Space Related designations, including the requested designation of Preservation (PRES). The PRES FLUM designation "recognizes publicly or privately owned lands of significant environmental importance for the purposed of environmental protection". The subject property is publicly-owned land of significant environmental importance, as evidenced by the Orange County Environmental Protection Division (EPD), and the request is to utilize the land for environmental protection. Further, FLU1.1.4 states that "Publicly owned lands shall be lands owned by federal, state, or local governments acquired for environmental preservation, rehabilitation, or management" and "Compatible very-low impact recreational or educational uses that use natural amenities of the site for public benefit are allowable uses". The request is to use the subject property as part of EPD's Green PLACE program for environmental preservation and very-low impact recreational uses for public benefit. The applicant noted at the community meeting that the subject property would be used for low-impact recreational trails, and would include a parking lot with five (5) pervious parking spaces.

Conservation Element Goal C1 states that Orange County shall conserve, protect, and enhance the County's natural resources including air, surface water, groundwater, vegetative communities, wildlife listed as threatened, endangered, or species of special concern, soils, floodplains, recharge areas, wetlands, and energy resources to ensure that these resources are preserved for the benefit of present and future generations. EPD's Green PLACE program furthers the purpose of Goal C1 by preserving and managing environmentally sensitive lands and protecting water resource lands. The addition of the 61.77-acre subject property to the program would further expand the area of the Green PLACE program. Similarly, **Open Space Element Goal OS1** states the goal of Orange County to protect and preserve valuable open space resources. The proposed use of the subject property for preservation and passive recreation would support the County's goal of preserving open space resources.

Recreation Element Goal R1 sets forth that Orange County shall strive to provide residents with sufficient recreation facilities to satisfy health, safety, and welfare needs. The use of the subject property for passive recreation will help in supporting residents with health, safety, and welfare needs in a natural, preserved setting. Similarly, **Recreation Element Policy 1.4.1** states that Orange County parks shall be designed with access ways that are compatible with the natural features and character of the park area. The proposed low impact design of a passive recreation trail and a supporting parking lot of five (5) pervious parking spaces will be compatible with the natural features of the subject property. Additionally, **Recreation Element Policy 1.4.6** requires that the County shall ensure the provision of handicapped parking spaces to activity-based parks and facilities. The applicant noted that the design of the parking lot would also include one (1) handicapped parking space, ensuring accessibility for individuals with diverse needs.

Compatibility

The petitioned site is located adjacent to the Econlockhatchee River and is primarily made up of environmentally-sensitive land. The site is located outside of the Urban Service Area and is surrounded by primarily rural, low-density residential development. Per Orange County's Environmental Protection Division, the subject property is located within the geographical limits of the Econlockhatchee River Protection Ordinance, including the river corridor protection zone. The proposed use of a low-impact recreational area would be an appropriate use of this environmentally sensitive property and would be compatible with the rural, low-density development character of the surrounding area.

Division Comments: Environmental, Public Facilities, and Services

Environmental: The subject property is comprised primarily of wetlands and surface waters, including a portion of the Big Econlockhatchee River. The property has been used as mitigation for conservation area impacts in development projects within Orange County and has recorded conservation easements.

This site is located within the geographical limits of the Econlockhatchee River Protection Ordinance, including the river corridor protection zone. Basin-wide and critical areas regulations apply. Please reference the Orange County Code, Chapter 15, Article XI, Sections 15-442 and 15-443.

This property is located between other publicly-managed preservation lands, so it serves as a natural corridor. The Econ Sandhill Conservation Area is located adjacent to the site to the north, the Ken Bosserman Econlockhatchee River Preserve is located to the east, and the Big Econ River Sanctuary is located to the south.

Schools: Orange County Public Schools did not have any comments on the proposed amendment.

Transportation: The Orange County Transportation Planning Division did not have any comments on the proposed amendment.

3. Policy References

Future Land Use Element

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.

G. OPEN SPACE RELATED – Orange County uses several Future Land Use designations to permanently establish open space, conservation protection or recreational areas. These three options are shown below. In addition, open space can be establish through code provisions.

FLUM Designation	General Description	Density / Intensity
Open Space – Refer to Future Land Use Map and associated open space policies		
Parks and Recreation Space (PR/OS)	Refers to undeveloped or developed lands as passive and active parks.	0.8 ISAR
Conservation (map overlay)	Conservation recognizes lands designated for conserving natural resources. EPD formally reviews proposals within these designations. Must be determined by Conservation Area Determination (CAD).	0.01 ISAR – Class 1 0.25 ISAR – Class 2 1.0 ISAR – Class 3
Preservation	Preservation recognizes publicly or privately owned lands of significant environmental importance for the purposes of environmental protection. Publicly owned lands shall be lands owned by federal, state, or local governments acquired for environmental preservation, rehabilitation, or management. Designation of privately owned lands shall be limited to lands used for wetland mitigation banks. Compatible very-low impact recreational or educational uses that use natural amenities of the site for public benefit are allowable uses. All other uses are prohibited.	FAR 0.10

Conservation Element

GOAL C1 Orange County shall conserve, protect, and enhance the County's natural resources including air, surface water, groundwater, vegetative communities, wildlife listed as threatened, endangered, or species of special concern, soils, floodplains, recharge areas, wetlands, and energy resources to ensure that these resources are preserved for the benefit of present and future generations. Lands located within the Wekiva Study Area shall be considered high priority for protection. All development shall meet the requirements of the Wekiva River Protection Act and the Wekiva Parkway and Protection Act. (Amended 12/07, Ord. 2007-20)

Recreation Element

GOAL R1 Orange County shall strive to provide the residents of unincorporated Orange County with sufficient park land and recreation facilities to satisfy their health, safety and welfare needs.

R1.4.1 Orange County public parks shall be designed and constructed with access ways that are compatible with the natural features and character of the individual park area.

R1.4.6 Orange County shall ensure the provision of handicapped parking spaces and barrier-free access to activity-based parks and facilities, where appropriate.

Open Space Element

GOAL OS1 It is a goal of Orange County to protect and preserve valuable open space resources. (Goal 1)

Site Visit Photos

Subject Site

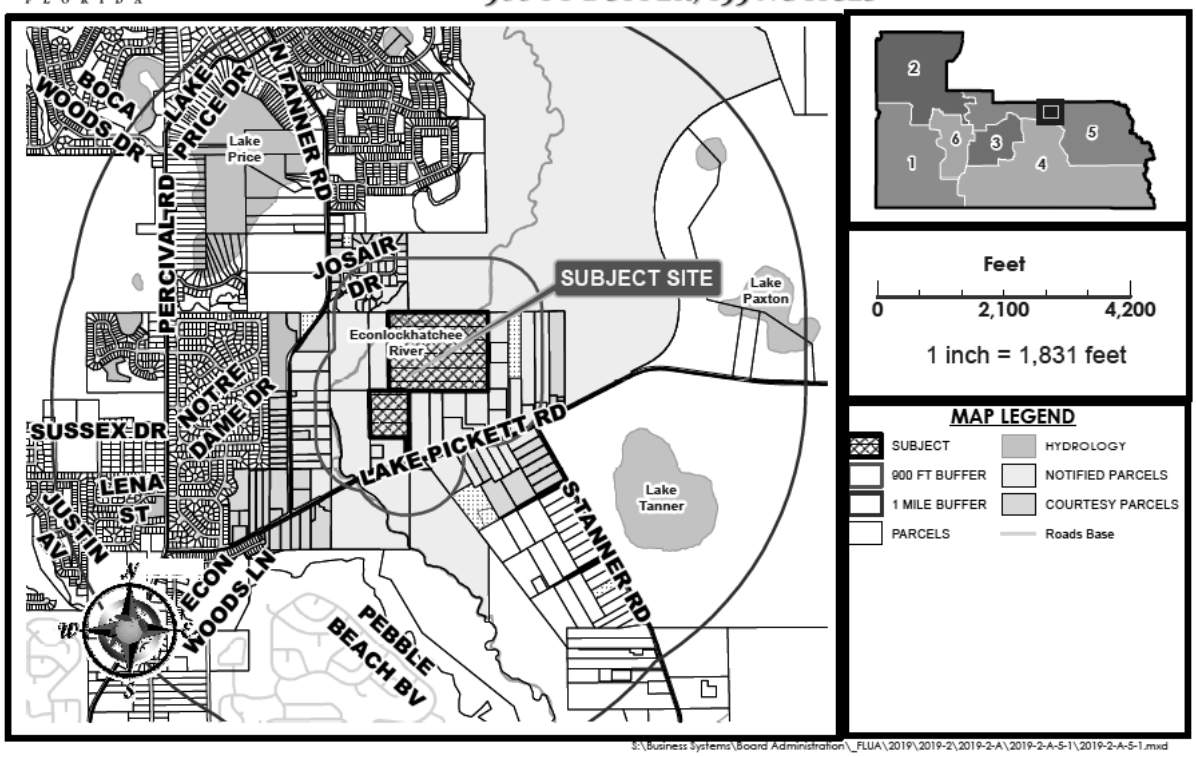
East

West

South

Public Notification Map

Circle C Ranch II_2019-2-A-5-1
900 FT BUFFER, 199 NOTICES



S:\Business Systems\Board Administration_FLUA\2019\2019-2\2019-2-A\2019-2-A-5-1\2019-2-A-5-1.mxd

Notification Area:

900-foot buffer

199 notices sent

DRAFT
10-29-19

ORDINANCE NO. 2019-_____

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 2019 CALENDAR YEAR (SECOND CYCLE); AND PROVIDING EFFECTIVE DATES.

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

Section 1. Legislative Findings, Purpose, and Intent.

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

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

c. On July 18, 2019, 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 August 6, 2019, 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 September 20, 2019, the Florida Department of Economic Opportunity ("DEO") issued a letter to the County relating to the DEO's review of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

f. On October 17, 2019, 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 November 12, 2019, 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 2019-2-B-FLUE-1:]

FLU8.1.4 The following table details the maximum densities and intensities for the Planned Development (PD) and Lake Pickett (LP) Future Land Use designations that have been adopted subsequent to January 1, 2007.

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
* * *	* * *	* * *	* * *
~~2013-2-A-1-3 Groves of West Orange~~	~~Growth Center (GC) - Planned Development-Low-Medium Density Residential (PD-LMDR)~~	~~Single-Family - 139 dwelling units~~	~~2013-22~~
~~2016-1-A-1-8 Island Reef~~	~~Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)~~	~~220 single-family dwelling units and/or townhomes and up to 20,000 square feet of C-1 (Retail Commercial District uses)~~	~~2016-15~~
* * *	* * *	* * *	* * *
2019-2-A-1-1 Avalon Groves	Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)	Up to 300 short-term rental units and 300 multi-family dwelling units	2019-[insert ordinance number]
2019-2-A-4-2 12400 E. Colonial Drive	Planned Development-Medium-High Density Residential (PD-MHDR)	Up to 94 multi-family dwelling units	2019-[insert ordinance number]

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

*** * ***

[Amendment 2019-2-B-FLUE-3:]

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.

B. The following are the maximum residential densities permitted within

the Urban Service Area for all new single use residential development or redevelopment. Future Land Use densities for the following categories shall be:

FLUM Designation	General Description	Density
Urban Residential – Urban Service Area		
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single-family development.	0 to 4 du/ac
Low-Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single-family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multi[HEE1]family residential densities within the USA.	0 to 20 du/ac
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood-serving amenities within a reasonable pedestrian walkshed.	0 to 35 du/ac
High Density Residential (HDR)	Recognizes high-intensity urban-style development within the USA.	0 to 50 du/ac

C. Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. Accessory Dwelling Units (ADUs) shall not be included in density calculations. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. In order to include new Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact permit from the Orange County Environmental Protection Division.

*** * ***

[Amendment 2019-2-B-FLUE-4:]

FLU1.1.2

*** * ***

G. An Assisted Living Facility as defined in Chapter 38-1 of the Orange County Code and possessing a standard or specialty license specified in §429.07 F.S. may be permitted within the Future Land Use designations of Medium Density Residential, Medium-High Density Residential, High Density Residential, Office, Commercial, Village, or Planned Development.

(1) Assisted[HEE2] Living Facility Density in residential districts shall be calculated based on the number of beds, with two (2) beds equal to one (1) residential unit. An FAR consistent with the FLUM designation shall be permitted for Assisted Living Facilities in Commercial and Office.

*** * ***

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.[HEE3]

125

ADOPTED THIS 12th DAY OF NOVEMBER, 2019.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By:_____
Jerry L. Demings
Orange County Mayor

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

By:_____
Deputy Clerk

APPENDIX "A"

FUTURE LAND USE MAP AMENDMENTS

*Appendix A**		
Privately-Initiated Future Land Use Map Amendments		
Amendment Number	**Future Land Use Map Designation FROM:**	**Future Land Use Map Designation TO:**
2019-2-A-1-1	**Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR)**	**Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)**
2019-2-A-4-2	**Commercial (C)**	**Planned Development-Medium-High Density Residential (PD-MHDR)**
2019-2-A-4-3 (fka 2019-1-A-4-2)	**Parks and Recreation/Open Space (PR/OS)**	**Medium Density Residential (MDR)**
Staff-Initiated Future Land Use Map Amendments		
Amendment Number	**Future Land Use Map Amendments**	
2019-2-B-FLUM-1	**Map amendment removing Future Land Use Map designations for parcels previously annexed by incorporated jurisdictions within Orange County**	
2019-2-B-FLUM-2 (fka 2019-2-A-5-1)	**Rural/Agricultural (R)**	**Preservation (PRES)**
***The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.**		

Community Meeting Memorandum

DATE: April 23, 2019

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

FROM: Sue Watson, Planner

SUBJECT: Amendment 2019-2-A-1-1 (Avalon Groves) Community Meeting Synopsis

C: Project File

Location of Project: Generally described as located on the east side of Avalon Road, south of Hartzog Road, north of Arrowhead Boulevard, and west of Vista Del Lago Boulevard

Meeting Date and Location: Monday, April 22, 2019 at 6:00 PM at Bridgewater Middle School, 5600 Tiny Road, Winter Garden, FL 34787

Attendance:

District Commissioner	District 1 Commissioner Betsy VanderLey Diana Dethlefs, Commissioner's Aide, District 1
PZC/LPA Commissioner	District 1 Commissioner Jimmy Dunn
Orange County Staff	Sue Watson, Jennifer DuBois, Orange County Planning Division Mirna Barq, Project Manager, Transportation Planning Division
Applicant and his team	David Evans, David Evans Engineering, Inc. Six members
Residents	312 notices sent; 2 residents in attendance

Overview of Project: The applicant, David Evans, David Evans Engineering, Inc., is requesting to change the Future Land Use Map (FLUM) designation of the 37.83-acre subject property from Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR). Also, the applicant is requesting to change the zoning from the Island Reef Planned Development (PD) and the Groves of West Orange Planned Development (PD) to create the new Avalon Grove Planned Development (PD). The applicant is requesting options for the development program to develop either up to 600 short-term rental units, or up to 600 multi-family dwelling units, or a mix of 300 short-term rental units and 300 multi-family dwelling units. The property lies within the existing Island Reef Planned Development with approval for 318 timeshare units (West Parcel) and within the existing Groves of West Orange Planned Development with approval for the development of 108 single-family detached and attached residential dwellings (East Parcel).

Meeting Summary: Planner Sue Watson opened the meeting at 6:05 PM and introduced District 1 Commissioner Betsy VanderLey, District 1 Commissioner Aide, Diana Dethlefs, Jennifer DuBois, Orange County Planning Division, Mirna Barq, Project Manager, Transportation Planning Division, and the applicant, Mr. David Evans, David Evans Engineering, Inc. Commissioner VanderLey welcomed the residents and provided opening comments. Ms. Watson provided an overview of

the project and informed those in attendance that the applicant is seeking to change the future land use designation of the subject site from Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR) and Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR). Ms. Watson also informed the residents that the applicant is also requesting to change the zoning from Island Reef Planned Development (PD) and Groves of West Orange Planned Development (PD) to create the new Avalon Grove Planned Development (PD). Ms. Watson stated that the applicant's development program must be finalized within two weeks of receipt of the Florida Department of Economic Opportunity (DEO) comments. Staff summarized the Future Land Use Map Amendment process and the schedule for the LPA and BCC public hearings. Ms. Watson asked the citizens if they had any questions. There were no questions and staff turned the meeting over to the applicant, David Evans.

Mr. Evans provided an overview of the proposal. He stated that the property owners, who also own the Grove Resort & Spa Resort, located directly across the street on Avalon Road, would like to build a similar project on the property. The applicant stated that he is requesting a development program of either 600 short-term rental units, or 600 multi-family dwelling units, or a mix of 300 short-term rental units and 300 multi-family dwelling units. Mr. Evans stated that a Planned Development (PD)/Land Use Plan (LUP) rezoning application will run concurrently with the proposed FLUM Amendment. He informed the residents the LUP will provide more details and information as it goes through the rezoning process. The applicant, Commissioner VanderLey, then responded to the residents' questions, comments, and concerns.

Comments and concerns of the residents were:

1) Access: Mr. Evans stated that the primary access will be on Avalon Road and the secondary access will be on Hartzog Road, but the County has to approve the access points. He stated that the property owners will have to contribute funds for the Avalon Road improvements. The residents also wanted to know if part of their property would be taken as part of the road widening for Avalon Road. Mirna Barq, Project Manager, Transportation Planning Division, provided the name and contact information for Brian Sanders, Assistant Manager, Transportation Planning Division, who would be able to provide more information.
2) Traffic: The residents were concerned about the increased traffic that the proposed amendment would generate in the area. Mr. Evans stated that the traffic impacts would have to be dealt with and the property owners will have to contribute funds for the Avalon Road improvements.
3) Noise: The residents were concerned about the noise level that will increase in the area if the proposed amendment is approved. Commissioner VanderLey stated that the County is getting approximately 1,500 new residents per week.
4) Zoning: The residents asked if the property had a citrus zoning classification. Mr. Evans stated that the properties were zoned PD (Island Reef PD is approved for 318 timeshare units and the Groves of West Orange PD is approved for 108 single-family detached and attached residential units).

Commissioner VanderLey and the applicant provided their contact information to the residents to contact them if they had more questions or concerns.

Overall, the residents' main concerns were mostly traffic, access, and noise related.

The meeting concluded at approximately 6:27 PM.

Community Meeting Memorandum

DATE: May 16, 2019

TO: File: 2019-2-A-4-2

FROM: Misty Mills, Planner II

SUBJECT: Amendment 2019-2-A-4-2, 12400 E. Colonial Drive – Community Meeting Synopsis

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Location of Project: 12400 E. Colonial Dr., Generally located north of Waterford Wood Cir., east of Woodbury Rd., south of E. Colonial Dr., and west of the 408

Meeting Date and Location: Tuesday, May 14, 2019, at 6:00 PM at Waterford Elementary School, 12950 Lake Underhill Road

Attendance:

District Commissioner	District 4 Commissioner Maribel Gomez Cordero
Commissioner's Aide	District 5 Commissioner's Aide Mercedes Fonseca
Orange County Staff	Misty Mills and Nicolas Thalmueller, Planning Division
Applicant	Thomas Sullivan
Residents	237 notices sent; 0 residents in attendance

Overview of Project: The applicant proposes to amend the Future Land Use designation for the 10.0 gross acre parcel number 23-22-31-000000-02; 013 from its existing Commercial future land use to Planned Development Medium-High Density Residential. The intent is to develop the parcel with 256 mutli-family dwelling units. Current zoning is C-1 (Retail Commercial District).

Meeting Summary: Misty MIlls opened the meeting at 6:00 p.m.. As no residences attended, discussions were informal.

No issues with the change were raised during the discussions and the meeting concluded at 6:25 p.m.

Community Meeting Memorandum

DATE: January 11, 2019

TO: Gregory Golgowski, Chief Planner

FROM: Maria Cahill, Planner

SUBJECT: Amendment 2019-1-A-4-2 (Alafaya Apartments) – Community Meeting Notes

C: Project file

Location of Project: Portion of Parcel ID 01-23-31-0000-00-001; 2900 Northampton Ave., generally located north of S. Alafaya Trail, west of Northampton Avenue, south of Stoneybrook Boulevard.
Meeting Date and Location: Wednesday, January 9, 2019 at Avalon Elementary School 13500 Tanja King Boulevard, Orlando, Florida.

Attendance:

District Commissioner	*Mercedes Fonseca, District Commissioner Aide*
Orange County staff	*Maria Cahill (Comprehensive Plan Case Planner), Steven Thorpe (Rezoning Case Planner), Karen McGuire and Greg Golgowski, Planning Division* *Mirna Barq, Transportation Planning Division, Francisco Villar, Public Works Development Engineering, and John Geiger, Environmental Planning Division*
Applicant team	*Jim Hall, Hall Development Services, Inc.; Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A. and Jay Jacobson, Eden Multifamily LLC*
Residents	293 signed in plus est. 50 additional

Overview of Project:

The proposal is to change the Future Land Use Map designation of the 14.5-acre subject property from **Parks and Recreation/ Open Space (PR/OS)** to **Medium Density Residential /Conservation (MDR/CONS).** The subject property includes a portion of the Stoneybrook golf course located on Hole #9, the driving range and maintenance yard. The request to amendment the Future Land Use Map, if approved, would allow for the development of up to 250 multi-family dwelling units.

Meeting Summary:

The case planner, **Maria Cahill**, opened the meeting and introduced **Mercedes Fonseca**, District Commissioner Aide, who thanked the community for participating in the meeting on behalf of District 4 Commissioner Maribel Gomez Cordero who could not be present due to a medical emergency.

Maria Cahill presented a summary of the request and reviewed the amendment and rezoning process. The applicant has proposed to remove the 14.5 (2 acre wetland, net buildable 12.5) acres located at the ninth hole driving range, from the entire 160 acre golf course which is located and serves the Stoneybrook Planned Development. The applicant is proposing to build 250 apartments on the site. She explained that there would be additional opportunities for public input during the transmittal and adoption processes of the comprehensive plan, as well as during the rezoning at the LPA and BCC adoption.

After Maria Cahill presented **Rebecca Wilson**, of Lowndes Law Firm, the attorney for the applicant, provided additional details for the project. She added that this site was chosen for apartments particularly because of its adjacency and access to Alafaya Trail. She stated that an agreement was being worked out with the current owner, SBEGC, of the golf course and the Stoneybrook Home Owners Association to upgrade the facility, which according to residents has been in a protracted state of decline since the new owner had taken over about 7 years ago. She further explained that if any residents reside in homes located across the golf course from the proposed new development she would be happy to discuss buffering concerns with them.

Jay Jacobson, one of the principals of Eden Multi-family, based out of Coral Gables and the intended developer of the project, opened with a statement that golf courses are closing all over the country because there are having trouble servicing debt. Golf is not as popular as a sport as it once had been resulting in declining revenues. Golf courses all over are being redeveloped. He sighted his experience with this phenomenon in Miami-Dade and Broward counties in south Florida.

Jay Jacobson stated 6-point responsibilities the current owner is willing undertake to improve the current course conditions:

1. Pay off all debt

2. Build new golf car/maintenance building next to clubhouse

3. Change golf hole number 9 to a par three. New par for course will be 71

4. Renovation of all greens to new champion G-12 Bermuda grass greens.

5. Purchase new fleet of golf course Maintenance Equipment.

6. Renovation of clubhouse (paint interior and exterior, carpet, cosmetic enhancement) Bring facility up to PGA gold standard.

Timeline: After answering questions, he said that the timeline might take a year for the adoption of the new land use and zoning. He said it would be an additional 4 months to close and 16 months after that to complete construction.

Question and Answer Session:

Overall most residents had many questions regarding the development including the impact on the Stoneybrook community, their property values, buffering, impact on schools, traffic. Most were opposed to multi-family in the area.

Several stated the development is inconsistent with the Stoneybrook declaration of covenants.

Residents were concerned that the project was a tax credit/low income housing project. Mr. Jacobson said that it was not and they would not be taking subsidies from the government, nor section 8 vouchers. The project would be luxury apartments with rents ranging from $1400 to $2100. He added that his company has extensive experience with construction of luxury multi-family dwellings.

When someone else asked how many stories, the buildings would be he responded they would be maximum 3-stories. With a mix of 1-, 2- and 3- bedroom units.

Three graphic images were presented including an illustrative site plan, the site plan showing distances from surrounding residential, and the site plan views from surrounding residential (see attached images)

Several peoples expressed their concerns that the value of homes will go down. Many stated they purchases their homes and paid premium to be on the golf course. Someone said that what everyone living in Stoneybrook wanted was the status quo. They do not want higher densities. An eruption of cheers was heard from community residents.

Mr. Jacobson refuted this belief citing numerous studies, such as the Harvard Housing Report. He said that luxury apartments could raise the value of surrounding properties.

Another person asked if it "Will the apartments block our view?" People who live closest will be 500' away. There will also be extensive landscape buffering.

Don Bishop a long time resident, and an active golfer, mentioned that the course had been vibrant in 2004 but that it has been in steady decline since it was taken over by John Caporaletti, the authorized representative for the owners, SBEGC LLC.

Someone else mentioned that Seminole County has an ordinance whereby if a golf course is closed the owner is still responsible for its maintenance.

Someone else asked if there would be a new driving range to replace the one that will be developed.

Mr. Jacobson said he was unaware of the course owners plans in this regard.

Mr. Bishop stated that if whole 9 is being removed for development what will happen in the future to hole 4 or 11. Also what assurance do they have that it will be indeed be improved?

He asked that if proceeds are going to be used to pay off the debt, how much will be left over to make improvements? It is inappropriate to use the golf course as a bargaining chip and

further asked what assurances would be in place that the owner of the golf course would make it better. It would set a precedent for future rezoning of golf course property in Eastwood and Stoneybrook. If the golf course were to close, it would negatively affect the community and their property values.

Several commented that single family brings in more tax revenue and what was needed was more single family homes. Ms. Wilson responded that in fact single family individuals are able to claim homestead whereas multifamily rental units are not able to homestead. She very briefly discussed the various methods for appraising multifamily rentals.

Other concerns expressed included the daycare in close proximity to apartments as well as concern with the County who promised a regional park at the site of the Alafaya Reserves Apartments that was later moved to another location where current residents cannot access.

Traffic: Other people expressed concerns about traffic and congestion during morning and afternoon rush hour. They pointed out it took many years for the County to improve Alafaya Trail.

Jim Hall for the applicant stated that there will be more traffic on Alafaya Trail and that the LOS on the roadway will meet the County standards. **Mirna Barg**, the county Traffic Engineer commented that currently the surrounding roadways are at an acceptable level of service, although they may appear congested during peak hours. The new trips that will be added from the project will not create failing levels of service.

Schools: Residents were concerned about overcrowding in schools. Ms. Wilson explained that only the high school is overcrowded and that the number of seats that a new development would be required to pay mitigation for is not provided by the applicant but instead is provided by the School Board.

Flooding: Some were concerned that additional development and construction of Alafaya Trail has created flooding problems and that this development would exacerbate flooding in the area.

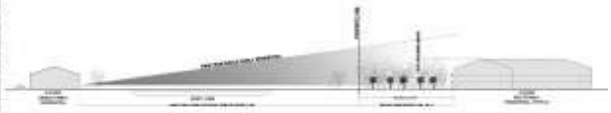
Jason Russo, who used to be the Aide of the previous District 4 Commissioner Jennifer Thompson when Eastwood tried to convert part of its golf course, said that people need to get organized contact their current County Commissioners and LPA members and express their concerns. He pointed out that the Eastwood Community Meeting was the largest in the County's history.

The meeting adjourned at 7:30 p.m. The overall tone of the meeting was **NEGATIVE**.

Alafaya Apartments

Alataya Apartments

SITE PLAN VIEWS FROM SURROUNDING RESIDENTIAL STUDY



1 SITE SECTION

MASSING TO BE INSERTED

MASSING STUDY

N

EDEN MULTIFAMILY

MSA ARCHITECTS

SP-2

Alafaya Apartments

SITE PLAN DISTANCE FROM SURROUNDING RESIDENTIAL

N

EDEN MULTIFAMILY

MSA ARCHITECTS

SP-3

Community Meeting Memorandum

DATE: June 4, 2019

TO: Gregory Golgowski, Chief Planner, Comprehensive Planning

FROM: Alyssa Henriquez, Planner

SUBJECT: Amendment 2019-2-A-5-1– Community Meeting Notes

C: Project File

Location of Project: 14761 Lake Pickett Rd; Generally located north of Lake Pickett Rd., east of N Tanner Rd., south of Josair Dr., and west of Chuluota Rd.,

Property Identification: 12-22-31-0000-00-030

Meeting Date and Location: May 15, 2019 at East Lake Elementary School

Attendance:

Planning Division staff:	Alyssa Henriquez, Case Planner Simon Hardt, Planner
Applicant:	Beth Jackson, Orange County Environmental Planning Division
Residents:	8 residents in attendance; 199 notices sent

Overview of Project:

The proposed plan is to change the Future Land Use Map designation on the 61.77 acre subject property from Rural (R) to Preservation (PRES). The applicant is requesting to change the future land use designation for the protection of Orange County's environmentally sensitive landholdings. The applicant has proposed that the property will be used as a low-impact recreational area as part of Orange County's Green PLACE program.

Meeting Summary:

Ms. Alyssa Henriquez opened the meeting at 6:00 p.m. and provided an overview of the proposed Future Land Use Map Amendment and the public hearing process, noting the upcoming LPA transmittal hearing on June 20, 2019 and BCC transmittal hearing on August 6, 2019.

Ms. Beth Jackson of the Orange County Environmental Protection Division gave a description of the proposed project. Ms. Jackson explained that the request to change the future land use designation was to designate the subject property as publicly-owned preservation land under the "Green PLACE" program. The Green PLACE program will provide for protection of the environmentally sensitive areas of the subject property, as well as provide passive recreational opportunities for Orange County residents and visitors.

The area residents in attendance expressed a positive tone to the request. Residents in attendance raised questions about how the property was acquired, proposed uses for the property, and whether the subject property would be designated as Preservation in perpetuity. Many residents voiced their support for the amendment, and expressed their desire for similar uses in the surrounding area.

Ms. Jackson explained that the property was donated to the County by the previous owner. She further explained that the use of the property under the Green PLACE program would be for passive recreational opportunities, including a walking trail, and that the project was preliminarily designed to have fewer than 5 parking spots in total. Ms. Henriquez explained that if the amendment were approved, the Preservation future land use designation would remain on the property, unless another comprehensive plan amendment application was filed.

The meeting for the Circle C Ranch II future land use map amendment concluded at around 6:00 pm, and was followed by the community meeting for the Bering I future land use map amendment (2019-1-A-1-4), which concluded around 6:30 pm.

The overall tone of the Circle C Ranch II community meeting was **positive.**

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Ken Lawson
EXECUTIVE DIRECTOR

September 20, 2019

The Honorable Jerry L. Demings
Mayor, Orange County
201 South Rosalind Avenue, 5th Floor
Orlando, Florida 32801

Dear Mayor Demings:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Orange County (Amendment No. 19-07ESR) received on August 22, 2019. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Jennie Leigh Copps, Planning Analyst, by telephone at (850) 717-8534 or by email at jennie.copps@deo.myflorida.com.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jlc

Enclosure(s): Procedures for Adoption

cc: Alberto A. Vargas, MArch., Manager, Orange County Planning Division
Hugh W. Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

HARTZOG PROPERTIES
Project № 18093.2, v2.1
March 2019

TRANSPORTATION FACILITIES ANALYSIS
ORANGE COUNTY
FLORIDA

Prepared by:

Traffic & Mobility Consultants
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

Prepared for:

BTI Partners
14501 Grove Resort Avenue
Winter Garden, Florida 34787

EXECUTIVE SUMMARY

Project Information

Name:	Hartzog Properties
Location:	Southeast corner of CR 545/Avalon Road & Hartzog Road
Description:	Comprehensive Plan Amendment for ±37.83-acre property Change FLU from GC-PD-LMDR & GC-PD-C/LMDR to GC-PD-C/MDR To Allow for development of no more than 600 units. The development could include STR, Timeshare, Apartments, or combination of the uses.

Findings

Trip Generation:	Amendment could result in 1,263 additional ADT and 67 additional Peak Hour trips : Current FLU would generate 3,567 ADT / 263 Peak Hour Proposed FLU would generate 4,830 ADT / 330 ADT
Planned Improvements:	Wester Way from Avalon Road to Flamingo Crossings Boulevard is under construction by the RCID. Avalon Road is planned for improvement from US 192 to SR 50 and Hartzog Road is planned for improvement from Avalon Road to Flamingo Crossings Boulevard.
Roadway Capacity:	The analysis reveals that Avalon Road is projected to be deficient I the year 2024, which will be mitigated when improved to a 4-lane divided roadway. The proposed amendment not cause any additional roadway segments to become deficient.

Recommendations

Analysis:	The site will be required to undergo further review through the County's concurrency management process and will address any deficiencies impacted by the proposed development in accordance with the requirements of the concurrency management system.

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Appendix B CMS Information Sheet
Appendix C Orange County CIP & LRTP
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1.0 INTRODUCTION

This Transportation Facilities Analysis is prepared in support of a Comprehensive Plan Amendment application to change the Future Land Use (FLU) designation of the ±37.83-acre Hartzog Properties, which encompass the existing Island Reef PD and the Groves of West Orange PD. The site is located at the southeast corner of the intersection of Hartzog Road and Avalon Road (CR 545), in Orange County, Florida. The site location is illustrated in **Figure 1** and the property information is provided in **Appendix A**.

The current FLU designations are Growth Center – Planned Development – Low-Medium Density Residential (GC-PD-LMDR) and Growth Center – Planned Development – Commercial/Low-Medium Density Residential (GC-PD-C/LMDR). The proposed amendment is to modify the FLU to Growth Center – Medium Density Residential/Commercial (GC-PD-C/MDR). The existing and proposed maximum allowable development programs are provided in **Table 1**.

Table 1
Land Use Density

Land Use Designation	Units
Current FLU (GC-PD-LMDR, GC-PD-C/LMDR)	
Commercial	20.0 KSF
Townhome Residential	328 DU
Proposed FLU (GC-PD-C/MDR)	
Residential/STR*	600 DU

** The proposed FLU would allow development of Timeshare/Short Term Rental, Apartments, or a combination of the uses.*

It should be noted that the proposed FLU amendment will allow for the development of no more than 600 units on the property. the development could be short-term rental (STR), timeshare, and/or apartments units, or a combination of the these uses.

The following report documents the methods, procedures, and findings of the analysis. The study was conducted using Orange County's standard methodology for small scale comprehensive plan amendments. Information used in this analysis was collected by Traffic & Mobility Consultants LLC (TMC), provided by County Staff and/or obtained from the applicant.

TMC
Traffic & Mobility Consultants

Site Location Map
Hartzog Properties TFA
18093.2, v2.1

Figure
1

2.0 EXISTING TRAFFIC CONDITIONS

The existing traffic conditions were evaluated within the project's primary influence area. This included the area's major roadways which were analyzed for PM peak hour conditions.

The existing conditions on the roadway network were analyzed by comparing the latest available traffic volumes on each of the roadway segments to the adopted capacity thresholds. The existing conditions analysis was based on information obtained from the Orange County Concurrency Management System (CMS) database. The CMS information is provided in **Appendix B**.

Table 2 summarizes the existing conditions capacity analysis in the area. This analysis reveals that currently all roadway segments within the study area currently operate at adequate Level of Service (LOS).

Table 2
Existing Conditions Analysis

ID	Roadway	Segment Limits	# Lns	Min LOS	AADT	Peak Hour			LOS	Meets Std ?
						Cap	Volume	Dir		
25.0	Avalon Road	US 192 to Hartzog Rd	2	E	11,362	880	562	SB	C	Y
9.0	Avalon Road	Hartzog Rd to Flamingo Crossings Blvd	2	E	7,508	880	362	SB	C	Y
178.4	Hartzog Road	Avalon Rd to Western Wy	2	E	4,424	880	225	WB	C	Y
444.0	US 192	Lake County Ln to Osceola County Ln	6	E	42,206	3,020	2,112	WB	C	Y

3.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Orange County Capital Improvement Program (CIP) and the Long-Range Transportation Plan (LRTP) were checked to identify any planned or programmed improvements to the transportation facilities in this area. The results of this review are summarized in **Table 3**.

Table 3
Planned and Programmed Improvements

Roadway	Limits	Improvement	Status	Source
Planned Improvements				
Avalon Road	US 192 to SR 50	Widen to 4 Lanes	Planned/Partnership	LRTP
Hartzog Road	Avalon Rd to Flamingo Crossings Blvd	New 2 Lane Road	Planned/Partnership	LRTP
Hartzog Road	Lake County Ln to Avalon Rd	New 2 Lane Road	Planned/Partnership	LRTP
Programmed Improvements				
Western Way	Avalon Rd to Flamingo Crossings Blvd	New 4 Lane Road	Construction 2018	RCID

Supporting information from the CIP and LRTP are provided in **Appendix C**.

4.0 PROJECT TRAFFIC

4.1 Trip Generation

The traffic generation of the existing and proposed maximum development scenarios were calculated using the data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. Pass-by and non-primary trips were calculated using information from Table D-1 of the County's *Transportation Impact Fee Update*.

It should be noted that the trip generation potential of the proposed FLU was based on the most intense development alternative of 600 units of Timeshare/STR. The trip generation analysis is summarized in **Table 4** and detailed trip generation sheets are provided in the **Appendix D.**

Table 4
Trip Generation Comparative Analysis

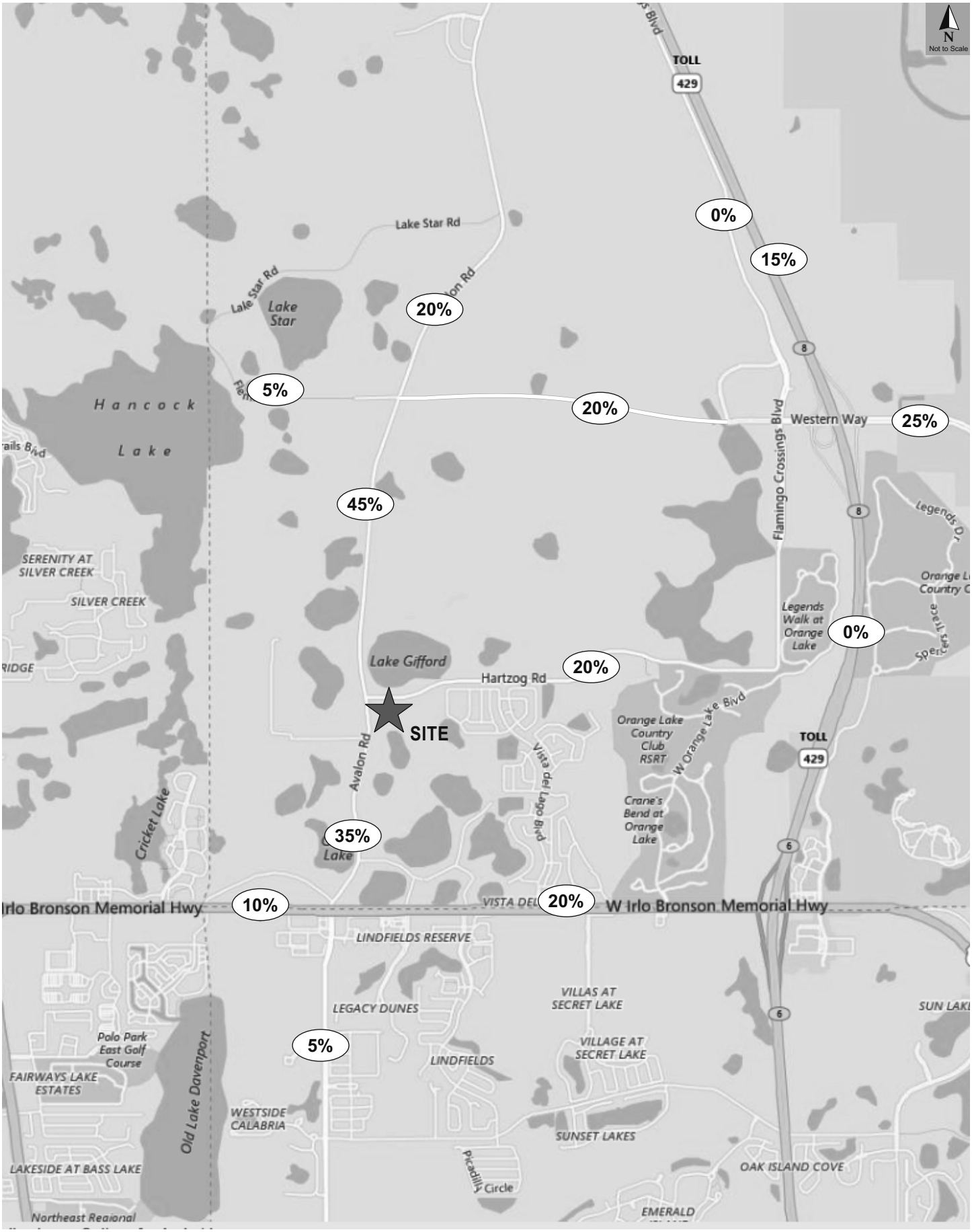
ITE Code	Land Use	Size	Rates		Daily Trips	Peak		
			Daily	Peak		Total	Enter	Exit
Current FLU (GC-PD-LDR, GC-PD-C/LMDR)								
220	Townhomes	328 DU	7.44	0.52	2,440	171	82	89
820	Commercial	20.0 KSF	100.62	8.26	2,012	165	79	86
				Commercial Pass-by Trips	*885*	*73*	*35*	*38*
				Net Trip Generation - Existing FLU	3,567	263	126	137
Proposed FLU (GC-PD-C/MDR)								
265	Timeshare/STR*	600 DU	8.05	0.55	4,830	330	132	198
				Net Change in Trips	**1,263**	**67**	**6**	**61**

Trip generation analysis based on ITE Trip Generation Manual, 10th Edition.
Pass-by trips calculated based on rates from Table D-1 from Transportation Mobility Fee Study Update.
** Timeshare land use code 265 was used for short term rental residential. Apartments (LUC 221) are a lower traffic generator.*

The proposed amendment will result in 1,236 additional daily trips and 67 additional peak hour trips on the transportation network.

4.2 Trip Distribution

A project trip distribution pattern was developed for the subject property based on the general location of the site with respect to area attractions and other generators, as well as based on prevailing traffic flows and the transportation network. The distribution pattern is illustrated in **Figure 2**.



TMC Traffic & Mobility Consultants

Project Trip Distribution

Hartzog Properties TFA

18093.2, v2.1

Figure **2**

5.0 PROJECTED TRAFFIC CONDITIONS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the Interim Year (2024) and the Horizon Year (2030).

5.1 Background Traffic Volumes and Transportation Network

Projected traffic volumes for interim and horizon analysis years were developed using a projected annual growth rate of 9% based on historical traffic growth on Avalon Road. The projected growth was checked against the Existing and Committed traffic volume and the higher volume was used in the analysis. The Interim Year analysis was conducted with the committed network improvements and the Horizon Year analysis included the planned network improvements.

5.2 Interim Year 2024 Conditions

The 2024 Interim Year analysis was conducted comparing projected traffic volumes to the roadway network capacity and service volumes. This analysis is based on the existing and committed roadway network. **Table 5** summarizes the analysis, which reveals that the roadway network in the study area is projected to continue to operate at adequate LOS, except for Avalon Road from US 192 to Flamingo Crossings Boulevard. The roadway is planned for improvement in the future to address the growing capacity demand in the area.

Table 6 provides the analysis with the proposed amendment, which indicates that the amendment will not cause any additional roadway segments to become deficient in the Interim Year 2024.

5.3 Horizon Year 2030 Conditions

The 2030 Horizon Year analysis was based on the planned roadway network. **Table 7** summarizes the 2030 Horizon Year analysis, which reveals that the roadway network in the study area is projected to continue to operate at adequate LOS.

Table 8 provides the analysis with the proposed amendment, which indicates that the amendment will not cause any additional roadway segments to become deficient in the Horizon Year 2030.

Table 5
Projected Base Conditions – Interim Year (2024)

ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2024 Projected Volume	Dir	LOS	Meets Std ?
25.0	Avalon Road	US 192 to Hartzog Rd	2	E	880	1,227	SB	F	N
9.0	Avalon Road	Hartzog Rd to Flamingo Crossings Blvd	2	E	880	1,814	SB	F	N
178.4	Hartzog Road	Avalon Rd to Western Wy	2	E	880	680	WB	C	Y
444.0	US 192	Lake County Ln to Osceola County Ln	6	E	3,020	2,427	WB	C	Y

Table 6
Projected Amendment Conditions – Interim Year (2024)

ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2024 Backg'd Volume	Dir	Project Dist	Trips	Total Volume	LOS	Meets Std ?
25	Avalon Road	US 192 to Hartzog Rd	2	E	880	1,227	SB	35%	21	1,248	F	N
9.0	Avalon Road	Hartzog Rd to Flamingo Crossings Blvd	2	E	880	1,814	SB	45%	3	1,817	F	N
178.4	Hartzog Road	Avalon Rd to Western Wy	2	E	880	680	WB	20%	1	681	C	Y
444.0	US 192	Lake County Ln to Osceola County Ln	6	E	3,020	2,427	WB	20%	12	2,439	C	Y

Table 7
Projected Base Conditions – Horizon Year (2030)

ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2030 Projected			Meets Std ?
						Volume	Dir	LOS	
25.0	Avalon Road	US 192 to Hartzog Rd	4	E	2,000	1,227	SB	C	Y
9.0	Avalon Road	Hartzog Rd to Flamingo Crossings Blvd	4	E	2,000	1,814	SB	C	Y
178.4	Hartzog Road	Avalon Rd to Western Wy	2	E	880	680	WB	C	Y
444.0	US 192	Lake County Ln to Osceola County Ln	6	E	3,020	2,872	WB	C	Y

Table 8
Projected Amended Conditions – Horizon Year (2030)

ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2024 Backg'd		Project		Total Volume	LOS	Meets Std ?
						Volume	Dir	Dist	Trips			
25	Avalon Road	US 192 to Hartzog Rd	4	E	2,000	1,227	SB	35%	21	1,248	C	Y
9.0	Avalon Road	Hartzog Rd to Flamingo Crossings Blvd	4	E	2,000	1,814	SB	45%	3	1,817	C	Y
178.4	Hartzog Road	Avalon Rd to Western Wy	2	E	880	680	WB	20%	1	681	C	Y
444.0	US 192	Lake County Ln to Osceola County Ln	6	E	3,020	2,872	WB	20%	12	2,884	C	Y

6.0 STUDY CONCLUSIONS

This Transportation Facilities Analysis was conducted in support of a request to amend the Comprehensive Plan for the Hartzog Properties. The ±37.83-acre site located at the southeast corner of the intersection of Avalon Road and Hartzog Road, in Orange County, Florida. The proposed amendment is to change the existing Future Land Use designation from GC-PD-LMDR and GC-PD-C/LMDR to GC-PD-C/MDR. The FLU Amendment is intended to allow for the development of no more than 600 units on the property. The development could include timeshare, short term residential, apartments, or a combination of those uses.

This analysis was prepared to determine the impact of the proposed amendment on the area transportation network. The findings and results of the analysis are summarized as follows:

- The proposed amendment would increase the trip generation intensity of the site and result in 1,263 net additional trips per day and 67 additional trips during the PM peak hour.
- An analysis of existing conditions reveals that currently, analyzed roadway segments are operating at adequate LOS.
- Avalon Road and Hartzog Road are planned for improvement as partnership roads. Western Way is under construction by the RCID.
- Analyses of projected conditions in the year 2024 and 2030 indicate that the following roadway segments are projected to be deficient:
    - Avalon Road from US 192 to Flamingo Crossings (2024).
- The proposed amendment will not cause any roadway segments to become deficient.
- The development application will be required to undergo further review and will be required to address its impact to the transportation network through the County's concurrency management system.

APPENDIX

Appendix A
Property Information

SITE AREA: 37.8 AC
WEST SF: 19.7 AC
EAST SF:18.1 AC
WEST UNITS 300
EAST UNITS: 300
RETENTION: 6.7 AC

500
490 REQ

509
490 REQ

POND
1.6 AC

POND
1.07 AC

POND
0.5 AC

POND
1.9 AC

WETLAND

POND
2.0 AC

WETLAND

DATE	REVISIONS	BY

DATE

DAVID L. EVANS, P.E. #46586

EVANS ENGINEERING, INC.
CIVIL ENGINEERING LAND PLANNING PERMITTING SERVICES
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00006788

GROVES OF WEST ORANGE
ORANGE COUNTY FLORIDA

CONCEPT PLAN
3

DRAWN: TV
CHECKED: DLE
DATE: JUNE 2015
SCALE: 1" = 60'
JOB #: -
SHEET #: 1.0

J:\2015\15401 - Avalon Grove\Drawings\Exhibits\Exhibits from Castle\15201 Castle Property 3Lakes (CONCEPT) Plotted on: Feb 20, 2019 - 3:55pm by DAstyle

Appendix B
CMS Information Sheet

Orange County, Florida
Traffic Concurrency Management Program
Concurrency Link Information
Application Number:

ID	From	To	Lgth	Maint Agency	Capacity Group	Ln	Min LOS	Total Cap	AADT	PmPk	PkDir	Comm Trips	Avail Cap*	LOS
Avalon Rd														
25	US 192	Hartzog Rd	0.98	Cnty	Horizons West - Class I	2	E	880	11,362	562	SB	665	0	F
25.2	Hartzog Rd	Flamingo Crossings Blvd	3.79	Cnty	Horizons West - Class I	2	E	880	7,508	362	SB	1452	0	F
Hartzog Rd / Flamingo Crossings Blvd														
178.4	Avalon Rd (CR 545) S	Western Way	2.9	Cnty	Urban - Class II	2	E	800	4,424	225	WB	455	120	D
US 192 / SR 530														
444	Lake County Line	Osceola County Line	1.96	ST	Horizons West - Class I	6	E	3020	42,206	2,112	WB	315	593	C

* It should be noted that the capacities indicated on this information sheet are a snapshot at this specific date and time. Available capacities are subject to change at any time.

Appendix C
Orange County CIP & LRTP

RANGE 27 EAST | RANGE 28 EAST | RANGE 29 EAST | RANGE 33 EAST

TOWNSHIP 20 SOUTH | TOWNSHIP 21 SOUTH | TOWNSHIP 22 SOUTH | TOWNSHIP 23 SOUTH | TOWNSHIP 24 SOUTH

ORANGE COUNTY GOVERNMENT
FLORIDA

0 1.5 3
1 Inch = 3 Miles

ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 1

ORANGE COUNTY 2030 LONG RANGE TRANSPORTATION PLAN

- Jurisdictions
- County Partnership
- Programmed County Roadways
- Planned County Roadways
- State Roadway Project (FY 2016/17 to FY 2020/21)
- Limited Access Collocated Toll Facility
- Alternative Mobility Area
- Urban Service Area
- Alternative Analysis Corridor
- Intermodal Centers
- Proposed Rail Stations
- Innovation Way MMTN
- SunRail Phase 1 (Completed)
- SunRail Phase 2
- Transit Multi-Use Corridor
- OIA Connector Phase 1
- OIA Connector Phase 2 Study Area (General Alignment May Include Mag Lev)

Disclaimer:
Data is provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
*Partnership roadways are depicted on the map conceptually and do not represent actual alignments.
Not to be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners

Apopka | Ocoee | Oakland | Winter Garden | Windermere | Maitland | Winter Park | Orlando | Edgewood | Belle Isle | Bay Lake | Lake Buena Vista

Produced By Orange County Community, Environmental and Development Services Department
Transportation Planning Division

Revision Date: 5/9/2017

RANGE 30 EAST | RANGE 31 EAST | RANGE 32 EAST | RANGE 34 EAST

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

RCA Design ROW Const.

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Aerospace Py (Innovation Wy to Innovation Wy)										
TBA Final Design										
TBA Construction										
Alafaya Tr (Avalon Park Bv to Mark Twain Bv) Completed 4/2015										
5062 Right-of-Way Acquisition										
5062 Construction										
All American Bv (Edgewater Dr to Forest City Rd)										
3097 Right-of-Way Acquisition										
3097 Construction										
APF Rd A (APF Rd C to Overstreet Rd)										
TBA Final Design										
TBA Construction										
APF Rd B (APF Rd C to Winter Garden Vineland Rd)										
TBA Final Design										
TBA Construction										
APF Rd C (Tattant Bv to Village Lake Rd)										
TBA Final Design										
TBA Construction										
Apopka Vineland Rd (AD Mims Rd to Clarcona-Ocoee Rd)										
New CIP RCA Study										
New CIP Final Design										
New CIP Right-of-Way Acquisition										
New CIP Construction (Future Phase)										
Boggy Creek Rd (Orange County Line to SR 417) Invest Funds										
5085 Final Design										
5085 Right-of-Way Acquisition										
5085 Construction										
Boggy Creek Rd (South Access Rd to Wetherbee Rd) Invest Funds										
3075 Final Design										
3075 Right-of-Way Acquisition										
3075 Construction										
Boggy Creek DRI Rd F (Osceola CL to Wyndham Lakes Bv)										
TBA Right-of-Way Acquisition										
TBA Construction										
Chuluota Rd (SR 50 to Seminole CL)										
5004 RCA Study (TBD)										
5004 Design (TBD)										
5004 Right-of-Way Acquisition (TBD)										
5004 Construction (TBD)										
Clarcona Rd (Clarcona-Ocoee Rd to Keene Rd)										
TBA Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Connector Rd Fenton Rd (Palm Parkway to Apopka Vineland Rd)										
3095 Construction										
CR 545 (Orange County Line to Flemingo Crossings Bv)										
TBA Right-of-Way Acquisition										
TBA Construction										
CR 545 (Flemingo Crossings Bv to Schofield Rd) RCA Completed 8/2015										
TBA Right-of-Way Acquisition										
TBA Construction										
CR 545 (Schofield Rd to W Sandy Garden Ln)										
TBA Right-of-Way Acquisition										
TBA Construction										
CR 545 (W. Sandy Garden Ln to N of Hickory Hammock/Overlook St) PH I										
TBA Right-of-Way Acquisition										
TBA Construction										
CR 545 (N of Hickory Hammock to S of FL Turnpike) PH II										
TBA Right-of-Way Acquisition										
TBA Construction										

Projects schedules are subject to change
Call 407-836-7885 for additional project information

last updated: 04/04/2017

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

RCA Design ROW Const.

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
CR 545 (S of FL Turnpike to SR 50) PH III										
5055 RCA Study										
5055 Final Design										
5055 Right-of-Way Acquisition										
5055 Construction										
Dean Rd (University Bv to McCulloch Rd)										
3071 RCA Study (Completed 10/14)										
3071 Final Design										
3071 Right-of-Way Acquisition										
3071 Construction										
Dean Rd (Curry Ford Rd to Lake Underhill Rd)										
TBA RCA Study										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Destination Py (Tradeshow Bv to East of Lake Cay) IB/IIA										
5089 Final Design										
5089 Construction										
Dowden Rd (SR 417 Ramp to Innovation Wy)										
TBA Construction										
5024 Construction										
Econlockhatchee Tr (Lake Underhill Rd to Valencia College Ln) Invest Funds										
5024 Design										
5024 Right-of-Way Acquisition										
5024 Construction										
Econlockhatchee Tr (SR 50 to University Bv)										
5073 RCA Study										
5073 Final Design										
5073 Right-of-Way Acquisition										
5073 Construction										
Econlockhatchee Tr (Curry Ford Rd to Lake Underhill Rd)										
2942 RCA Study										
2942 Final Design										
2942 Right-of-Way Acquisition										
2942 Construction (Future Phase)										
Econlockhatchee Tr (Lee Vista Bv to Curry Ford Rd)										
TBA RCA Study										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Edgewater Dr (Clarcona-Ocoee Rd to Pine Hills Rd)										
5023 Final Design (Completed 02/2015)										
5023 Right-of-Way Acquisition										
5023 Construction										
Ficquette Rd (Summerlake Park Bv to Overstreet Rd) Invest Funds										
RCA Study										
Final Design										
Right-of-Way Acquisition										
Construction										
Ft Christmas Rd (Lake Pickett Rd to SR 50)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Hamlin Groves Tr Ext. (New Independence Py to Tiny Rd)										
2892 Final Design										
2892 Right-of-Way Acquisition										
2892 Construction										

Projects schedules are subject to change
Call 407-836-7885 for additional project information

last updated: 04/04/2017

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

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Hartzog Rd (Lake County Line to CR 545)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Hartzog Rd (CR 545 to Flamingo Crossing Bv)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Holden Av (John Young Py to Orange Blossom Tr)										
3045 Final Design										
3045 Right-of-Way Acquisition										
3045 Construction										
Horizon Bv (Lake CL to Summerlake Park Boulevard)										
TBA Right-of-Way Acquisition										
5071 Construction										
Innovation Way (Moss Park Rd to North-South Rd)										
TBA Final Design										
TBA Construction										
Innovation Way (North-South Rd to Innovation Wy Interchange)										
TBA Final Design										
TBA Construction										
Innovation Way Beachline Interchange (Dowden Rd to Innovation Wy)										
TBA Final Design										
TBA Construction										
International Dr (South Westwood Bv to North Westwood Bv)										
5107 Construction										
International Dr Ext (SR 535 to World Center Dr)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
International Dr Transit (Intermodal Center to Sand Lake Rd)										
5070 Final Design										
5070 Construction										
John Young Py / Sand Lake Rd Interchange										
5001 Final Design										
5001 Construction										
Kennedy Bv (Forest City Rd to Wymore Rd) **Invest Funds**										
3096 Final Design										
3096 Right-of-Way Acquisition										
3096 Construction (Future Phase)										
Kelly Park Rd/Sadler Rd (US 441 to Rock Springs Rd)										
TBA Study										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Kirkman Rd Ext. (Destination Py to Sand Lake Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Bryan Beach Bv (SR 535 to Westwood Bv Ext.)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Destiny Dr Ext. (Lee Rd to Kennedy Bv)										
5104 Final Design										
5104 Right-of-Way Acquisition										
5104 Construction										

Projects schedules are subject to change
Call 407-836-7885 for additional project information

last updated: 04/04/2017

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

RCA Design ROW Const.

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Lake St (Apopka Vineland Rd to East Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Pickett Rd (Chuluota Rd to Ft Christmas Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Pickett Rd (SR 50 to Chuluota Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Lake Underhill Rd (E. of Econlockhatchee Tr to W. of Rouse Rd) Invest Funds										
5090 Final Design										
5090 Right-of-Way Acquisition										
5090 Construction										
Little River School Rd (SR 50 to Chuluota Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Mandarin Dr Ext (Universal Bv to Sand Lake Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
McCulloch Rd (Native Dance Ln to Chuluota Rd)										
5005 RCA Study										
5005 Final Design										
5005 Right-of-Way Acquisition										
5005 Construction										
Monument Py (Innovation Wy to SR 528 Beachline)										
TBA Construction										
Mt Plymouth Rd (Kelly Park Rd to Lake CL)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
New Independence Py Seg M (Avalon Rd to Schoolhouse Pond Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
North South Rd (Orange County Line to Innovation Way)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Ocoee-Apopka Rd (Silver Star Rd to Clarcona-Ocoee Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
Orange Av (Osceola CL to Town Center Bv)										
2929 RCA Study										
2929 Final Design										
2929 Right-of-Way Acquisition										
2929 Construction										
Pine Hills Rd Ext (Beggs Rd to Orange Blossom Tr)										
5072 Final Design										
5072 Right-of-Way Acquisition										
5072 Construction										

Projects schedules are subject to change
Call 407-836-7885 for additional project information

last updated: 04/04/2017

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

RCA Design ROW Const.

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

Projects schedules are subject to change
Call 407-836-7885 for additional project information

last updated: 04/04/2017

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

RCA Design ROW Const.

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Schofield Rd (Lake CL to Avalon Rd)										
TBA Right-of-Way Acquisition										
TBA Construction										
TBA Construction										
Seidel Rd (Lake CL to Avalon Rd)										
TBA Right-of-Way Acquisition										
TBA Construction										
Seidel Rd (Summerlake Park Bv to Apporximately 1,200 feet east of SR 429)										
Construction										
Summerlake Park Bv (Hamlin Groves Tr to Ficquette Rd)										
TBA Construction										
Taft-Vineland Rd (Orange Blossom Tr to Orange Av)										
3037 Final Design										
3037 Right-of-Way Acquisition										
3037 Construction										
Texas Av (Oak Ridge Rd to S. of Holden Av) **Invest Funds**										
5027 Final Design										
5027 Right-of-Way Acquisition										
5027 Construction										
Tiny Rd (School House Pond Rd to Tilden Rd)										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
5029 Construction										
Valencia College Ln (Goldenrod Rd to SR 417)										
5029 Final Design										
5029 Right-of-Way Acquisition										
5029 Construction										
Valencia Py (Old YMCA Rd to New Independence Py)										
TBA Right-of-Way Acquisition										
TBA Construction										
Vineland Av (1800' N of SR 535 for 3500')										
TBA Final Design										
TBA Construction										
Woodbury Rd (Lake Underhill Rd to SR 50)										
5059 RCA Study										
5059 Final Design										
5059 Right-of-Way Acquisition										
5059 Construction										

Projects schedules are subject to change
Call 407-836-7885 for additional project information

last updated: 04/04/2017

Appendix D
Trip Generation Information Sheets

Multifamily Housing (Low-Rise)
(220)

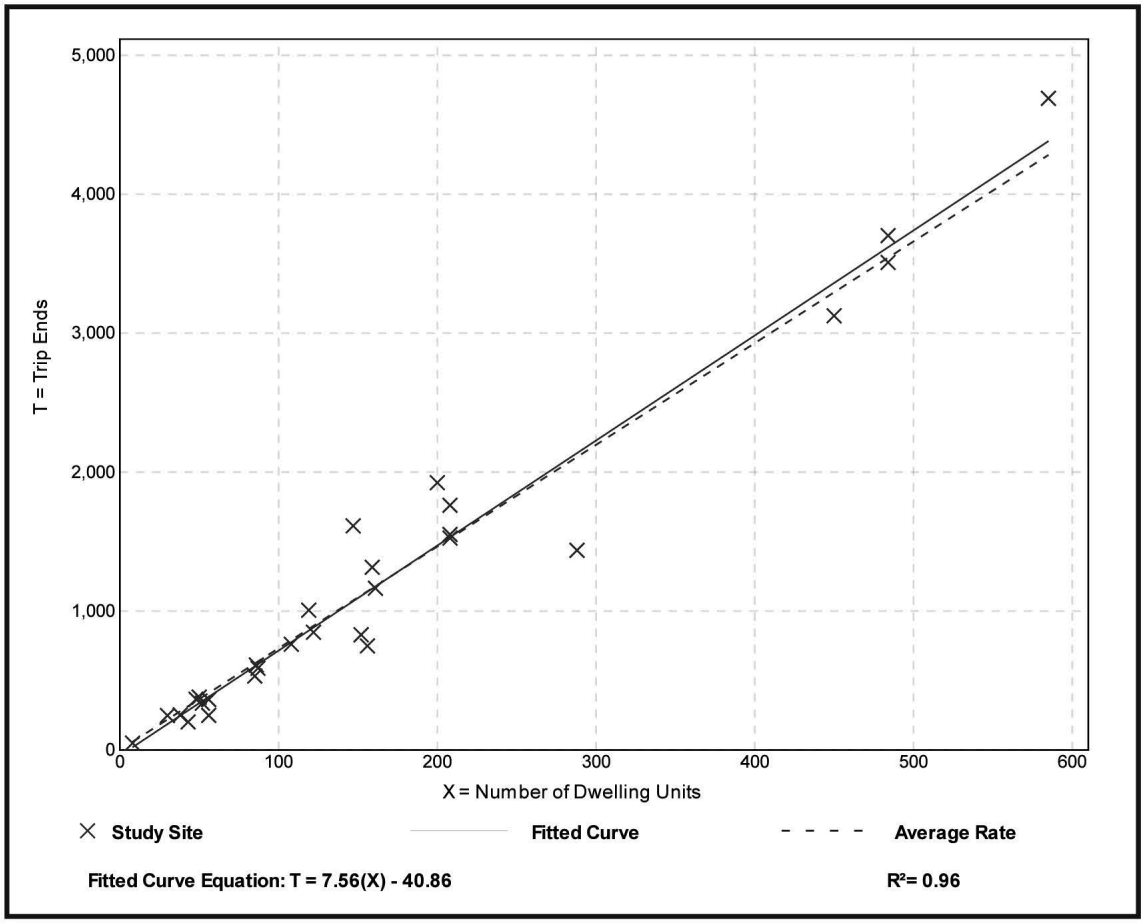
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



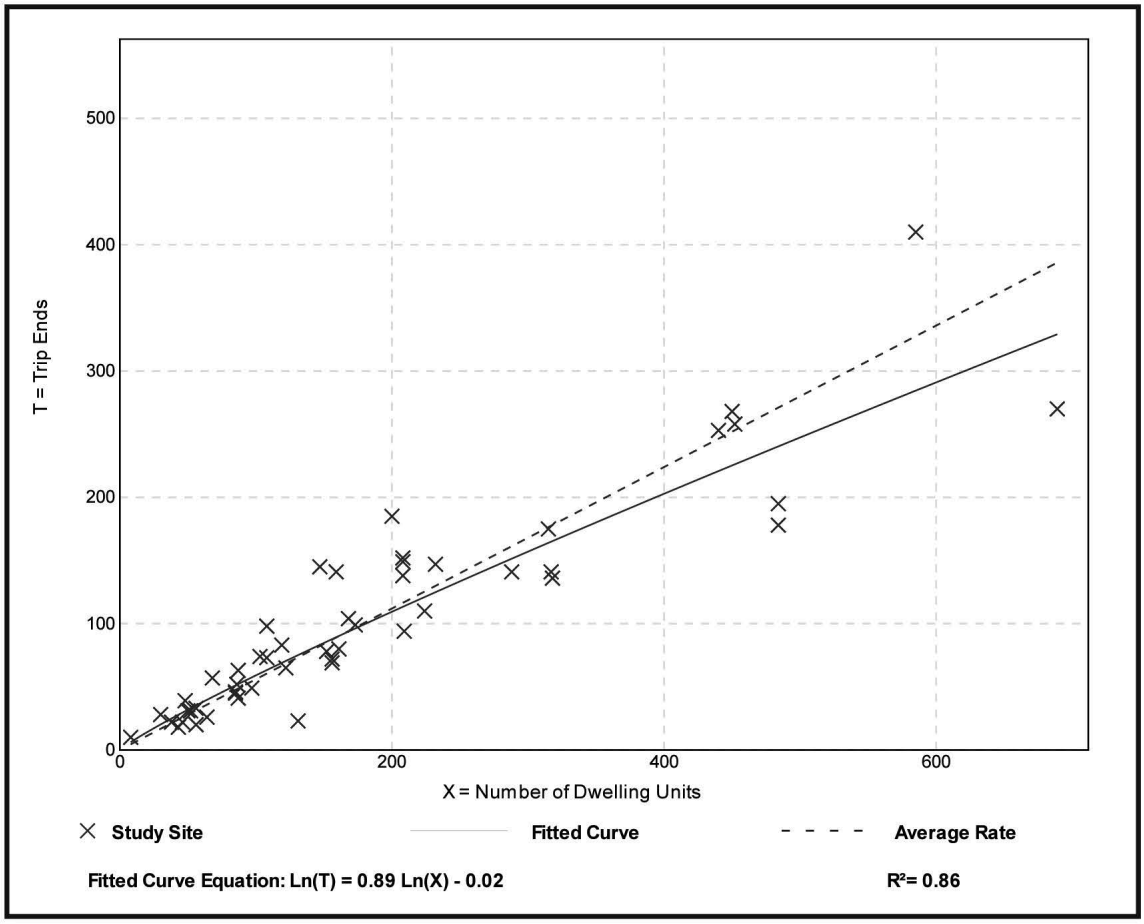
Multifamily Housing (Low-Rise)
(220)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 50
Avg. Num. of Dwelling Units: 187
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Shopping Center
(820)

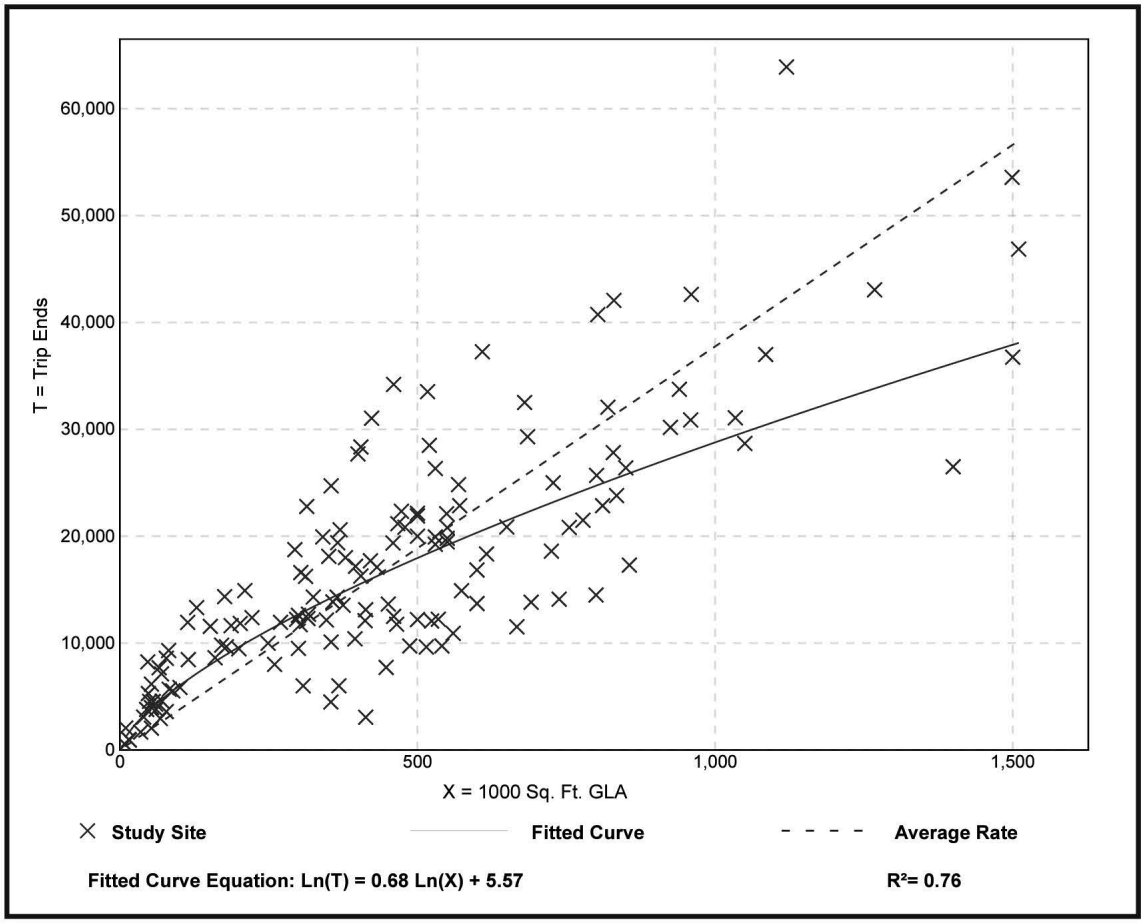
Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



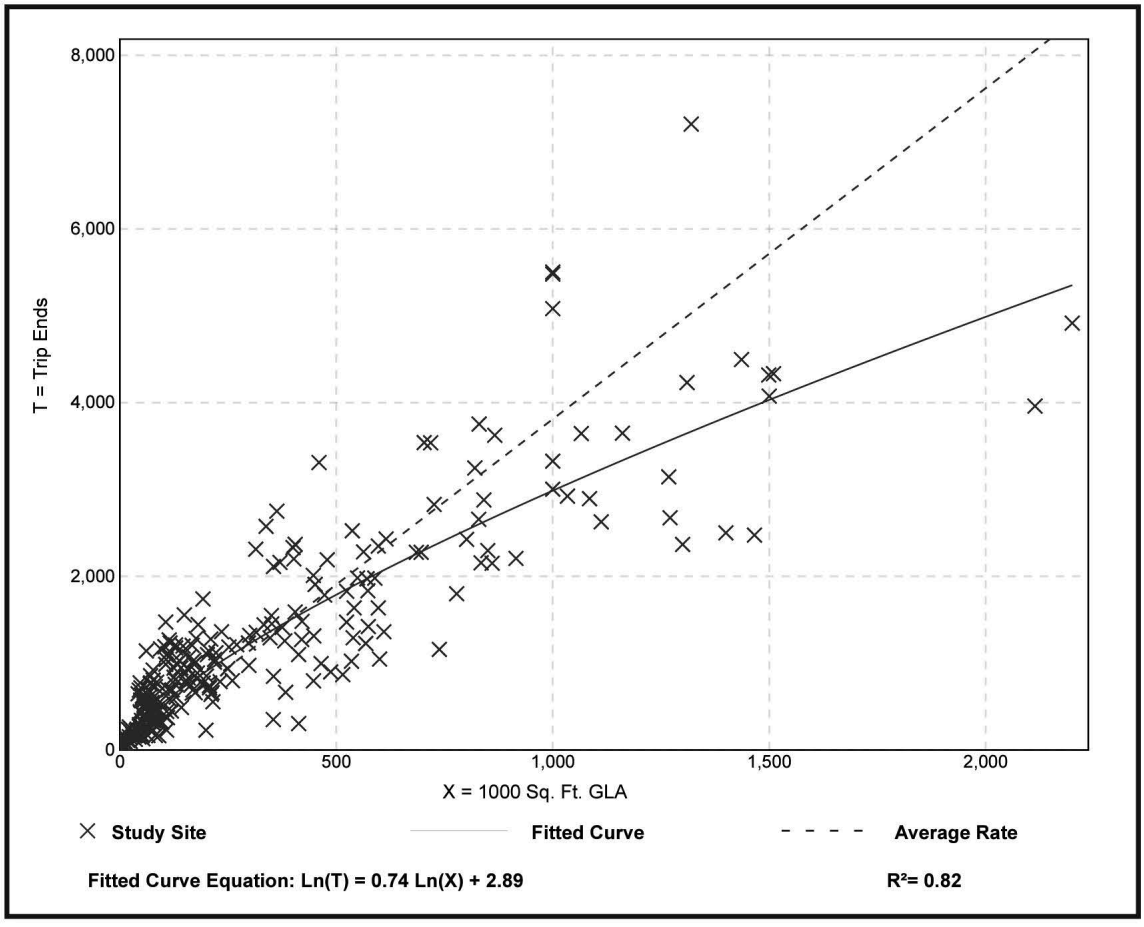
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 261
1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



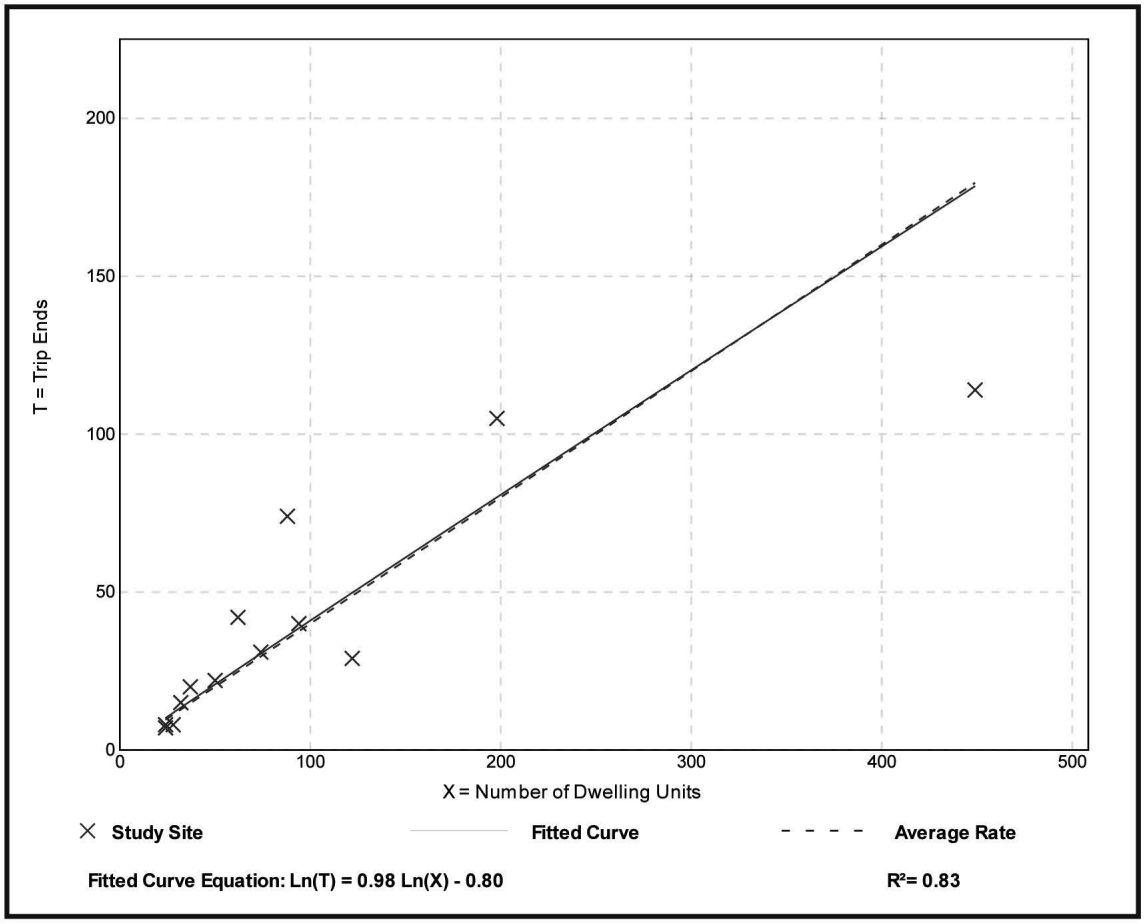
Timeshare
(265)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	13
Avg. Num. of Dwelling Units:	99
Directional Distribution:	60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.24 - 0.84	0.18

Data Plot and Equation



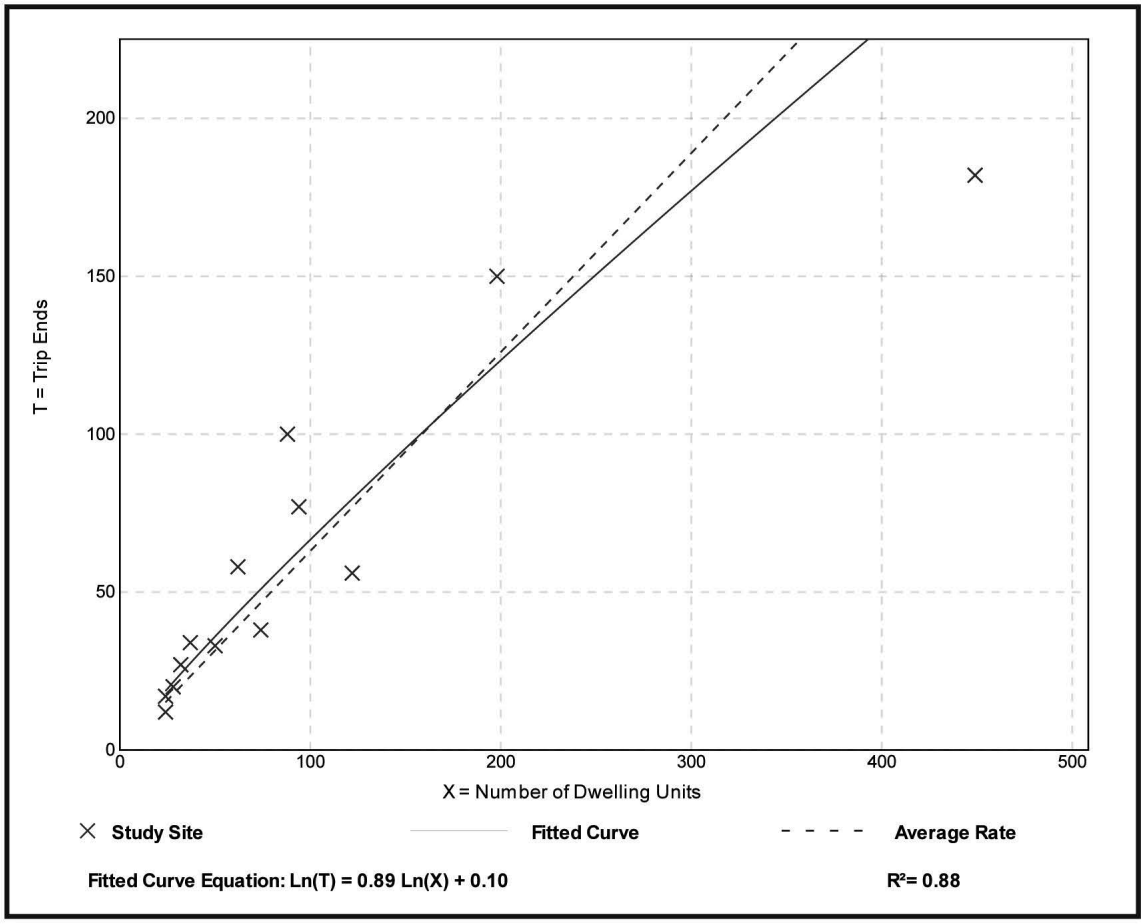
Timeshare
(265)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. Num. of Dwelling Units: 99
Directional Distribution: 40% entering, 60% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.63	0.41 - 1.14	0.24

Data Plot and Equation



WATERFORD LAKES MULTIFAMILY

Future Land Use Amendment Transportation Analysis

FEBRUARY 2019

Prepared By:

Kimley»Horn

FUTURE LAND USE AMENDMENT

TRANSPORTATION ANALYSIS

Waterford Lakes Multifamily

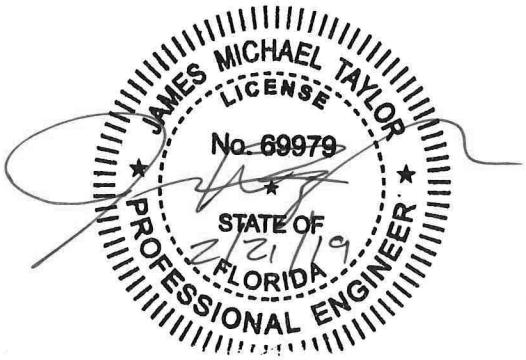
Orange County, Florida

Prepared for:

Johnson Development Associates, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.



February 2019

James M. Taylor

PE #69979

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Table 2: Trip Generation Summary **6**

Appendices

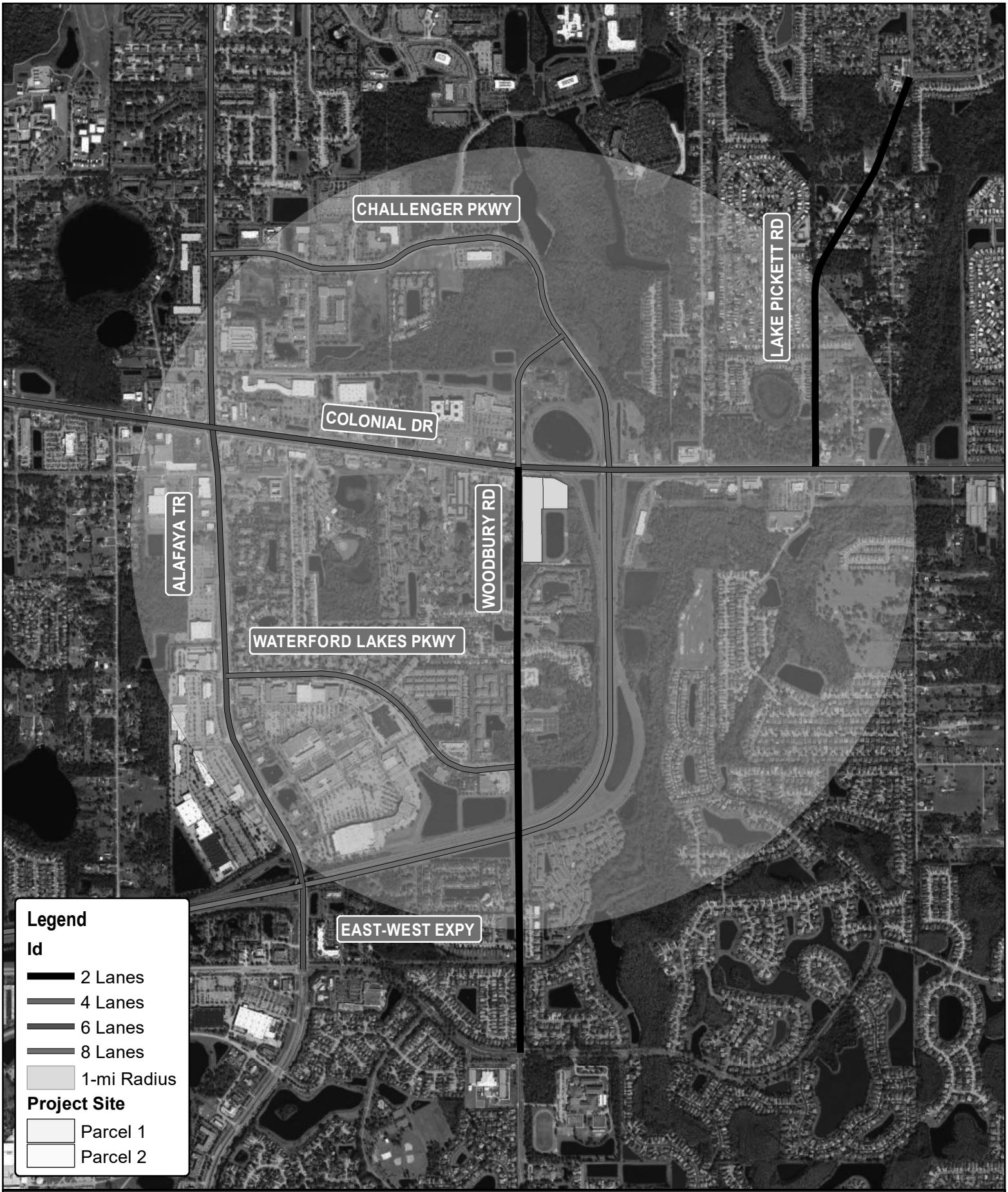
Appendix A: Orange County CMS Report

1.0 INTRODUCTION

Kimley-Horn and Associates, Inc. was retained by Johnson Development Associates, Inc. to analyze and document transportation impacts associated with a proposed Orange County Comprehensive Policy Plan (CPP) Future Land Use (FLU) amendment for a +/-10.08 acres of property located at the southeast corner of Woodbury Road and E. Colonial Drive, Orlando, Florida. as shown in **Figure 1**.

The Applicant is requesting a FLU amendment for the subject property from the existing Commercial ("C") to a Planned Development (PD)/Medium-High Density Residential (MHDR) designation which will allow for up to 280 multi-family dwelling units (DUs). This transportation analysis was conducted to assess the maximum feasible traffic impact associated with the proposed FLU amendment to the PD/MHDR designation for Short-Term (Year 2020) and Long-Term (Year 2030) horizons.

The transportation analysis was performed in accordance with the Orange County Comprehensive Policy Plan Amendment Methodology. The methodology requires the study area to include a minimum of one-mile radius around the site and include roadway segments where PM peak hour project trips are greater than or equal to 3% of the adopted maximum service volume (MSV). A visual representation of the minimum one-mile radius is provided in **Figure 1**.



Waterford Lakes Multifamliy Location Map

Kimley»Horn
© 2018 Kimley-Horn and Associates, Inc.
189 S Orange Ave, Suite 1000, Orlando FL 32801
Phone: (407) 898-1511

Project Number: 149989000
Date: February 2019

0 0.075 0.15 0.3 0.45 0.6 Miles

2.0 EXISTING CONDITION ANALYSIS

A Daily and PM peak hour capacity analysis was performed for roadway segments within the vicinity of the property for existing conditions. Average Annual Daily Traffic (AADT), PM peak hour directional (PHPD) counts, and adopted MSV were obtained from Orange County's Concurrency Management System (CMS) Database. The CMS report for roadway segments within the vicinity of the project was provided by Orange County staff on February 13, 2019 as provided in **Appendix A**. The existing Daily and PM peak hour capacity analysis is shown in **Table 1.**

As shown in **Table 1**, all segments in the study area are operating with existing Daily and/or PM peak hour volumes within their adopted maximum service volumes (MSV), with exception:

- Alafaya Tr (from Science Dr to Colonial Dr) – Daily and PM Peak
- Colonial Dr (from Woodbury to Lake Pickett Rd) – Daily
- Woodbury Rd (from Lake Underhill to Colonial Dr) – Daily

Table 1: Existing Daily and PM Peak Hour Capacity Analysis

OC CMS ID	Roadway	From	To	Lanes	Adopted LOS	Daily Existing			PM PHPD Existing		
						MSV	AADT	Deficiency?	MSV	PM PHPD	Deficiency?
4	Alafaya Tr	Science Dr	Colonial Dr	6	E	59,900	62,659	Yes	3,020	3,158	Yes
5		Colonial Dr	Lake Underhill Rd	6	E	59,900	54,907	No	3,020	2,767	No
54.4	Challenger Pkwy	Colonial Dr	Woodbury Rd	4	E	33,800	26,826	No	2,000	1,352	No
54.45		Woodbury Rd	Ingenuity Dr	4	E	33,800	26,826	No	1,700	1,352	No
54.5		Ingenuity Dr	Alafaya Tr	4	E	33,800	8,440	No	1,700	425	No
134.3	Colonial Drive (E)	Rouse Rd	Alafaya Tr	6	E	59,900	53,060	No	3,020	2,531	No
135		Alafaya Tr	Woodbury Rd	6	E	59,900	43,699	No	3,020	2,202	No
135.1		Woodbury Rd	Lake Pickett Rd	6	E	59,900	62,333	Yes	3,020	2,805	No
136		Lake Pickett Rd	Avalon Park Blvd	6	E	59,900	51,630	No	3,020	2,602	No
108.65	East-West Expressway	Rouse Rd	Alafaya Tr	4	E	79,900	70,000	No	3,940	3,896	No
108.64		Alafaya Tr	Colonial Dr	4	E	79,900	38,500	No	3,940	2,143	No
233	Lake Pickett Rd	Colonial Dr	Percival Rd	2	E	17,700	15,001	No	880	743	No
449.6	Waterford Lakes Pkwy	Alafaya Tr	Woodbury Rd	4	E	33,800	13,911	No	1,700	664	No
467.2	Woodbury Rd	Lake Underhill Rd	Waterford Lakes Pkwy	2	E	17,700	17,746	Yes	880	846	No
467.3		Waterford Lakes Pkwy	Colonial Dr	2	E	17,700	17,746	Yes	880	846	No
467.4		Challenger Pkwy	Challenger Pkwy	4	E	33,800	14,885	No	1,700	750	No

3.0 PROJECT TRAFFIC

3.1 TRIP GENERATION

Per the Orange County Comprehensive Policy Plan Amendment Methodology, the maximum trip generation impact of the proposed FLU zoning change was calculated using methodology provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition*. The impact of the rezone was determined by forecasting maximum project trips from the anticipated land use associated with the proposed PD/MHDR designation and subtracting the maximum trip potential of the existing Commercial Land Use.

Under the existing FLU designation of Commercial ("C"), the subject property (+/- 10.08-acres) allows a maximum FAR of 1.5. Trip generation for the existing zoning was determined using trip rates from ITE Land Use Code (LUC) 820. A 38% pass-by trip reduction was applied to external retail pass-by trip rates based on the calculation for ITE LUC 820 in Orange County's Transportation Impact Fee Update (November 2012) for retail projects of size ranging from 50,000 SF to 100,000 SF.

Under the proposed FLU designation of Planned Development (PD)/Medium-High Density Residential (PD/MHDR), the subject property could develop up to 280 multi-family dwelling units (DUs). ITE LUC 221 - Multifamily Housing (Mid-Rise) was used to generate the maximum trip potential of the proposed FLU.

Table 2 provides the maximum trip generation summary for the proposed FLU amendment of PD/MHDR. As shown in the table, the proposed FLU amendment will not result in an increase of maximum trip generation potential when compared to the maximum allowable intensity of the existing future land use. Therefore, the proposed FLU is not anticipated to have additional transportation impacts on the Short-Term (Year 2020) and Long-Term (Year 2030) horizon roadway networks.

Table 2: Trip Generation Summary

Existing FLU Zoning Allowance											
Daily	**Land Use**	**Acres**	**ITE LUC**	**Size**	**Units**	**ITE Trip Rate[1]**	**Daily Trip Generation**				
							Total	**In[1]**		**Out[1]**	
	Commercial (1.5 FAR)	10.08	820	**659**	KSF	32.89	21,662	50%	10,831	50%	10,831
	Total Generated Trips						**21,662**		**10,831**		**10,831**
	Pass by Trips[2] =	38.0%	of external retail trips				8,232		4,116		4,116
	New External Trips						**13,430**		**6,715**		**6,715**
PM Peak	**Land Use**	**Acres**	**ITE LUC**	**Size**	**Units**	**ITE Trip Rate[1]**	**PM Peak Hour Trip Generation**				
							Total	**In[1]**		**Out[1]**	
	Commercial (1.5 FAR)	10.08	820	**659**	KSF	3.33	2,193	48%	1,053	52%	1,140
	Total Generated Trips						**2,193**		**1,053**		**1,140**
	Pass by Trips[2] =	38.0%	of external retail trips				833		400		433
	New External Trips						**1,360**		**653**		**707**
Proposed FLU Zoning Allowance											
Daily	**Land Use**	**Acres**	**ITE LUC**	**Size**	**Units**	**ITE Trip Rate[1]**	**Daily Trip Generation**				
							Total	**In[1]**		**Out[1]**	
	Multifamily Housing (Mid-Rise) (35 DU/acre)	10.08	221	**280**	DU	5.00	1,400	50%	700	50%	700
	New External Trips						**1,400**		**700**		**700**
PM Peak	**Land Use**	**Acres**	**ITE LUC**	**Size**	**Units**	**ITE Trip Rate[1]**	**PM Peak Hour Trip Generation**				
							Total	**In[1]**		**Out[1]**	
	Multifamily Housing (Mid-Rise) (35 DU/acre)	10.08	221	**280**	DU	0.44	123	61%	75	39%	48
	New External Trips						**123**		**75**		**48**
Maximum Additional Trips											
Daily New External Trips (Proposed - Existing)							**0**		**0**		**0**
PM Peak New External Trips (Proposed - Existing)							**0**		**0**		**0**

Notes: [1]Vehicle trip rate (from fitted curve equations) and directional splits per ITE Trip Generation, 10th Edition

[2]Pass-by trip rate = 100% - % New Trip. % New Trips for ITE LUC 820 (50-100KSF) is reported in Orange County's Transportation Impact Fee Update September 2012 at 62%.

4.0 CONCLUSION

This transportation analysis for the proposed Future Land Use (FLU) amendment for a +/- 10.08-acres property located at Woodbury Road was performed in accordance with Orange County's Comprehensive Policy Plan Amendment Methodology. The amendment would change the existing FLU designation for the subject property from Commercial ("C") to a Planned Development (PD)/Medium-High Density Residential ("MHDR") designation of up to 280 multi-family dwelling units.

As demonstrated in the trip generation section of this report, the trip generation summary for the proposed FLU amendment of PD/MHDR will not result in an increase the maximum allowable intensity of the existing future land use. Therefore, the proposed FLU is not anticipated to have additional transportation impacts on the Short-Term (Year 2020) and Long-Term (Year 2030) horizon roadway networks.

APPENDIX A
Orange County CMS Report

Orange County, Florida
Traffic Concurrency Management Program
Concurrency Link Information
Application Number:

ID	From	To	Lgth	Maint Agency	Capacity Group	Ln	Min LOS	Total Cap	AADT	PmPk	PkDir	Comm Trips	Avail Cap*	LOS
Alafaya Tr														
4	Science Dr	Colonial Dr	1.12	ST	Urban - Class I	6	E	3020	62,659	3,158	SB	158	0	F
5	Colonial Dr	Lake Underhill Rd	1.43	Cnty	Urban - Class I	6	E	3020	54,907	2,767	SB	327	0	F
Challenger Pkwy														
54.4	Colonial Dr (E)	Woodbury Rd	0.31	ST	Urban - Class I	4	E	2000	26,826	1,352	NB	29	619	C
54.45	Woodbury Rd	Ingenuity Dr	0.49	PR	Urban - Class II	4	E	1700	26,826	1,352	NB	38	310	D
54.5	Ingenuity Dr	Alafaya Tr	0.64	PR	Urban - Class II	4	E	1700	8,440	425	WB	33	1,242	C
Colonial Dr (E)														
134.3	Rouse Rd	Alafaya Tr	1	ST	Urban - Class I	6	E	3020	53,060	2,531	EB	167	322	C
135	Alafaya Tr	Woodbury Rd	0.78	ST	Urban - Class I	6	E	3020	43,699	2,202	EB	338	480	C
135.1	Woodbury Rd	Lake Pickett Rd	0.76	ST	Urban - Class I	6	E	3020	62,333	2,805	EB	272	0	F
136	Lake Pickett Rd	Avalon Park Blvd	1.01	ST	Urban - Class I	6	E	3020	51,630	2,602	WB	245	173	C
East-West Expy														
108.62	Rouse Rd	Alafaya Tr	1.21	ST	Urban Freeway	8	E	8220	70,000	3,896	WB	0	4,324	B
108.64	Alafaya Tr	Colonial Dr	1.64	ST	Urban Freeway	8	E	8220	38,500	2,143	WB	2	6,075	B
Lake Pickett Rd														
233	Colonial Dr	Percival Rd	1.06	Cnty	Urban - Class I	2	E	880	15,001	743	EB	38	99	C
Waterford Lakes Pkwy														
449.6	Alafaya Tr	Woodbury Rd	0.84	Cnty	Urban - Class II	4	E	1700	13,911	664	EB	7	1,029	C
Woodbury Rd														
467.2	Lake Underhill Rd	Waterford Lakes Pkwy	0.73	Cnty	Urban - Class I	2	E	880	17,746	846	SB	39	0	F
467.3	Waterford Lakes Pkwy	Colonial Dr	0.77	Cnty	Urban - Class II	2	E	800	21,196	1,011	SB	74	0	F
467.4	Colonial Dr	Challenger Pkwy	0.35	Cnty	Urban - Class II	4	E	1700	14,885	750	SB	40	910	D

* It should be noted that the capacities indicated on this information sheet are a snapshot at this specific date and time. Available capacities are subject to change at any time.

January 2019

ALAFAYA TRAIL REDEVELOPMENT

ORANGE COUNTY, FLORIDA

Transportation Demand Analysis for a Comprehensive Policy Plan Amendment

luke transportation engineering consultants

LTEC № 18-4001

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ALAFAYA TRAIL REDEVELOPMENT
ORANGE COUNTY, FLORIDA
Transportation Demand Analysis for a
Comprehensive Policy Plan Amendment

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INTRODUCTION

Purpose

This study has been revised to address the November 14, 2018 comments from Orange County. A copy of the comments with response are included in **Appendix A**. The purpose of this study is to assess a Comprehensive Policy Plan Transportation Amendment for the development of a parcel located in east central Orange County, Florida. The proposed Alafaya Tail Redevelopment residential development site is a ±12.50 acres parcel which will have access via Townsend Drive. **Figure 1** depicts the location of the development parcel and the adjacent roadway network. This analysis was undertaken to support an application to amend the Comprehensive Plan, changing the existing Parks and Recreational/Open Space (PR/OS) adopted future land use designation to Medium Density Residential up to 20 dwelling units/acre. **Table 1** is a comparison showing the adopted future land use (AFLU) density and the proposed future land use (PFLU) density which will be limited to 250 single family dwelling units. **Figure 2** shows the configuration of the development parcel in relationship to the adjacent property.

TABLE 1
PROPERTY LAND USE COMPARISON

Land Use		Development Density 2023	Development Density 2040
Adopted Future Land Use (AFLU)			
Parks and Recreational/Open Space	12.50 Acres	12.5 Acres	12.5 Acres
Proposed Future Land Use (PFLU)			
Medium Density Residential (up to 20 DU/Acre)	12.50 Acres	250 DU	250 DU

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Study Methodology

The methodology used for this study was developed to be consistent with the transportation methodology standards adopted as part of the Orange County Comprehensive Policy Plan. Data utilized in the study consisted of land use data provided by Project planners, traffic volume data/level of service standards obtained from Orange County traffic and planned improvement's information from the MPO, Florida DOT and Orange County.

Based upon the study methodology assumptions, the impact area will consist of collector and arterial roadways within a 2.5 mile-radius impacted by P.M. peak hour peak direction Project trips that are equal to or greater than 3% of the adopted level of service (LOS) capacity of the study roadway. **Table 2** was developed to show the Project impact area based on 3% of the adopted level of service (LOS) P.M. peak hour peak direction service volume threshold. **Table 2** lists the Orange County roadways, lists the number of lanes, the adopted LOS standard, adopted service volume, 3% threshold volume, Project trip distribution based on the OUATS 2023/2040 Long Range Transportation Model assignment for the PFLU, maximum Project trip volume for each roadway segment and a determination of significance. Based on the minimum 3% criteria, none of the roadways are significantly impacted. Therefore, only the roadways within the 2.5 mile-radius were evaluated as part of the Transportation Demand Analysis for a Comprehensive Policy Plan Amendment.

ALAFAYA TRAIL REDEVELOPMENT

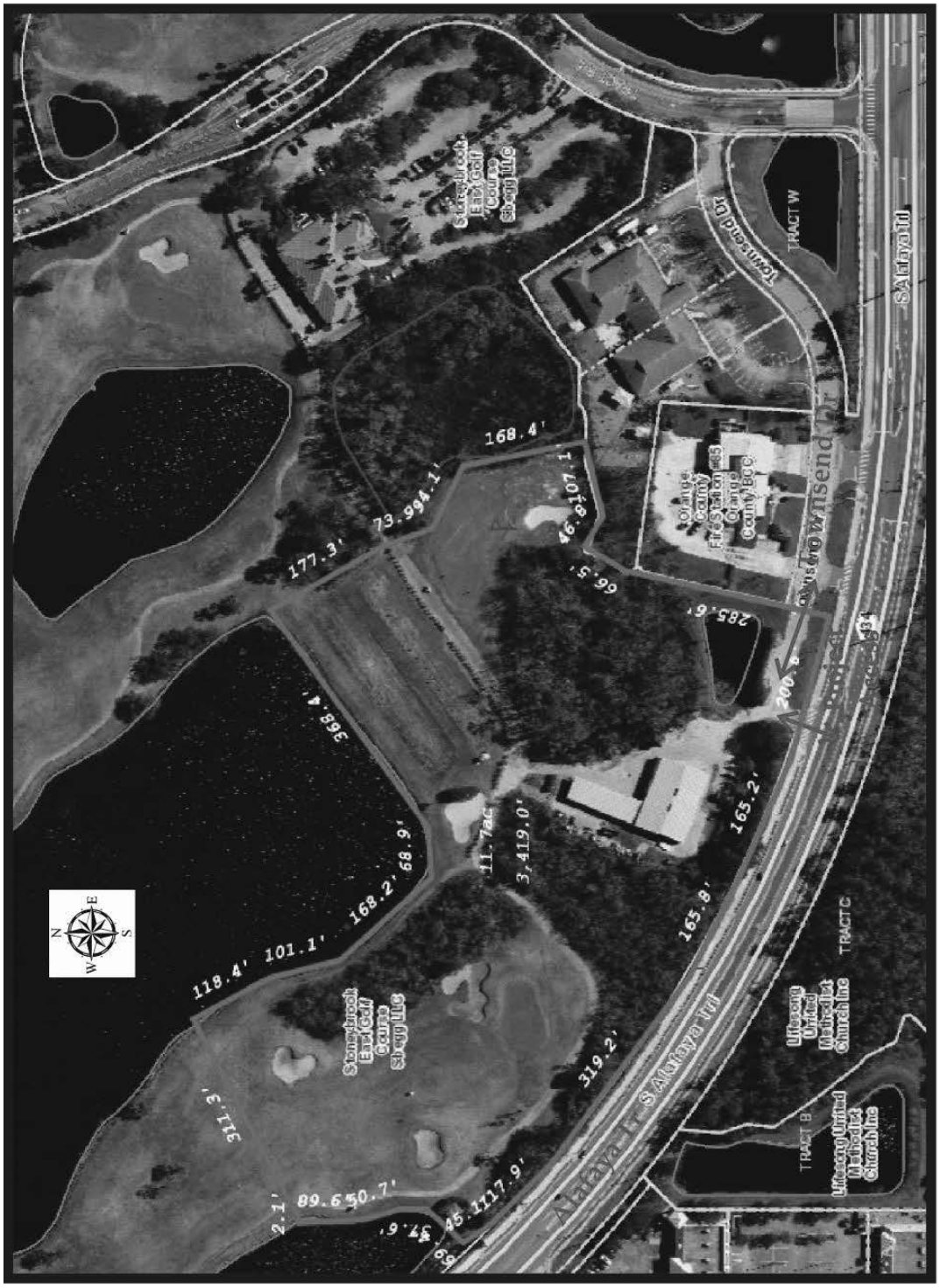
PROJECT LOCATION

Figure 1

TABLE 2
Potential Study Impact Area Determination

Roadway Name		Functional	#	Adopted (1)		3% of	2023		2040		Project P.M. Peak	
From	To	Class	Lanes	LOS	Cap.	Adopted LOS	Project Trip Distribution	2023 Trips	Project Trip Distribution	2040 Trips	% of LOS Std	3% Sig ?
Alafaya Trail												
Lake Underhill Rd	Curry Ford Rd	Arterial	4	E	2,000	60.0	55.3%	34	58.2%	36	1.80%	No
Curry Ford Rd	Golfway Blvd	Arterial	4	E	2,000	60.0	67.7%	42	71.0%	44	2.20%	No
Golfway Blvd	Project Ent	Arterial	4	E	2,000	60.0	73.0%	45	75.8%	47	2.35%	No
Project Ent	Avalon Park Blvd	Arterial	4	E	2,000	60.0	27.0%	17	24.2%	15	0.85%	No
Avalon Park Blvd	Curtis Staton Energy Cntr	Arterial	2	D	740	22.2	5.9%	4	4.8%	3	0.54%	No
Avalon Park Boulevard												
Timber Springs/Crown Hill Road	Timber Creek High	Collector	4	E	2,000	60.0	5.0%	3	3.5%	2	0.15%	No
Timber Creek High	Avalon Park Boulevard One-Way Pairs	Collector	4	E	2,000	60.0	5.0%	3	3.5%	2	0.15%	No
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	Collector	4	E	2,000	60.0	12.3%	8	9.2%	6	0.40%	No
Curry Ford Road												
Dean Road	Cypress Springs Parkway	Collector	4	E	2,000	60.0	11.3%	7	11.3%	7	0.35%	No
Cypress Springs Parkway	Alafaya Trail	Collector	4	E	2,000	60.0	12.5%	8	12.8%	8	0.40%	No
Innovation Way												
Avalon Park Boulevard	Pope St	Arterial	4	E	3,590	107.7	8.7%	5	10.2%	6	0.17%	No
Pope St	Beachline Expressway	Arterial	4	E	2,000	60.0	6.9%	4	7.9%	5	0.25%	No
Lake Underhill Road												
Alafaya Trail	Woodbury Road	Collector	4	E	1,700	51.0	1.0%	1	0.7%	0	0.06%	No
Woodbury Road												
Golfway Boulevard	Lake Underhill Road	Collector	2	E	800	24.0	0.0%	0	0.0%	0	0.00%	No
Lake Underhill Road	Waterford Lakes Parkway	Collector	2	E	880	26.4	0.0%	0	0.0%	0	0.00%	No

(1) Adopted LOS from Orange County Comprehensive Plan Transportation Element.
Roadway Service Volumes from Orange County CMS LOS Summary August 24, 2017.
Luke Transportation Engineering Consultants, Inc., 2018



ALAFAYA TRAIL REDEVELOPMENT

DEVELOPMENT PARCEL CONFIGURATION

Figure 2

Proposed Development

The existing Adopted Future Land Use for the property included in this study is Parks and Recreational/Open Space. The development density under the AFLU is one 12.5-acres. The proposed land use for the property is Medium Density Residential with a maximum of up to 20 units per acre. The proposed future land use (PFLU) density which will be limited to 250 multi-family dwelling units. The existing and proposed land use densities are shown in **Table 1**. To determine the impact of this development scenario under the current AFLU and the PFLU, an estimate of the trip generation characteristics was determined. This included the determination of the site's trip generation and distribution/assignment of these trip generation characteristics to the study roadways.

Trip Generation

The trip generation was calculated utilizing the ***10th Edition ITE Trip Generation Report***, 2017 data. Trip generation calculations for the current, AFLU plan and the PFLU development scenario are summarized in **Table 3**. This summarizes the daily and P.M. peak hour trip ends for the existing AFLU and the PFLU density. Per the Comprehensive Plan procedure of subtracting existing maximum density development trips from the proposed density development trips, the proposed land use change will result in an increase of 1,263 two-way daily vehicle trip ends and 102 two-way P.M. peak hour vehicle trips ends.

Trip Distribution

The distribution and assignment of project trips were based upon the OUATS 2023 and 2040 Long Range Transportation Model assignments. The model network included all planned and programmed roadways and improvements within the impact area. The socioeconomic data used reflects the 2023 and 2040 model analysis years, which include a reasonable assessment of future development patterns. The socioeconomic data was updated to reflect the proposed development in a separate traffic zone. Subsequently, a selected zone assignment was performed to determine distribution of site trips in the impact area to the area roadways. Copies of the model 2023 and 2040 AFLU and PFLU development distribution plots are contained in **Appendix B**

TABLE 3
Estimated Trip Generation (1)

Land Use	Size	ITE Code (2)	Trip Generation Rates				Total Traffic Volumes			
			Daily	P.M. Peak Hour			Daily	P.M. Peak Hour		
				Total	Enter	Exit		Total	Enter	Exit
Adopted Future Land Use:										
Parks	12.5 Acres	411 / E	7.72	0.48	0.29	0.19	97	6	4	2

Land Use	Size	ITE Code (2)	Trip Generation Rates				Total Traffic Volumes			
			Daily	P.M. Peak Hour			Daily	P.M. Peak Hour		
				Total	Enter	Exit		Total	Enter	Exit
Proposed Future Land Use:										
Apartments	250 DU	221 / E	5.44	0.43	0.26	0.17	1,360	108	65	43
Proposed Land Use Trips - Existing Land Use Trips = Increase / (Decrease)							***1,263***	***102***	***61***	***41***

(1) Trip generation calculations from 10th Edition of ITE Trip Generation Report.

(2) ITE Land Use Code Number / E = Fitted Curve Equation

Luke Transportation Engineering Consultants, Inc., 2018

Existing Traffic Conditions

The existing traffic operations near the site were evaluated for the study roadways within the 2.5-mile radius impact area. This included the area's major roadways which were analyzed for daily and P.M. peak hour conditions.

Roadway Level of Service Analysis

Table 4 is a summary of traffic parameters and existing level of service (LOS) for the study roadway segments to be impacted by the proposed land use change. This table lists the numbers of lanes, roadway functional classification, County adopted LOS standard and roadway service volume for each roadway segment. This table also shows the 2018 daily and P.M. peak hour traffic volumes as well as the peak hour peak direction LOS. As **Table 4** shows, all but one of the study roadway segments currently operate within their level of service standards. The segment of Alafaya Trail between Lake Underhill Road and Curry Ford Road currently operates at an adverse LOS.

Planned/Programmed Roadway Improvements

Planned roadway improvements near the study roadways scheduled prior to 2040 are listed below:

Short Term Roadway Improvements (2018-2023)

- No short-term roadway improvements within the study area

Long Term Roadway Improvements (2023-2040)

- Woodbury Road – Widen to 4-lane divided roadway, Lake Underhill road to SR 50 (Colonial Drive).

Table 5 is a summary of the 2023 and 2040 traffic parameters for the study roadway segments to be impacted by the proposed land use change. This table lists the numbers of lanes, roadway functional classification, County adopted LOS standard and roadway service volume for each roadway segment. **Table 5** also lists the Demand Factors (Standard K and D) that were utilized to convert the projected P.M. peak hour direction traffic volumes to AADT background traffic volumes.

TABLE 4
Study Roadway Parameters and Existing Level of Service

Roadway Name		Functional	#	Adopted (1)		2018 Traffic Volumes (2)					Meets
From	To	Class	Lanes	LOS	Capacity	Daily	Pk Hour Pk Dir	Off Peak	Peak Direction	LOS	LOS Std?
Alafaya Trail											
Lake Underhill Rd	Curry Ford Rd	Arterial	4	E	2,000	45,571	2,049	1,695	SB	F	No
Curry Ford Rd	Golfway Blvd	Arterial	4	E	2,000	31,385	1,567	1,095	EB	C	Yes
Golfway Blvd	Project Ent	Arterial	4	E	2,000	25,363	1,254	929	EB	C	Yes
Project Ent	Avalon Park Blvd	Arterial	4	E	2,000	25,363	1,254	929	EB	C	Yes
Avalon Park Blvd	Curtis Staton Energy Cntr	Arterial	2	D	740	7,125	461	202	NB	C	Yes
Avalon Park Boulevard											
Timber Springs/Crown Hill Road	Timber Creek High	Collector	4	E	2,000	25,433	1,199	1,168	NB	C	Yes
Timber Creek High	Avalon Park Boulevard One-Way Pairs	Collector	4	E	2,000	20,316	962	890	NB	C	Yes
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	Collector	4	E	2,000	19,909	1,037	668	NB	C	Yes
Curry Ford Road											
Dean Road	Cypress Springs Parkway	Collector	4	E	2,000	30,733	1,625	1,084	EB	C	Yes
Cypress Springs Parkway	Alafaya Trail	Collector	4	E	2,000	29,603	1,440	1,189	SB	C	Yes
Innovation Way											
Avalon Park Boulevard	Pope St	Arterial	4	E	3,590	9,841	670	239	EB	B	Yes
Pope St	Beachline Expressway	Arterial	4	E	2,000	11,013	754	321	EB	C	Yes
Lake Underhill Road											
Alafaya Trail	Woodbury Road	Collector	4	E	1,700	28,824	1,598	881	EB	D	Yes
Woodbury Road											
Golfway Boulevard	Lake Underhill Road	Collector	2	E	800	11,836	643	432	SB	D	Yes
Lake Underhill Road	Waterford Lakes Parkway	Collector	2	E	880	17,540	782	704	SB	C	Yes

(1) Adopted LOS from Orange County Comprehensive Plan Transportation Element & CMS database.
Roadway Service Volumes from Florida DOT Quality/Level of Service Handbook or Orange County.
(2) Traffic volumes from Orange County 2018 traffic counts.

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TABLE 5
2023/2040 Study Roadway Parameters

Roadway Name		Functional	2023 #	Demand (1) Factors		2023 Roadway Service Volumes Peak Hour / Peak Direction Capacity Table (2)					Adopted	
From	To	Class	Lanes	K	D	A	B	C	D	E	LOS (2)	Cap.
Alafaya Trail												
Colonial Dr	Lake Underhill Rd	Arterial	6	0.072	0.566	0	0	2,940	3,020	3,020	E	3,020
Lake Underhill Rd	Curry Ford Rd	Arterial	4	0.082	0.547	0	0	1,910	2,000	**2,000**	E	2,000
Curry Ford Rd	Golfway Blvd	Arterial	4	0.085	0.589	0	0	1,910	2,000	**2,000**	E	2,000
Golfway Blvd	Project Ent	Arterial	4	0.086	0.574	0	0	1,910	2,000	**2,000**	E	2,000
Project Ent	Avalon Park Blvd	Arterial	4	0.086	0.574	0	0	1,910	2,000	**2,000**	E	2,000
Avalon Park Blvd	Curtis Staton Energy Cntr	Arterial	2	0.093	0.695	0	0	670	**740**	740	D	740
Avalon Park Boulevard						A	B	C	D	E		
Colonial Drive	Waterford Chase Parkway	Collector	4	0.088	0.520	0	0	1,910	2,000	2,000	E	2,000
Waterford Chase Parkway	Timber Springs/Crown Hill Road	Collector	4	0.091	0.550	0	0	1,910	2,000	2,000	E	2,000
Timber Springs/Crown Hill Road	Timber Creek High	Collector	4	0.093	0.507	0	0	1,910	2,000	**2,000**	E	2,000
Timber Creek High	Avalon Park Boulevard One-Way Pairs	Collector	4	0.091	0.519	0	0	1,910	2,000	**2,000**	E	2,000
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	Collector	4	0.086	0.608	0	0	1,910	2,000	**2,000**	E	2,000
Curry Ford Road						A	B	C	D	E		
Dean Road	Cypress Springs Parkway	Collector	4	0.088	0.600	0	0	1,910	2,000	**2,000**	E	2,000
Cypress Springs Parkway	Alafaya Trail	Collector	4	0.089	0.548	0	0	1,910	2,000	**2,000**	E	2,000
East-West Expressway						A	B	C	D	E		
Rouse Road	Alafaya Trail	Collector	8	0.057	0.829	0	450	6,080	7,320	8,220	E	8,220
Alafaya Trail	Colonial Drive	Collector	8	0.065	0.728	0	450	6,080	7,320	8,220	E	8,220
Innovation Way						A	B	C	D	E		
Avalon Park Boulevard	Pope St	Arterial	4	0.092	0.737	0	1,810	2,560	3,240	**3,590**	E	3,590
Pope St	Beachline Expressway	Arterial	4	0.098	0.701	0	0	1,910	2,000	**2,000**	E	2,000
Lake Underhill Road						A	B	C	D	E		
Rouse Road	Alafaya Trail	Collector	4	0.084	0.616	0	0	1,910	2,000	2,000	E	2,000
Alafaya Trail	Woodbury Road	Collector	4	0.086	0.645	0	0	730	1,630	**1,700**	E	1,700
Woodbury Road						A	B	C	D	E		
Golfway Boulevard	Lake Underhill Road	Collector	2	0.091	0.598	0	0	370	750	**800**	E	800
Lake Underhill Road	Waterford Lakes Parkway	Collector	2	0.085	0.526	0	0	830	880	**880**	E	880

Roadway Name		Functional	2040 #	Demand (1) Factors		2040 Roadway Service Volumes Peak Hour / Peak Direction Capacity Table (2)					Adopted	
From	To	Class	Lanes	K	D	A	B	C	D	E	LOS (2)	Cap.
Alafaya Trail												
Colonial Dr	Lake Underhill Rd	Arterial	6	0.072	0.566	0	0	2,940	3,020	3,020	E	3,020
Lake Underhill Rd	Curry Ford Rd	Arterial	4	0.082	0.547	0	0	1,910	2,000	**2,000**	E	2,000
Curry Ford Rd	Golfway Blvd	Arterial	4	0.085	0.589	0	0	1,910	2,000	**2,000**	E	2,000
Golfway Blvd	Project Ent	Arterial	4	0.086	0.574	0	0	1,910	2,000	**2,000**	E	2,000
Project Ent	Avalon Park Blvd	Arterial	4	0.086	0.574	0	0	1,910	2,000	**2,000**	E	2,000
Avalon Park Blvd	Curtis Staton Energy Cntr	Arterial	2	0.093	0.695	0	0	670	**740**	740	D	740
Avalon Park Boulevard						A	B	C	D	E		
Colonial Drive	Waterford Chase Parkway	Collector	4	0.088	0.520	0	0	1,910	2,000	2,000	E	2,000
Waterford Chase Parkway	Timber Springs/Crown Hill Road	Collector	4	0.091	0.550	0	0	1,910	2,000	2,000	E	2,000
Timber Springs/Crown Hill Road	Timber Creek High	Collector	4	0.093	0.507	0	0	1,910	2,000	**2,000**	E	2,000
Timber Creek High	Avalon Park Boulevard One-Way Pairs	Collector	4	0.091	0.519	0	0	1,910	2,000	**2,000**	E	2,000
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	Collector	4	0.086	0.608	0	0	1,910	2,000	**2,000**	E	2,000
Curry Ford Road						A	B	C	D	E		
Dean Road	Cypress Springs Parkway	Collector	4	0.088	0.600	0	0	1,910	2,000	**2,000**	E	2,000
Cypress Springs Parkway	Alafaya Trail	Collector	4	0.089	0.548	0	0	1,910	2,000	**2,000**	E	2,000
East-West Expressway						A	B	C	D	E		
Rouse Road	Alafaya Trail	Collector	8	0.057	0.829	0	450	6,080	7,320	8,220	E	8,220
Alafaya Trail	Colonial Drive	Collector	8	0.065	0.728	0	450	6,080	7,320	8,220	E	8,220
Innovation Way						A	B	C	D	E		
Avalon Park Boulevard	Pope St	Arterial	4	0.092	0.737	0	1,810	2,560	3,240	**3,590**	E	3,590
Pope St	Beachline Expressway	Arterial	4	0.098	0.701	0	0	1,910	2,000	**2,000**	E	2,000
Lake Underhill Road						A	B	C	D	E		
Rouse Road	Alafaya Trail	Collector	4	0.084	0.616	0	0	1,910	2,000	2,000	E	2,000
Alafaya Trail	Woodbury Road	Collector	4	0.086	0.645	0	0	730	1,630	**1,700**	E	1,700
Woodbury Road						A	B	C	D	E		
Golfway Boulevard	Lake Underhill Road	Collector	2	0.091	0.598	0	0	370	750	**800**	E	800
Lake Underhill Road	Waterford Lakes Parkway	Collector	4	0.085	0.526	0	0	1,910	2,000	**2,000**	E	2,000

(1) 2023 and 2040 K & D from Orange County 2018 traffic counts.
(2) Adopted Service Volume listed in ***Bold*** *.*
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Projected Traffic Transportation Assessment

Projected 2023 traffic volumes for the study roadway network were determined via the maximum of the existing traffic volumes plus committed traffic volumes, a minimum 2% annual growth or a linear regression historical trend analysis (The historical Orange County traffic counts linear regression trend analysis is included in **Appendix C)**. The higher of the three values were used for the 2023 background P.M. peak hour peak direction traffic volumes which were then converted to AADT traffic volumes via existing K and D factors. The projected 2023 P.M. peak hour peak direction traffic volumes were checked to ensure a minimum 2% annual growth between Existing and 2023.

Projected 2040 traffic volumes for the study roadway network were developed via a 2% annual growth rate applied to the 2023 Background P.M. peak hour peak direction traffic volumes. The projected 2040 P.M. peak hour traffic volumes were also checked to ensure a minimum 2% annual growth between Existing and 2040.

Table 6 presents the 2023 and 2040 background AADT calculations for the AFLU maximum density and for the proposed PFLU density. Existing K and D demand factors listed in **Table 5** were used to convert the Background P.M. peak hour peak direction traffic volumes to 2023 and 2040 AADT traffic volumes.

Analysis of Projected Traffic Conditions

The analysis of projected traffic conditions for the existing AFLU maximum density (one single family dwelling unit) was accomplished as shown in **Table 7** for the 2023 short-range analysis and the 2040 long-range analysis. Under the 2023 AFLU maximum density the following roadway segments are projected to operate at an adverse level of service due to either daily traffic and/or P.M. peak hour traffic volumes:

- Alafaya Trail: Two segments of Alafaya Trail between Lake Underhill Road and Golfway Boulevard. Both Daily and P.M. peak hour segment analysis.
- Curry Ford Road: Segment between Dean Road and Cypress Springs Parkway. Both Daily and P.M. peak hour segment analysis.
- Lake Underhill Road: Segment between Alafaya Trail and Woodbury Road. P.M. peak hour segment analysis.
- Woodbury Road: Segment between Lake Underhill Road and Waterford Lakes Parkway. Daily segment analysis.

All the remaining roadway segments will continue to operate at an acceptable LOS. None of the Year 2023 study roadway segments are significantly impacted (i.e., 3%) by the existing AFLU maximum density land use density.

TABLE 6

2023 and 2040 Background Traffic Calculation - Existing AFLU Designation and Proposed PFLU Designation

Roadway Name		Existing Pk Hour	Comm	2023 Background	2023 (3) Background	2023 (4) Background	Use (4) For 2023 PM Pk	2023% Annual	2040 (5) Background	2040 Annual	Background AADT Trips (6)	
From	To	Pk Dir	Trips (1)	Trips (2)	Growth Trips	Trend Growth	Background	Rate	PM Pk Trips	Rate	2023	2040
Alafaya Trail												
Lake Underhill Rd	Curry Ford Rd	2,049	52	2,101	2,254	2,493	2,493	4.3%	3,341	2.9%	55,450	74,310
Curry Ford Rd	Golfway Blvd	1,567	46	1,613	1,724	2,031	2,031	5.9%	2,722	3.4%	40,680	54,520
Golfway Blvd	Project Ent	1,254	176	1,430	1,379	1,582	1,582	5.2%	2,120	3.1%	32,000	42,880
Project Ent	Avalon Park Blvd	1,254	176	1,430	1,379	1,582	1,582	5.2%	2,120	3.1%	32,000	42,880
Avalon Park Blvd	Curtis Staton Energy Cntr	461	5	466	507	557	557	4.2%	746	2.8%	8,610	11,530
Avalon Park Boulevard												
Timber Springs/Crown Hill Road	Timber Creek High	1,199	6	1,205	1,319	1,595	1,595	6.6%	2,137	3.6%	33,830	45,330
Timber Creek High	Avalon Park Boulevard One-Way Pairs	962	96	1,058	1,058	1,156	1,156	4.0%	1,549	2.8%	24,410	32,710
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	1,037	99	1,136	1,141	1,421	1,421	7.4%	1,904	3.8%	27,280	36,550
Curry Ford Road												
Dean Road	Cypress Springs Parkway	1,625	144	1,769	1,788	2,174	2,174	6.8%	2,913	3.6%	41,120	55,090
Cypress Springs Parkway	Alafaya Trail	1,440	94	1,534	1,584	1,656	1,656	3.0%	2,219	2.5%	34,040	45,620
Innovation Way												
Avalon Park Boulevard	Pope St	670	68	738	737	986	986	9.4%	1,321	4.4%	14,480	19,400
Pope St	Beachline Expressway	754	0	754	829	1,211	1,211	12.1%	1,623	5.2%	17,690	23,710
Lake Underhill Road												
Alafaya Trail	Woodbury Road	1,598	35	1,633	1,758	1,967	1,967	4.6%	2,636	3.0%	35,480	47,550
Woodbury Road												
Golfway Boulevard	Lake Underhill Road	643	13	656	707	659	707	2.0%	947	2.1%	13,010	17,430
Lake Underhill Road	Waterford Lakes Parkway	782	79	861	860	740	861	2.0%	1,154	2.2%	19,310	25,880

1. Orange County CMS committed trips August 24, 2017

2. Existing PM plus Committed Trips.

3. Background growth is estimated based on 2% annual growth rate.

4. Background trend growth is estimated based on Linear Regression trend analysis (2011 - 2017).

5. PM Peak Hour Peak Direction Background trips greater of Existing + Committed, Background 2% annual Growth traffic or LR Trend analysis.

5. 2040 PM Peak Hour Peak Direction Background trips based on 2% annual growth applied to 2023 Background PM Peak traffic volumes.

6. PM Peak Hour Peak Direction Background trips converted to AADT based on existing K and D factors from Table 5.

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TABLE 7

2023 Level of Service - Existing AFLU Designation Land Use Density

Roadway Name		# of	Adopted	Project Trip	Daily Traffic Volumes				P.M. Peak Hour Traffic Volumes					Project P.M. Peak	
From	To	Lanes	LOS	Distribution	Back Trips	AFLU Trips	Total Trips	LOS	Peak Volume	Peak Direction	AFLU Trips	Total Trips	LOS	% of LOS Std.	3% Sig ?
Alafaya Trail															
Lake Underhill Rd	Curry Ford Rd	4	E	43.1%	55,450	42	55,492	F	2,493	SB	2	2,495	F	0.1%	No
Curry Ford Rd	Golfway Blvd	4	E	54.7%	40,680	53	40,733	F	2,031	EB	2	2,033	F	0.1%	No
Golfway Blvd	Project Ent	4	E	67.9%	32,000	66	32,066	C	1,582	EB	3	1,585	C	0.2%	No
Project Ent	Avalon Park Blvd	4	E	32.1%	32,000	31	32,031	C	1,582	EB	1	1,583	C	0.1%	No
Avalon Park Blvd	Curtis Staton Energy Cntr	2	D	3.3%	8,610	3	8,613	C	557	NB	0	557	C	0.0%	No
Avalon Park Boulevard															
Timber Springs/Crown Hill Road	Timber Creek High	4	E	12.2%	33,830	12	33,842	C	1,595	NB	0	1,595	C	0.0%	No
Timber Creek High	Avalon Park Boulevard One-Way Pairs	4	E	12.2%	24,410	12	24,422	C	1,156	NB	0	1,156	C	0.0%	No
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	4	E	20.5%	27,280	20	27,300	C	1,421	NB	0	1,421	C	0.0%	No
Curry Ford Road															
Dean Road	Cypress Springs Parkway	4	E	10.0%	41,120	10	41,130	F	2,174	EB	0	2,174	F	0.0%	No
Cypress Springs Parkway	Alafaya Trail	4	E	11.7%	34,040	11	34,051	C	1,656	SB	0	1,656	C	0.0%	No
Innovation Way															
Avalon Park Boulevard	Pope St	4	E	8.3%	14,480	8	14,488	B	986	EB	0	986	B	0.0%	No
Pope St	Beachline Expressway	4	E	5.0%	17,690	5	17,695	B	1,211	EB	0	1,211	C	0.0%	No
Lake Underhill Road															
Alafaya Trail	Woodbury Road	4	E	0.8%	35,480	1	35,481	C	1,967	EB	0	1,967	F	0.0%	No
Woodbury Road															
Golfway Boulevard	Lake Underhill Road	2	E	0.0%	13,010	0	13,010	D	707	SB	0	707	D	0.0%	No
Lake Underhill Road	Waterford Lakes Parkway	2	E	0.0%	19,310	0	19,310	F	861	SB	0	861	D	0.0%	No

2040 Level of Service - Existing AFLU Designation Land Use Density

Roadway Name		# of	Adopted	Project Trip	Daily Traffic Volumes				P.M. Peak Hour Traffic Volumes					Project P.M. Peak	
From	To	Lanes	LOS	Distribution	Back Trips	AFLU Trips	Total Trips	LOS	Peak Volume	Peak Direction	AFLU Trips	Total Trips	LOS	% of LOS Std.	3% Sig ?
Alafaya Trail															
Lake Underhill Rd	Curry Ford Rd	4	E	44.8%	74,310	43	74,353	F	3,341	SB	2	3,343	F	0.1%	No
Curry Ford Rd	Golfway Blvd	4	E	59.7%	54,520	58	54,578	F	2,722	EB	2	2,724	F	0.1%	No
Golfway Blvd	Project Ent	4	E	73.1%	42,880	71	42,951	F	2,120	EB	3	2,123	F	0.2%	No
Project Ent	Avalon Park Blvd	4	E	26.9%	42,880	26	42,906	F	2,120	EB	1	2,121	F	0.1%	No
Avalon Park Blvd	Curtis Staton Energy Cntr	2	D	2.5%	11,530	2	11,532	C	746	NB	0	746	F	0.0%	No
Avalon Park Boulevard															
Timber Springs/Crown Hill Road	Timber Creek High	4	E	5.6%	45,330	5	45,335	F	2,137	NB	0	2,137	F	0.0%	No
Timber Creek High	Avalon Park Boulevard One-Way Pairs	4	E	5.6%	32,710	5	32,715	C	1,549	NB	0	1,549	C	0.0%	No
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	4	E	15.0%	36,550	15	36,565	C	1,904	NB	0	1,904	C	0.0%	No
Curry Ford Road															
Dean Road	Cypress Springs Parkway	4	E	12.6%	55,090	12	55,102	F	2,913	EB	0	2,913	F	0.0%	No
Cypress Springs Parkway	Alafaya Trail	4	E	15.0%	45,620	15	45,635	F	2,219	SB	0	2,219	F	0.0%	No
Innovation Way															
Avalon Park Boulevard	Pope St	4	E	9.3%	19,400	9	19,409	B	1,321	EB	0	1,321	B	0.0%	No
Pope St	Beachline Expressway	4	E	7.1%	23,710	7	23,717	B	1,623	EB	0	1,623	C	0.0%	No
Lake Underhill Road															
Alafaya Trail	Woodbury Road	4	E	1.6%	47,550	2	47,552	F	2,636	EB	0	2,636	F	0.0%	No
Woodbury Road															
Golfway Boulevard	Lake Underhill Road	2	E	0.0%	17,430	0	17,430	F	947	SB	0	947	F	0.0%	No
Lake Underhill Road	Waterford Lakes Parkway	4	E	0.0%	25,880	0	25,880	C	1,154	SB	0	1,154	C	0.0%	No

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Under the review of the long-term AFLU (Year 2040) analysis, with the planned roadway improvements in place, the following roadway segments are projected to operate at an adverse level of service due to either daily traffic and/or P.M. peak hour traffic volumes:

- Alafaya Trail: All segments of Alafaya Trail between Lake Underhill Road and Curtis Staton Energy Center. Four Daily segments and five P.M. peak hour segments.
- Avalon Park Boulevard: Segment between Timber Springs/Crown Hill Road and Timber Creek High. Both Daily and P.M. peak hour segment analysis.
- Curry Ford Road: Both segments Dean Road and Alafaya Trail. Both Daily and P.M. peak hour segment analysis.
- Lake Underhill Road: Segment between Alafaya Trail and Woodbury Road. Both Daily and P.M. peak hour segment analysis.
- Woodbury Road: Segment between Golfway Boulevard and Lake Underhill Road. Both Daily and P.M. peak hour segment analysis.

All the remaining roadway segments will continue to operate at an acceptable LOS. Again, none of the Year 2040 study roadway segments are significantly impacted (i.e., 3%) by the existing AFLU maximum density land use density. Again, none of the study roadway segments are significantly impacted by the existing AFLU maximum land use density.

The analysis of projected traffic conditions for the PFLU change proposed density (250 multi-family dwelling units) was accomplished as shown in **Table 8** for the 2023 short-range analysis and the 2040 long-range analysis. Under the 2023 PFLU proposed density, the following roadway segments are projected to operate at an adverse level of service due to either daily traffic and/or P.M. peak hour traffic volumes:

- Alafaya Trail: Two segments of Alafaya Trail between Lake Underhill Road and Golfway Boulevard. Both Daily and P.M. peak hour segment analysis.
- Curry Ford Road: Segment between Dean Road and Cypress Springs Parkway. Both Daily and P.M. peak hour segment analysis.
- Lake Underhill Road: Segment between Alafaya Trail and Woodbury Road. P.M. peak hour segment analysis.
- Woodbury Road: Segment between Lake Underhill Road and Waterford Lakes Parkway. Daily segment analysis.

All the remaining roadway segments will continue to operate at an acceptable LOS. None of the Year 2023 study roadway segments are significantly impacted (i.e., 3%) by the PFLU proposed land use density.

TABLE 8

2023 Level of Service - Proposed PFLU Designation Land Use Density

Roadway Name		# of	Adopted	Project	Daily Traffic Volumes				P.M. Peak Hour Traffic Volumes					Project P.M. Peak	
From	To	Lanes	LOS	Trip Distribution	Back Trips	PFLU Trips	Total Trips	LOS	Peak Volume	Peak Direction	PFLU Trips	Total Trips	LOS	% of LOS Std.	3% Sig ?
Alafaya Trail															
Lake Underhill Rd	Curry Ford Rd	4	E	55.3%	55,450	698	56,148	F	2,493	SB	34	2,527	F	1.7%	No
Curry Ford Rd	Golfway Blvd	4	E	67.7%	40,680	855	41,535	F	2,031	EB	41	2,072	F	2.1%	No
Golfway Blvd	Project Ent	4	E	73.0%	32,000	922	32,922	C	1,582	EB	45	1,627	C	2.3%	No
Project Ent	Avalon Park Blvd	4	E	27.0%	32,000	341	32,341	C	1,582	EB	11	1,593	C	0.6%	No
Avalon Park Blvd	Curtis Staton Energy Cntr	2	D	5.9%	8,610	75	8,685	C	557	NB	4	561	C	0.5%	No
Avalon Park Boulevard															
Timber Springs/Crown Hill Road	Timber Creek High	4	E	5.0%	33,830	63	33,893	C	1,595	NB	2	1,597	C	0.1%	No
Timber Creek High	Avalon Park Boulevard One-Way Pairs	4	E	5.0%	24,410	63	24,473	C	1,156	NB	2	1,158	C	0.1%	No
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	4	E	12.3%	27,280	155	27,435	C	1,421	NB	5	1,426	C	0.3%	No
Curry Ford Road															
Dean Road	Cypress Springs Parkway	4	E	11.3%	41,120	143	41,263	F	2,174	EB	7	2,181	F	0.4%	No
Cypress Springs Parkway	Alafaya Trail	4	E	12.5%	34,040	158	34,198	C	1,656	SB	5	1,661	C	0.3%	No
Innovation Way															
Avalon Park Boulevard	Pope St	4	E	8.7%	14,480	110	14,590	B	986	EB	5	991	B	0.1%	No
Pope St	Beachline Expressway	4	E	6.9%	17,690	87	17,777	B	1,211	EB	4	1,215	C	0.2%	No
Lake Underhill Road															
Alafaya Trail	Woodbury Road	4	E	1.0%	35,480	13	35,493	C	1,967	EB	0	1,967	F	0.0%	No
Woodbury Road															
Golfway Boulevard	Lake Underhill Road	2	E	0.0%	13,010	0	13,010	D	707	SB	0	707	D	0.0%	No
Lake Underhill Road	Waterford Lakes Parkway	2	E	0.0%	19,310	0	19,310	F	861	SB	0	861	D	0.0%	No

2040 Level of Service - Proposed PFLU Designation Land Use Density

Roadway Name		# of	Adopted	Project	Daily Traffic Volumes				P.M. Peak Hour Traffic Volumes					Project P.M. Peak	
From	To	Lanes	LOS	Trip Distribution	Back Trips	PFLU Trips	Total Trips	LOS	Peak Volume	Peak Direction	PFLU Trips	Total Trips	LOS	% of LOS Std.	3% Sig ?
Alafaya Trail															
Lake Underhill Rd	Curry Ford Rd	4	E	58.2%	74,310	735	75,045	F	3,341	SB	36	3,377	F	1.8%	No
Curry Ford Rd	Golfway Blvd	4	E	71.0%	54,520	897	55,417	F	2,722	EB	43	2,765	F	2.2%	No
Golfway Blvd	Project Ent	4	E	75.8%	42,880	957	43,837	F	2,120	EB	46	2,166	F	2.3%	No
Project Ent	Avalon Park Blvd	4	E	24.2%	42,880	306	43,186	F	2,120	EB	10	2,130	F	0.5%	No
Avalon Park Blvd	Curtis Staton Energy Cntr	2	D	4.8%	11,530	61	11,591	C	746	NB	3	749	F	0.4%	No
Avalon Park Boulevard															
Timber Springs/Crown Hill Road	Timber Creek High	4	E	3.5%	45,330	44	45,374	F	2,137	NB	1	2,138	F	0.1%	No
Timber Creek High	Avalon Park Boulevard One-Way Pairs	4	E	3.5%	32,710	44	32,754	C	1,549	NB	1	1,550	C	0.1%	No
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	4	E	9.2%	36,550	116	36,666	C	1,904	NB	4	1,908	C	0.2%	No
Curry Ford Road															
Dean Road	Cypress Springs Parkway	4	E	11.3%	55,090	143	55,233	F	2,913	EB	7	2,920	F	0.4%	No
Cypress Springs Parkway	Alafaya Trail	4	E	12.8%	45,620	162	45,782	F	2,219	SB	5	2,224	F	0.3%	No
Innovation Way															
Avalon Park Boulevard	Pope St	4	E	10.2%	19,400	129	19,529	B	1,321	EB	6	1,327	B	0.2%	No
Pope St	Beachline Expressway	4	E	7.9%	23,710	100	23,810	B	1,623	EB	5	1,628	C	0.3%	No
Lake Underhill Road															
Alafaya Trail	Woodbury Road	4	E	0.7%	47,550	9	47,559	F	2,636	EB	0	2,636	F	0.0%	No
Woodbury Road															
Golfway Boulevard	Lake Underhill Road	2	E	0.0%	17,430	0	17,430	F	947	SB	0	947	F	0.0%	No
Lake Underhill Road	Waterford Lakes Parkway	4	E	0.0%	25,880	0	25,880	C	1,154	SB	0	1,154	C	0.0%	No

Luke Transportation Engineering Consultants, Inc., 2019

Under the review of the long-term PFLU (Year 2040) analysis, with the planned roadway improvements in place, the following roadway segments are projected to operate at an adverse level of service due to either daily traffic and/or P.M. peak hour traffic volumes:

- Alafaya Trail: All segments of Alafaya Trail between Lake Underhill Road and Curtis Staton Energy Center. Four Daily segments and five P.M. peak hour segments.
- Avalon Park Boulevard: Segment between Timber Springs/Crown Hill Road and Timber Creek High. Both Daily and P.M. peak hour segment analysis.
- Curry Ford Road: Both segments Dean Road and Alafaya Trail. Both Daily and P.M. peak hour segment analysis.
- Lake Underhill Road: Segment between Alafaya Trail and Woodbury Road. Both Daily and P.M. peak hour segment analysis.
- Woodbury Road: Segment between Golfway Boulevard and Lake Underhill Road. Both Daily and P.M. peak hour segment analysis.

All the remaining roadway segments will continue to operate at an acceptable LOS. Again, none of the study roadway segments are significantly impacted (i.e., 3%) by the existing PFLU proposed land use density.

Transit

The closest LYNX (Central Florida Regional Transportation Authority) route that serves the east central Orange County area is Route 104 East Colonial. The closest stop is approximately 4.5 miles away at the SR 50 (Colonial Drive) and Alafaya Trail intersection.

Pedestrian

A continuous 10-foot sidewalk exists along the east side of Alafaya Trail and a continuous 5-foot sidewalk exists along the west side of Alafaya Trail adjacent to the proposed development parcel.

Bicycle

The existing Innovation Way/UCF Trail North bike path is located adjacent to the west property boundary along the east side of Alafaya Trail and runs north-south. The proposed Avalon Trail, which will run east-west, will connect Semoran Boulevard (SR 436), on the west, with Dallas Boulevard, on the east. The Avalon Trail will be 1.61-miles south of the proposed development parcel.

Study Conclusions

Study Conclusions

This study was undertaken for a Comprehensive Policy Plan Transportation Amendment for the development of a parcel in east central Orange County. The proposed Alafaya Tail Redevelopment site will consist of ±12.50-acres. The proposed land use will be Medium density residential.

This analysis was undertaken to support an application to amend the Comprehensive Plan, changing the existing AFLU designation from Park and Recreational/Open Space to Medium Density Residential. The following is a summary of the results and recommendations. The results of the study as documented herein are summarized below:

- As documented in this analysis, under the existing AFLU designation the development density will be 12.50-acres of recreational space. Under the proposed PFLU designation the development density will be 250 multi-family dwelling units.
- The Proposed residential land use (PFLU) density will result in an **increase** of 1,263 daily trip ends and 102 P.M. peak hour trip ends, relative to the adopted AFLU densities.
- As documented in this analysis for the short term (Year 2023), under the existing AFLU designation and the proposed PFLU designation, the following roadway segments are projected to operate at an adverse level of service due to either daily traffic and/or P.M. peak hour traffic volumes:
    - Alafaya Trail: Two segments of Alafaya Trail between Lake Underhill Road and Golfway Boulevard. Both Daily and P.M. peak hour segment analysis.
    - Curry Ford Road: Segment between Dean Road and Cypress Springs Parkway. Both Daily and P.M. peak hour segment analysis.
    - Lake Underhill Road: Segment between Alafaya Trail and Woodbury Road. P.M. peak hour segment analysis.
    - Woodbury Road: Segment between Lake Underhill Road and Waterford Lakes Parkway. Daily segment analysis.
    - All the remaining roadway segments will continue to operate at acceptable levels of service.
- The proposed land use change traffic volumes ***are not*** significant, in 2023 on any of the study Roadway segments.
- As documented in the 2040 analysis, under the existing AFLU designation and the proposed PFLU designation with the planned roadway improvements in place, the following roadway segments are projected to operate at an adverse level of service due to either daily traffic and/or P.M. peak hour traffic volumes:

  - Alafaya Trail: All segments of Alafaya Trail between Lake Underhill Road and Curtis Staton Energy Center. Four Daily segments and five P.M. peak hour segments.
  - Avalon Park Boulevard: Segment between Timber Springs/Crown Hill Road and Timber Creek High. Both Daily and P.M. peak hour segment analysis.
  - Curry Ford Road: Both segments Dean Road and Alafaya Trail. Both Daily and P.M. peak hour segment analysis.
  - Lake Underhill Road: Segment between Alafaya Trail and Woodbury Road. Both Daily and P.M. peak hour segment analysis.
  - Woodbury Road: Segment between Golfway Boulevard and Lake Underhill Road. Both Daily and P.M. peak hour segment analysis.
  - All the remaining roadway segments will continue to operate at an acceptable LOS.
- Again, the proposed land use change traffic volumes ***are not*** significant, in 2040 on any of the study roadways.
- The proposed land use change should be considered for approval.

APPENDICES

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Appendix A – Orange County Review Comments

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November 14, 2018 OCTP Comments:

1- The short-term and long-term analysis are based on using K and D factors. Please use the existing PM peak hour volumes from the CMS and apply the growth rate.

Response: Both the short-term and long-term analysis has been updated per the review comment.

2- Committed trips were converted to AADT and then K and D factors were applied. This is a complicated approach and not considered standard practice. Please use the PM peak hour committed trips and add it to the grown background traffic.

Response: Short-term Background traffic has been updated based on the Committed PM peak hour traffic volumes and then converted to AADT via the existing K and D factors.

3- Growth rates for the Horizon year conditions are less than 2%. At a minimum, 2% should be used. It is also recommended to do trends analysis for the roadway segments.

Response: 2023 Background traffic has been updated to include a linear regression trend analysis based on 2011 to 2017 Orange County historical traffic counts. The 2023 Background PM peak hour traffic volumes were then based on the maximum of Existing Plus Committed trips, 2% annual growth PM peak hour trips or a 2023 linear regression growth factor. See **Appendix C** for the 2023 linear regression trend analysis calculations.

4- There are several model plots provided. Not sure why existing and future model runs provided. Please use the 2023 and 2040 model plots for the proposed conditions. Also, the project distribution shows high percentage (total of 18%) within the vicinity of the project area which is not accurate (going to South Alafaya Trial, centroid connectors in Avalon Park and near Innovation Way).

Response: The model plots provided represent both the existing future land use and the proposed future land use. Avalon Park is a mixed-use development and thus the centroid contains both residential, office and commercial land uses. Therefore, the existing future land use and the proposed residential future land use would be attracted to the Avalon Park centroid.

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Appendix B – 2023/2040 Project Trip Distribution Plots

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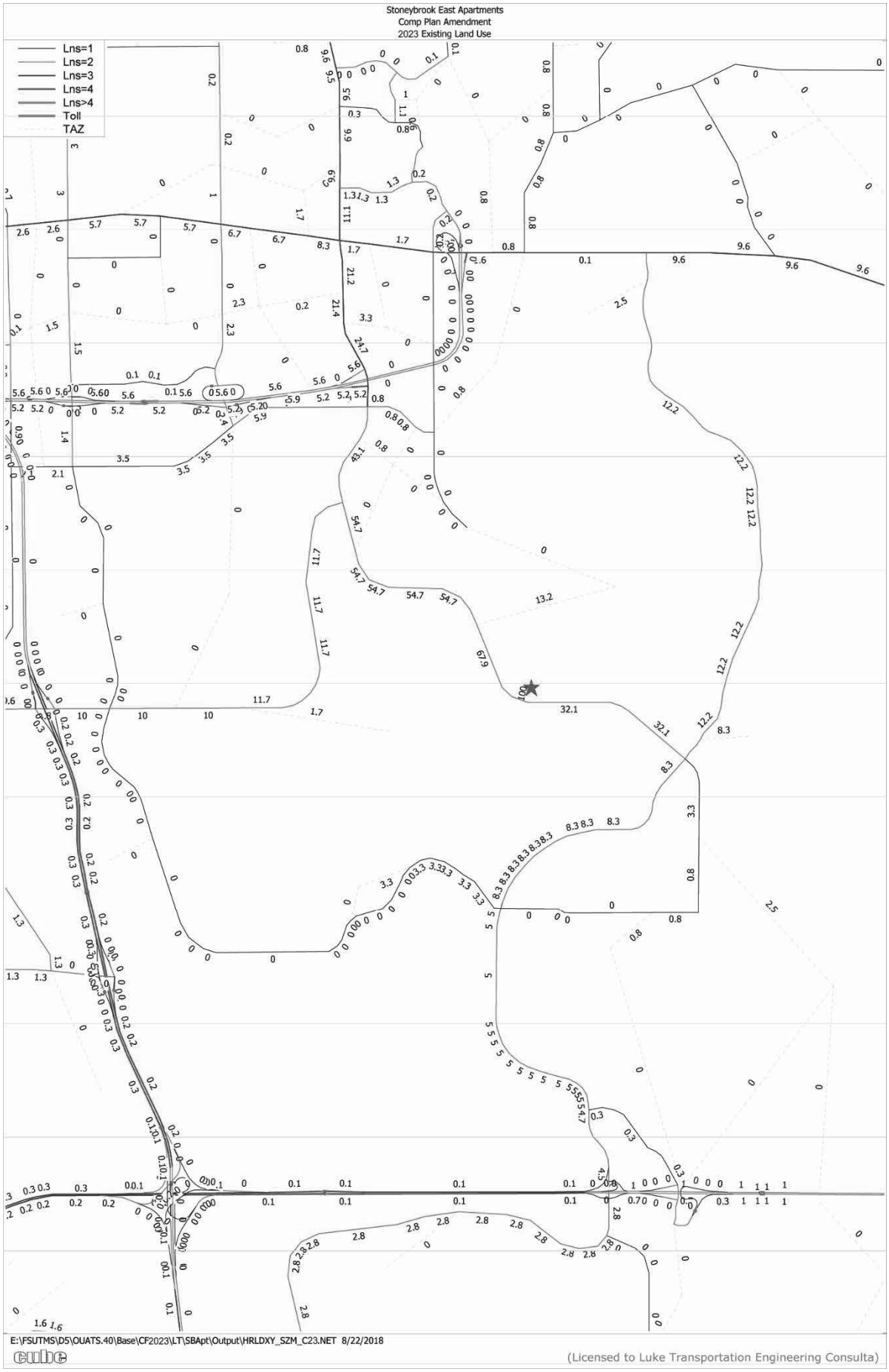
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Comp Plan Amendment
2023 Existing Land Use
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Lns=3
Lns=4
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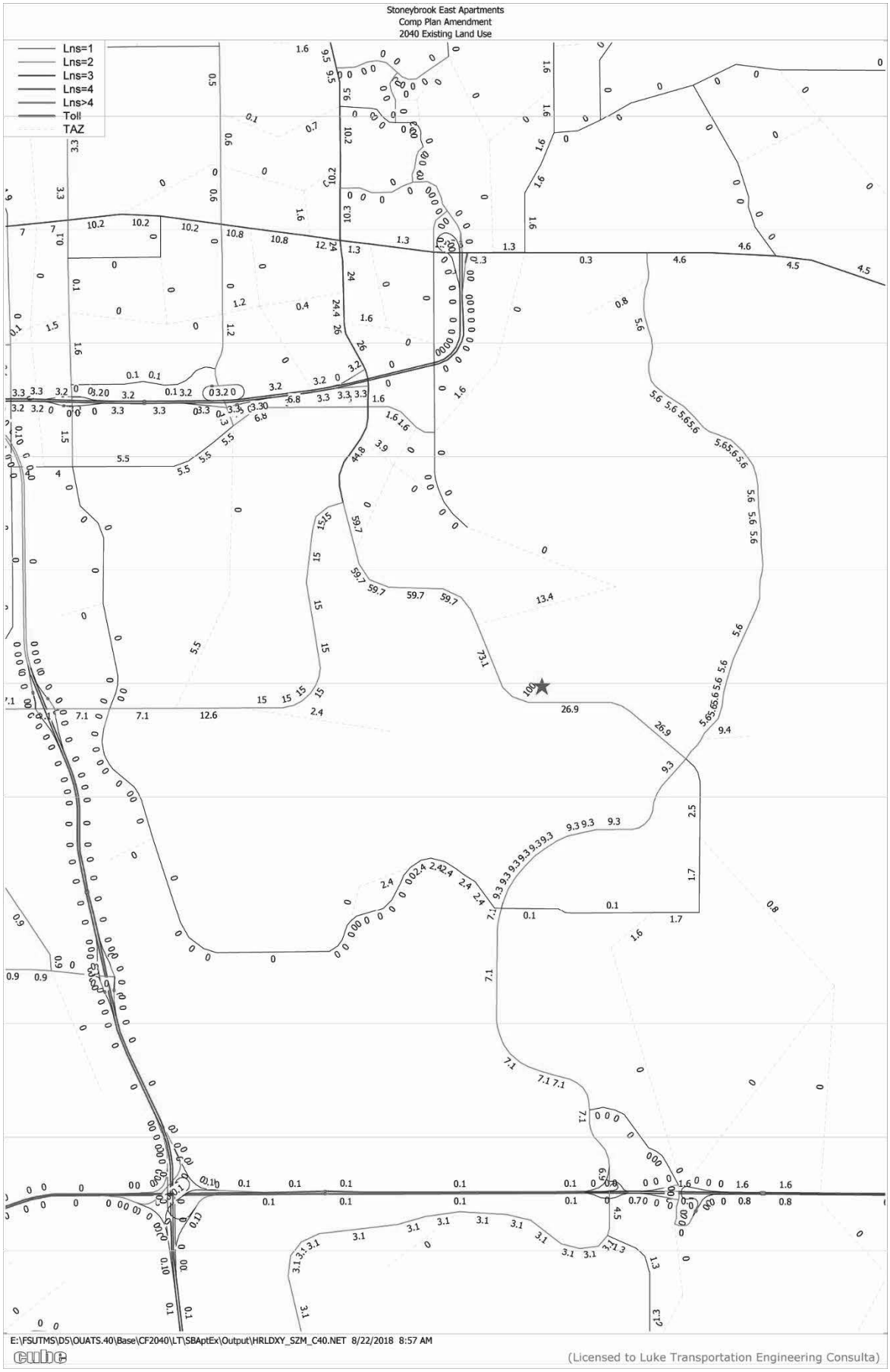
Stoneybrook East Apartments
Comp Plan Amendment
2040 Existing Land Use
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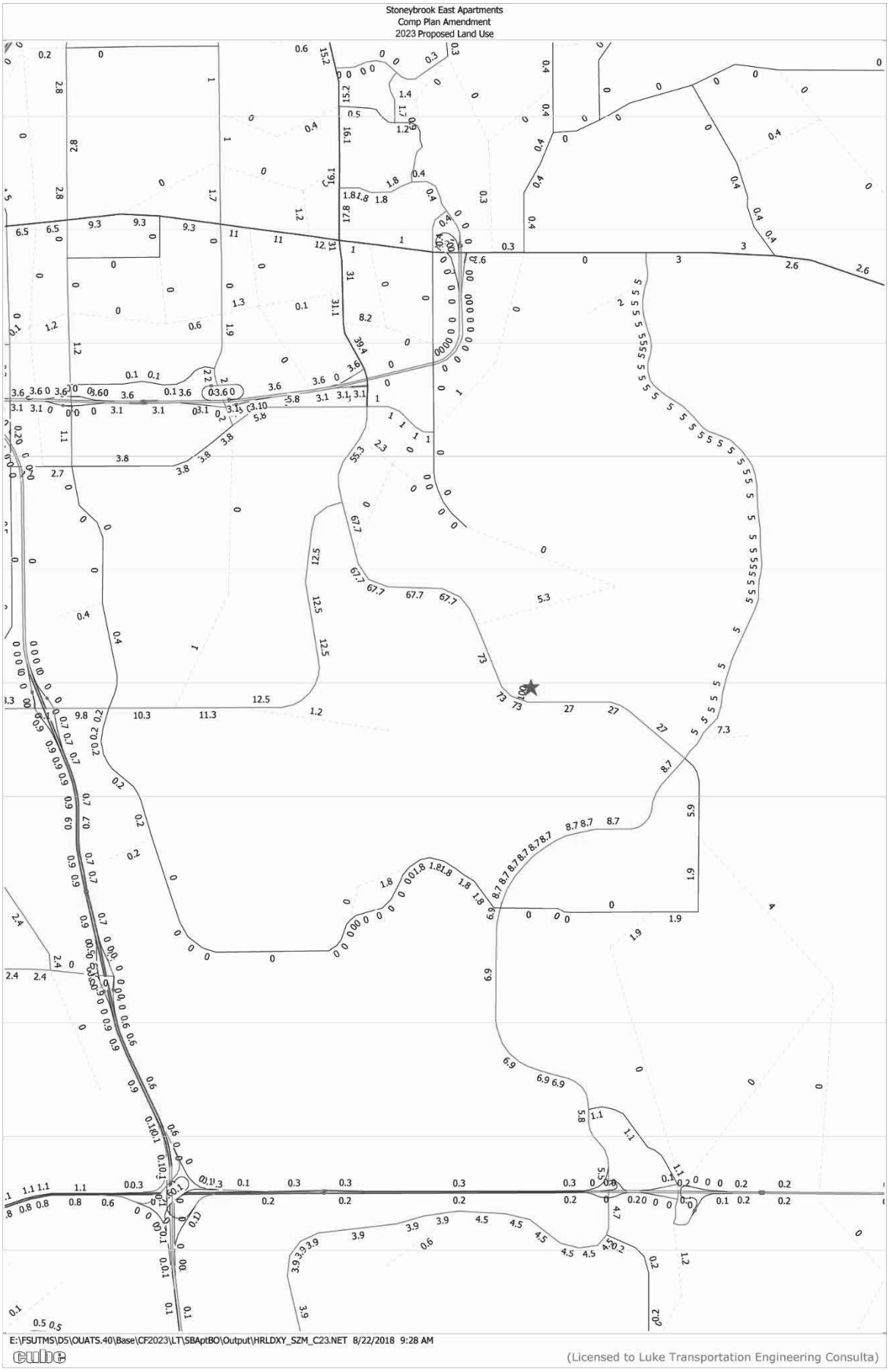
Stoneybrook East Apartments
Comp Plan Amendment
2023 Proposed Land Use
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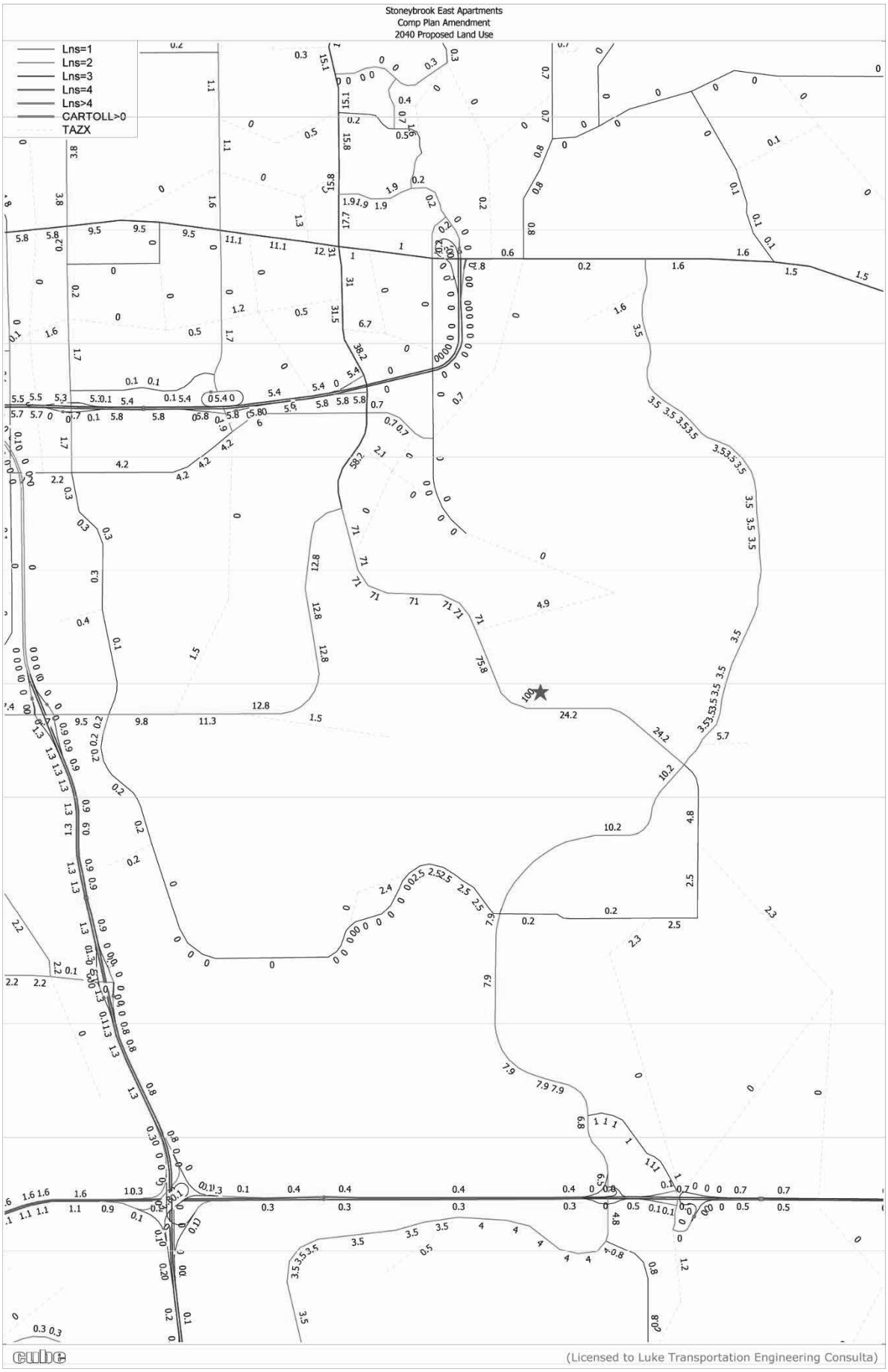
Stoneybrook East Apartments
Comp Plan Amendment
2040 Proposed Land Use
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Lns=2
Lns=3
Lns=4
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(Licensed to Luke Transportation Engineering Consulta)

Appendix C – Background 2023 Traffic Volumes Trend Analysis

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Historical Traffic Counts - Linear Regression Calculations

Roadway Segment		Station	Orange County AADT (1)							Projected	2023 Growth	FDOT Trends Analysis - V2.0 Linear Regression		
From	To	Number	2011	2012	2013	2014	2015	2016	2017	2023	Factor	RSQ	Slope	Intercept
Alafaya Trail														
Lake Underhill Rd	Curry Ford Rd	267.0	38,460	37,133	37,699	39,816	42,144	43,678	45,571	54,500	1.22	0.868	1,388.1429	35,090.4286
Curry Ford Rd	Golfway Blvd	6097.0	25,776	23,324	23,793	26,833	28,997	30,536	31,385	40,300	1.30	0.783	1,301.9643	22,027.0000
Golfway Blvd	Project Ent	6097.5	N/C	N/C	22,367	19,043	20,897	22,789	25,363	32,800	1.26	0.431	973.8000	19,170.4000
Project Ent	Avalon Park Blvd	6097.5	N/C	N/C	22,367	19,043	20,897	22,789	25,363	32,800	1.26	0.431	973.8000	19,170.4000
Avalon Park Blvd	Curtis Staton Energy Cntr	9000.0	5,887	5,819	5,803	5,786	6,300	6,422	7,125	8,100	1.21	0.709	193.4643	5,389.2857
Avalon Park Boulevard														
Timber Springs/Crown Hill Road	Timber Creek High	7144.0	18,061	18,847	20,124	21,436	22,483	22,936	25,433	33,000	1.33	0.975	1,166.1786	16,666.7143
Timber Creek High	Avalon Park Boulevard One-Way Pairs	7145.0	16,807	17,446	19,375	18,364	20,590	20,041	20,316	25,000	1.20	0.781	604.7143	16,572.4286
Avalon Park Boulevard One-Way Pairs	Alafaya Trail	7145.0	15,113	15,233	16,045	18,164	22,112	20,912	19,909	29,600	1.37	0.744	1,136.1786	13,667.8571
Curry Ford Road														
Dean Road	Cypress Springs Parkway	7106.5	N/C	N/C	24,465	26,502	29,220	30,975	30,733	47,100	1.34	0.909	1,700.9000	23,276.3000
Cypress Springs Parkway	Alafaya Trail	7106.0	N/C	N/C	27,702	27,074	28,419	30,065	29,603	36,000	1.15	0.731	679.3000	26,534.7000
Innovation Way														
Avalon Park Boulevard	Pope St	2018.0	N/C	6,360	6,756	7,458	8,138	8,901	9,841	15,300	1.47	0.987	700.5714	5,457.0000
Pope St	Beachline Expressway	5.3	5,552	6,293	6,798	7,497	9,400	10,046	11,013	17,500	1.61	0.972	946.1071	4,301.1429
Lake Underhill Road														
Alafaya Trail	Woodbury Road	8073.0	N/C	N/C	21,542	26,202	28,613	27,612	25,767	36,800	1.23	0.331	986.0000	22,989.2000
Woodbury Road														
Golfway Boulevard	Lake Underhill Road	7160.0	11,316	11,409	12,007	11,669	11,556	11,468	11,836	12,000	1.03	0.149	43.8214	11,433.4286
Lake Underhill Road	Waterford Lakes Parkway	7155.5	17,612	17,069	18,832	17,288	13,940	17,840	17,540	15,900	0.95	0.032	(127.3571)	17,669.5714

1. From Orange County Traffic Counts Data Base

Luke Transportation Engineering Consultants, Inc., 2019

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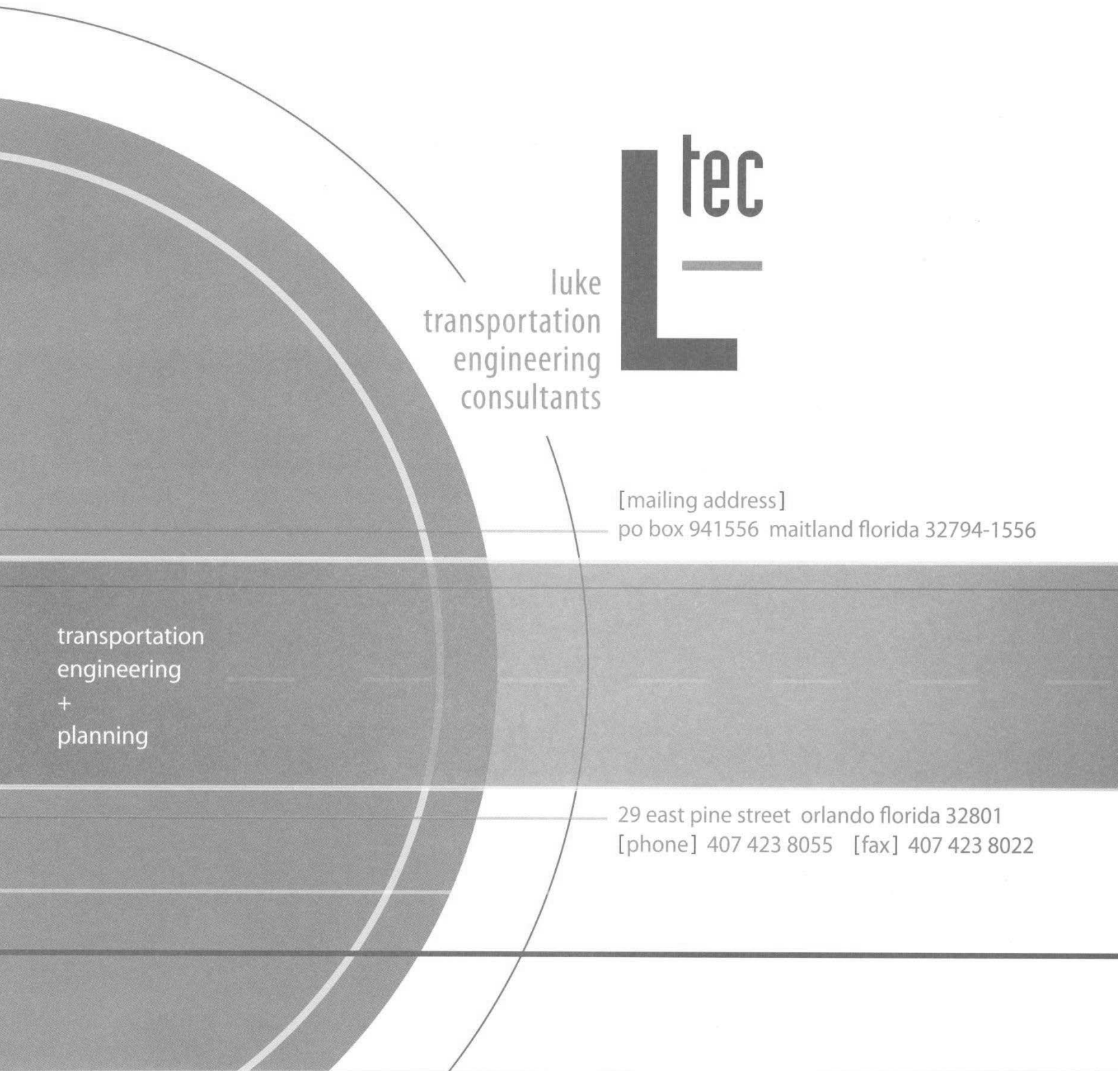

tec
luke
transportation
engineering
consultants
[mailing address]
po box 941556 maitland florida 32794-1556
transportation
engineering
+
planning
29 east pine street orlando florida 32801
[phone] 407 423 8055 [fax] 407 423 8022

Appendix B: Environmental Conditions

There is a small 1.7 acre wetland on the southwest boundary of the property that will not be impacted by the proposed development. Site engineering and stormwater permitting shall meet SFWMD and Orange County stormwater criteria.

ORANGE COUNTY GOVERNMENT
FLORIDA

Environmental Protection Division

CONSERVATION AREA DETERMINATION

Determination No.: CAD-18-03-030
Date Issued: February 19, 2019
Date Expires: February 19, 2024

Activity Location:

12400 and 12464 E. Colonial Drive, Orlando, FL 32826
Parcel ID Nos.: 23-22-31-0000-00-012 and 23-22-31-0000-00-013
Property Description: THE W1/4 OF SW1/4 OF NW1/4 (LESS ST RD & RIGHT OF ACCESS TO ST RD & LESS BE 30.01 FT E OF SW COR OR NW 1/4 RUN N 80.01 FT S 44 DEG E 28.56 FT E 284.02 FT S 60.01 FT W 304 FT TO POB) & (LESS COM AT W1/4 COR THENCE S89-11-31E 668.04 FT N0-17-50W 104.02 FT N89-11-31W 73.64 FT S43-47-21W 60.14 FT N89-11-31W 218.39 FT TO POB THENCE N89-11-31W 19.13 FT N0-19-45W 728.7 FT N89-56-08E 19.23 FT S0-19-16E 728.99 FT TO POB) & (LESS PT TAKEN FOR R/W ON W PER 9903/3365) IN SEC 23-22-31 and COM AT W1/4 COR THENCE S89-11-31E 668.04 FT N0-17-50W 794.08 FT TO POB THENCE N0-17-50W 304.94+/- FT TO S R/W LINE OF COLONIAL DR THENCE ALONG SAID R/W N62W 197.92 FT TO POINT OF NON-TANG CURVE CONCAVE NLY HAVING A RADIUS OF 11559.16 FT & A CENTRAL ANGLE OF 0-47-22 THENCE ALONG SAID CURVE 159.28 FT THENCE LEAVING SAID S R/W LINE THENCE S0-19-16E 420.4 FT N89-56-8E 334.13 FT TO POB IN SEC 23-22-31
Orange County Commission District: 4

Permittee / Authorized Entity:

Ronald Raganella
Chuck Hollow Inc.
c/o Joel Thomson Environmental Consulting, LLC
Email: joel@thomsonenv.com

The Environmental Protection Division (EPD) has received your certified survey received on February 14, 2019, which accurately depicts the approved limits of the jurisdictional surface waters and/or wetlands (conservation areas) on the referenced property. This Determination is binding for a period of five years.

Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, Florida 32803
407-836-1400/ Fax: 407-836-1499
www.OCEPD.org

The conservation area(s), as delineated in the field have been classified as follows:

Wetland Identification Number	Class	FLUCFCS[1]/ Remarks
Wetland 1[2]	III	630-Wetlands Forested Mixed/ Isolated wetland less than five acres.
Wetland 2	II	630-Wetlands Forested Mixed/ Isolated wetland less than five acres.

[1]*Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook, Florida Department of Transportation, January 1999 (Third Edition)*

[2]*The Classification Letter sent by EPD on May 16, 2018 identifies Wetland 1 as a Class II wetland. A review of the survey submitted on February 14, 2019 indicates that this wetland is isolated from wetlands and other natural surface waters and less than five acres, resulting in a reclassification of the wetland to a Class III in accordance with Article X, Section 15-364.*

Approved, subject to the following Conditions:

1. The enclosed survey accurately depicts the limits of the jurisdictional surface waters/wetlands on the referenced property, as confirmed by EPD during the site inspection. This determination letter, along with the approved survey, constitutes final approval of the CAD.

2. The limits of wetlands and surface waters delineated on the approved survey are only binding for a period of five years from the date of CAD issuance provided physical conditions on the property do not change so as to alter the boundaries of surface waters or wetlands during that period. The limitations of this condition cannot be modified to allow for a longer duration without a complete reassessment of the limits of surface waters and wetlands occurring on the project. Changes in surface waters or wetland boundaries resulting from work authorized by a permit pursuant to Chapter 15, Article X, Section 15-376, will not be considered as altering the boundary for the purposes of this condition.

3. This CAD does not provide relief from other local, state, or federal policies, which regulate activity on the subject property. If this determination conflicts with those of any other Agency, Department, or Division, the applicant must rectify the conflict or comply with the most stringent conditions.

4. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area unless approved by the County.

5. The property owner/permittee is also responsible for addressing any adverse secondary impacts to surface waters, wetlands, or conservation areas that may occur as a result of the development of the site.

6. The County may revoke this CAD upon finding that the applicant has submitted inaccurate information to the County regarding the delineation of surface waters or wetlands on the project site.

7. This CAD supersedes any existing determinations made on this parcel.

8. Upland buffers averaging 50 feet in width with a minimum of 25 feet in width shall be required for Class I and II conservation areas.

9. An additional protection zone is established for the main river channel of the Econlockhatchee River at least 1,100 feet landward as measured from the stream edge of the Econlockhatchee River main channel, and at least 50 feet of uplands landward of the landward edge of the wetlands abutting the main river channel and the named tributaries.

10. An additional protection zone is established for the main river channel of the Econlockhatchee River at least 550 feet landward as measured from the stream's edge of the major tributaries and at least 50 feet of uplands landward of the landward edge of the wetlands abutting the main river channel and the named tributaries. Named tributaries are Econlockhatchee River Swamp, Fourmile Creek, Little Creek, Turkey Creek, Green Branch, Cowpen Branch, Hart Branch and Long Branch.

If you should have any questions concerning this review, please contact Elois Lindsey at 407-836-1448 or via email at Elois.Lindsey@ocfl.net.

Project Manager:

Elois Lindsey, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:

David D. Jones, P.E., CEP, Environmental Protection Officer

EL/NT/TMH/DJ/gfdjr:

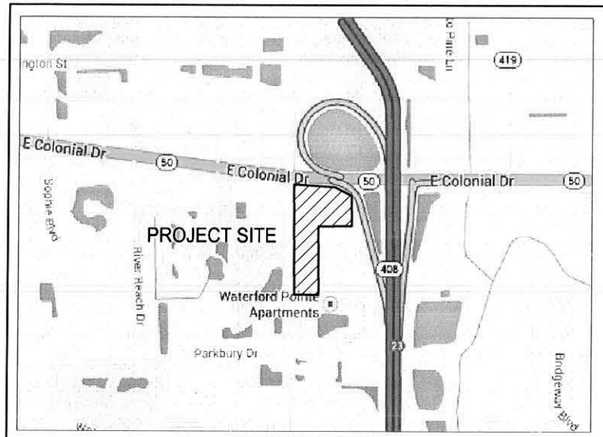
Attachment: Approved Survey

c: Ronald Raganella, Chuck Hollow, Inc., ronnierag@aol.com
Victoria Nations, SJRWMD, vnations@sjrwmd.com
Conservation Planning Services, FFWCC, conservationplanningservices@MyFWC.com
Rocco Campanale, Orange County Property Appraiser's Office, rcampanale@ocpafl.org

ALTA/NSPS LAND TITLE SURVEY

-FOR-

CHUCK HOLLOW, INC.



VICINITY MAP: NOT TO SCALE

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS		CURB INLET GRATE
EL	ELEVATION		CATCH BASIN
LB	LICENSED BUSINESS		STORM MANHOLE
NO.	NUMBER		SANITARY MANHOLE
LS	LAND SURVEYOR		SANITARY CLEANOUT
I.D.	IDENTIFICATION		ELECTRIC MANHOLE
ORB	OFFICIAL RECORDS BOOK		ELECTRIC METER
℄	CENTERLINE		ELECTRIC RISER BOX
R	RADIUS		CABLE TELEVISION RISER BOX
L	ARC LENGTH		TELEPHONE RISER BOX
Δ	DELTA (CENTRAL ANGLE)		UTILITY RISER
C.D.	CHORD LENGTH		WELL
C.B.	CHORD BEARING		WATER SPIGOT
POC	POINT ON CURVE		IRRIGATION CONTROL VALVE
POL	POINT ON LINE		WATER METER
PCC	POINT OF COMPOUND CURVATURE		WATER VALVE
PRC	POINT OF REVERSE CURVATURE		FIRE HYDRANT
PC	POINT OF CURVATURE		AIR CONDITIONER PAD
PT	POINT OF TANGENCY		GAS VALVE
PI	POINT OF INTERSECTION		GAS METER
P.O.C.	POINT OF COMMENCEMENT		GAS LINE MARKER
P.O.B.	POINT OF BEGINNING		CONCRETE UTILITY POLE
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		METAL UTILITY POLE
DIP	DUCTILE IRON PIPE		WOOD UTILITY POLE
PVC	POLYVINYL CHLORIDE		UTILITY POLE GUY ANCHOR
CMP	CORRUGATED METAL PIPE		LIGHT POLE
RCP	REINFORCED CONCRETE PIPE		SPOT/GROUND LIGHT
NAVD	NORTH AMERICAN VERTICAL DATUM		ELECTRIC TRANSFORMER
NGVD	NATIONAL GEODETIC VERTICAL DATUM		WETLAND FLAG
PB	PLAT BOOK		SIGN
ORB	OFFICIAL RECORDS BOOK		BOLLARD
PG(S)	PAGE(S)		FLAG POLE
R/W	RIGHT OF WAY		MAILBOX
ESMT.	EASEMENT		MASTARM
SEC	SECTION		HEDGE ROW
FND	FOUND		LINE BREAK
REC	RECOVERED		FENCE LINE AS NOTED
CCR	CERTIFIED CORNER RECORD		OVERHEAD UTILITY LINE
RLS	REGISTERED LAND SURVEYOR		APPROXIMATE TOP OF BANK
CM	CONCRETE MONUMENT		APPROXIMATE TOE OF SLOPE
IRC	IRON ROD AND CAP		EXISTING CONTOUR
IR	IRON ROD		
IP	IRON PIPE		
CLF	CHAIN LINK FENCE		
O.C.E.P.D.	ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION		
C.A.D.	CONSERVATION AREA DETERMINATION		
▫	FOUND CONCRETE MONUMENT AS NOTED		
○	FOUND NAIL AS NOTED		
◉	FOUND NAIL & DISK AS NOTED		
◉	SET NAIL & DISK (LB 8011)		
●	FOUND IRON ROD & CAP AS NOTED		
●	FOUND IRON ROD AS NOTED		
⊙	SET 5/8" IRON ROD & CAP (LB 8011)		
◆	CONTROL/BENCHMARK AS DESCRIBED		

SCHEDULE B2 EXCEPTIONS:

9. EASEMENT GRANTED TO FLORIDA POWER CORPORATION BY INSTRUMENT RECORDED IN DEED BOOK 977, PAGE 525; SUBORDINATION OF UTILITY EASEMENT, OFFICIAL RECORDS BOOK 9846, PAGE 4526. (PLOTTED,AFFECTS SUBJECT PROPERTY)

10. TERMS AND CONDITIONS OF THE RIGHT OF WAY AGREEMENT AND EASEMENT BY AND BETWEEN RAGNOS, INC. AND ORANGE COUNTY RECORDED IN OFFICIAL RECORDS BOOK 1390, PAGE 89. (PLOTTED, AFFECTS SUBJECT PROPERTY)

11. AERIAL EASEMENTS IN FAVOR OF FLORIDA POWER CORPORATION DBA PROGRESS ENERGY FLORIDA, INC. RECORDED IN OFFICIAL RECORDS BOOK 10193, PAGE 4995 AND OFFICIAL RECORDS 10193, PAGE 5002. (PLOTTED, AFFECTS SUBJECT PROPERTY)

LEGAL DESCRIPTION: (EXHIBIT A OF TITLE COMMITMENT PREPARED BY FIRST AMERICA TITLE INSURANCE COMPANY UNDER FILE NO. NCS-866974-CHI2)

PARCEL 1

THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, LESS AND EXCEPT ROAD RIGHTS OF WAY.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND DESCRIBED AS PARCEL 4-138 IN ORDER OF TAKING IN FAVOR OF THE ORLANDO/ORANGE COUNTY EXPRESSWAY AUTHORITY, RECORDED IN OFFICIAL RECORDS BOOK 3961, PAGE 4027, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, STATE OF FLORIDA, ORANGE COUNTY;

THENCE SOUTH 89°15'26" EAST A DISTANCE OF 30.01 FEET ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 23 TO THE EAST RIGHT OF WAY LINE OF WOODBURY ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 00°23'18" WEST A DISTANCE OF 80.01 FEET ALONG THE EAST RIGHT OF WAY LINE OF WOODBURY ROAD;

THENCE THE SOUTH 44°48'38" EAST A DISTANCE OF 28.56 FEET TO A LINE 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 23;

THENCE SOUTH 89°15'26" EAST A DISTANCE OF 284.20 FEET ALONG SAID LINE TO THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23;

THENCE SOUTH 00°22'00" EAST A DISTANCE OF 60.01 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23;

THENCE NORTH 89°15'26" WEST A DISTANCE OF 304.00 FEET TO A POINT OF BEGINNING.

TOGETHER WITH ANY AND ALL ABUTTER'S RIGHT INCLUDING ACCESS RIGHTS ACROSS THE FOLLOWING DESCRIBED LINE:

LIMITED ACCESS RIGHT OF WAY

FROM THE POINT OF BEGINNING WHICH IS THE INTERSECTION OF THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, STATE OF FLORIDA, ORANGE COUNTY, WITH THE SOUTHERLY RIGHT OF WAY LINE OF S.R. NO. 50;

THENCE 305.31 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF S.R. NO. 50 ALONG A CURVE CONCAVE NORTHERLY, HAVING A CENTRAL ANGLE OF 01°30'48", A RADIUS OF 11,559.16 FEET, A CHORD BEARING OF NORTH 85°59'29" WEST, AND A CHORD LENGTH OF 305.30 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WOODBURY ROAD AND THE POINT TERMINATION OF THIS DESCRIPTION.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND CONVEYED TO THE STATE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 8587, PAGE 3082, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

THAT PART OF:

THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, LESS ROAD RIGHT OF WAY

BEING THE LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4499, PAGE 2019, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE SOUTH 89°11'31" EAST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 A DISTANCE OF 668.04 FEET TO A POINT ON THE RIGHT OF WAY LINE OF THE ACCESS ROAD SHOWN ON ORLANDO-ORANGE COUNTY EXPRESSWAY RIGHT OF WAY MAP OF STATE ROAD 408 DATED 10/30/87; THENCE NORTH 00°17'50" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 104.02 FEET; THENCE NORTH 89°11'31" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 73.64 FEET; THENCE SOUTH 43°47'21"WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 60.14 FEET; THENCE NORTH 89°11'31" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 218.39 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF AFOREMENTIONED SECTION 23 AND THE POINT OF BEGINNING; THENCE NORTH 89°11'31" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 19.13 FEET; THENCE NORTH 00°19'45" WEST A DISTANCE OF 728.70 FEET TO A POINT ON THE SOUTH LINE OF THE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN DEED BOOK 977, PAGE 525 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE NORTH 89°56'08" EAST ALONG SAID SOUTH LINE A DISTANCE OF 19.23 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE SOUTH 00°19'16" EAST ALONG SAID EAST LINE A DISTANCE OF 728.99 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION FROM THE ABOVE DESCRIBED PARCEL OF LAND DESCRIBED AS PARCEL 1015 IN STIPULATED ORDER OF TAKING IN FAVOR OF ORANGE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 9903, PAGE 3365, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, FURTHER DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°19'45" EAST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 2639.49 FEET TO A POINT; THENCE SOUTH 89°11'31" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 50.02 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE A 60 FOOT WIDE ACCESS ROAD AS SHOWN ON THE RIGHT OF WAY MAPS FOR THE EASTERLY EXTENSION OF THE EAST-WEST EXPRESSWAY SECTION 75008-6430-304/305, AND THE POINT OF BEGINNING; THENCE NORTH 44°45'27" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 28.58 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF WOODBURY ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 1390, PAGE 89 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°19'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1146.69 FEET TO A POINT ON A NON-TANGENT CURVE, ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF STATE ROAD 50, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS FOR STATE ROAD 50 SECTION 75060; THENCE 25.10 FEET, ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A DELTA ANGLE OF 00°07'28", A RADIUS OF 11559.20, A CHORD BEARING OF SOUTH 85°14'12" EAST, AND A CHORD OF 25.10 FEET, TO A POINT; THENCE, DEPARTING SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, SOUTH 00°19'45" EAST, A DISTANCE OF 1164.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A 60 FOOT ACCESS ROAD AS SHOWN ON THE RIGHT OF WAY MAPS FOR THE EASTERLY EXTENSION OF THE EAST-WEST EXPRESSWAY SECTION 75008-3460-304/305; THENCE NORTH 89°11'31" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 4.99 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW 1/4 OF THE 1/4 OF SECTION 23-22-31 AS BEING N00°23'18"W PER ORANGE COUNTY EXPRESSWAY AUTHORITY MAPS SECTION 75008-6430-304/305.
2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12095C028F & 12095C029OF, ORANGE COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 25, 2009, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" AND DOES NOT LIES IN A FLOOD HAZARD AREA.
3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, NCS-866974-CHI2, DATED AUGUST 14, 2017.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. WETLAND AREAS SHOWN HEREON ARE BASED ON CONSERVATION AREA DETERMINATION LINE AS ESTABLISHED AND APPROVED BY ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION AND FLAGGED BY THOMSON ENVIRONMENTAL CONSULTING.
7. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET;
8. ELEVATIONS SHOWN HEREON ARE BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION DATUM, AS DERIVED FROM A BENCHMARK, DESCRIBED AS STANDARD FDOT BRASS DISK STAMPED "D5 PNC 750369", HAVING AN ELEVATION OF 71.74 (NAVD 88)
9. SUBJECT PARCEL CONTAINS: ±3.37 ACRES
   ZONING C-1
   PER ORANGE COUNTY PROPERTY APPRAISER

   SETBACKS:
   FRONT - 25 FEET
   REAR - 20 FEET
   SIDE - 15 FEET
   CORNER LOT STREET - SIDE SETBACK - 50 FEET
   MAXIMUM BUILDING HEIGHT - 50 FEET
   PER ORANGE COUNTY PLANNING AND ZONING QUICK REFERENCE GUIDE
   (SECTION 38-1501 - BASIC REQUIREMENT)

   SUBJECT PARCEL CONTAINS: ±6.71 ACRES
   ZONING R-3
   PER ORANGE COUNTY PROPERTY APPRAISER

   SETBACKS:
   FRONT - 20 FEET
   REAR - 20 FEET
   SIDE - 5 FEET
   CORNER LOT STREET - SIDE SETBACK - 50 FEET
   MAXIMUM BUILDING HEIGHT - 35 FEET
   PER ORANGE COUNTY PLANNING AND ZONING QUICK REFERENCE GUIDE
   (SECTION 38-1501 - BASIC REQUIREMENT)
10. SUBJECT PROPERTY ADDRESS: 12400 E COLONIAL DR, ORLANDO, FL 32826 AND 12464 E COLONIAL DR, ORLANDO, FL 32826.
11. THERE IS NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS IN SUBJECT PROPERTY.
12. THERE IS NO CHANGE ON STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
13. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL IN SUBJECT PROPERTY.

RECEIVED
FEB 14 2019
BY: EPD/EL

APPROVED BY THE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION
DATE: 2/15/19
INITIAL: EL

OCEPD CONSERVATION AREA DETERMINATION

APPLICATION NUMBER: C.A.D.-18-03-030

WETLAND IDENTIFICATION NUMBER	CLASS	REMARKS	TOTAL AREA (ACRES) WITHIN PROPERTY
1	III	N/A	±2.16
2	II	N/A	±5.23
UPLAND	N/A	N/A	±2.70

Approval of wetland line only.
A Conservation Area impact permit is needed prior to any wetland impacts.

SURVEYOR'S CERTIFICATE:

TO FIRST AMERICAN TITLE INSURANCE COMPANY; SAFSTOR ACQUISITION, LLC, A GEORGIA LIMITED LIABILITY COMPANY; CHUCK HOLLOW, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (1, 2, 3, 4, 5, 6(a), 6(b), 8, 11, 13, 14, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/02/18.

DATE OF PLAT OR MAP: 11/6/2018
I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

WILLIAM D. DONLEY
NO. 5381
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

William D. Donley — 02/14/2019

WILLIAM D. DONLEY
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
-	01/22/15	MRP	REVISED WETLAND AREAS TO REFLECT APPROVED CAD	WDD
-	09/08/15	MRP	VERIFIED BOUNDARY LINE DIMENSIONS	WDD
23-21-31 PG 2 12-13	10/2/17	WS	SET BOUNDARY CORNER AND IMPROVEMENTS	WDD
23-21-31 PG 2 14	12/21/18	MLR\MRP	REVISED WETLAND AREAS TO REFLECT APPROVED CAD	WDD

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

A PORTION OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 31 EAST

ORANGE COUNTY, FLORIDA

PLAT OF BOUNDARY -FOR- CHUCK HOLLOW, INC.

FB/PG	FIELD DATE	PROJECT NO.
23-22-31 / 4-14	09/25/2017	50070687 (WBBJ2)
DRAWING DATE	BY	APPROVED
10/02/2017	WS/MLR	WDD

SCALE 1" = N/A

1 OF 2

Drawing name: S:\WBBJ2_2018 Wetlands_Thomson Env\DWG - Civil 3D\WBBJ2 - Surface.dwg Sheet: 1 Feb 14, 2019 2:00pm by wsandalet

ALTA/NSPS LAND TITLE SURVEY

-FOR-

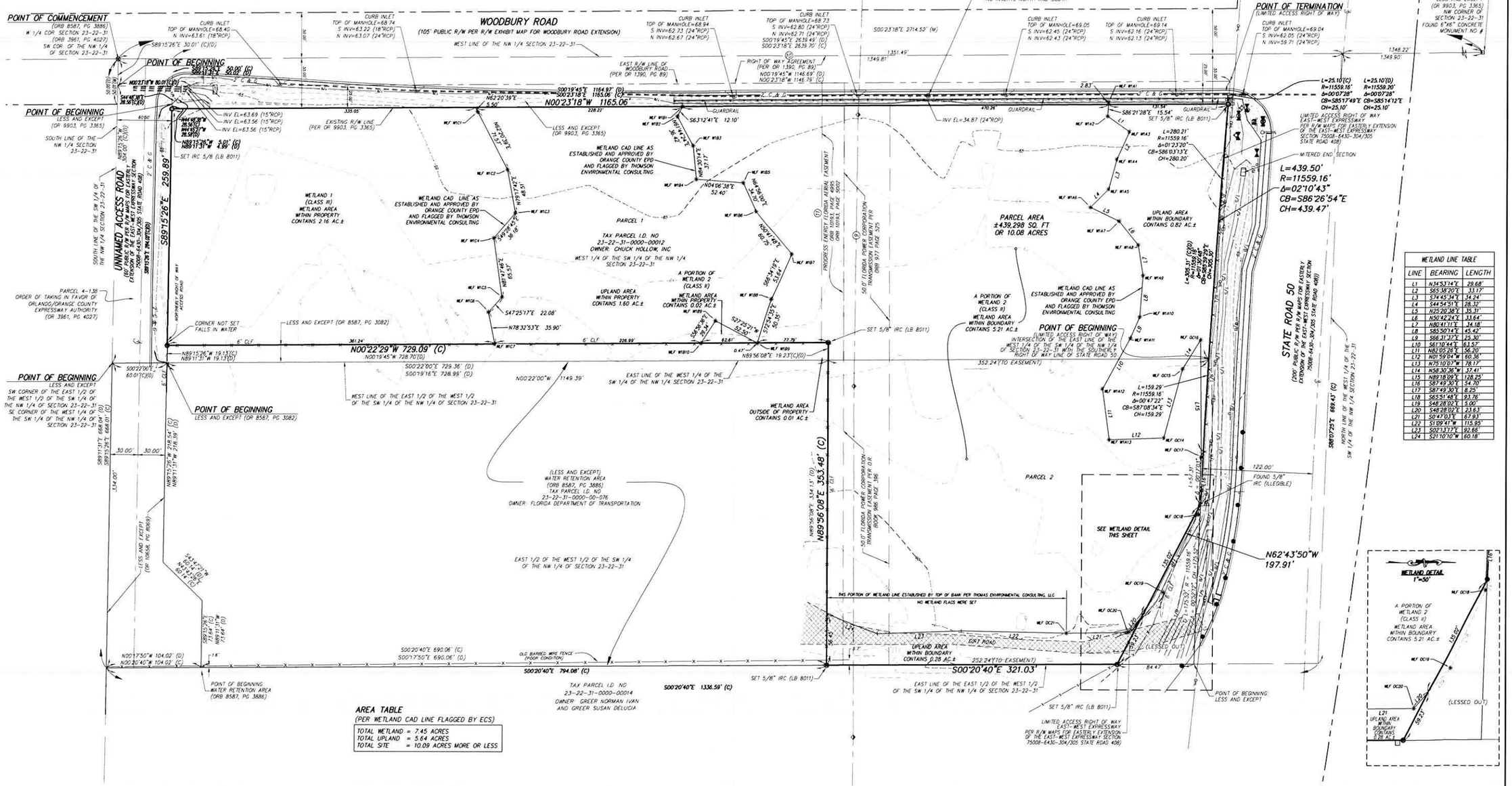
CHUCK HOLLOW, INC.

RECEIVED
FEB 14 2019
BY: EPD/EC

APPROVED BY THE
ORANGE COUNTY
ENVIRONMENTAL PROTECTION DIVISION
DATE: 2/15/19
INITIAL: EC

0 25 50 100
1 INCH = 50 FEET

Approval of wetland line only.
A Conservation Area Impact permit is needed prior to any wetland impacts.



WETLAND LINE TABLE		
LINE	BEARING	LENGTH
L1	N34°53'14"E	29.68'
L2	S65°38'20"E	33.17'
L3	S74°45'34"E	34.24'
L4	S44°54'51"E	28.35'
L5	N25°20'38"E	35.35'
L6	N50°42'24"E	33.64'
L7	N80°41'11"E	34.18'
L8	S85°50'14"E	45.40'
L9	S66°31'32"E	25.30'
L10	S61°10'44"E	61.57'
L11	N82°05'28"E	56.20'
L12	N01°59'04"W	60.36'
L13	N75°10'07"W	78.17'
L14	N58°30'36"W	37.41'
L15	N89°18'09"E	128.25'
L16	S87°49'30"E	54.70'
L17	S87°49'30"E	8.25'
L18	S65°51'48"E	93.76'
L19	S48°28'02"E	5.00'
L20	S04°47'03"E	67.93'
L21	S13°09'41"W	113.95'
L22	S02°13'17"E	92.66'
L23	S21°10'10"W	60.18'

AREA TABLE
(PER WETLAND CAD LINE FLAGGED BY ECS)

TOTAL WETLAND	= 7.45 ACRES
TOTAL UPLAND	= 5.64 ACRES
TOTAL SITE	= 10.09 ACRES MORE OR LESS

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
-	01/22/15	MRP	REVISED WETLAND AREAS TO REFLECT APPROVED CAD	WDD
-	09/08/15	MRP	VERIFIED BOUNDARY LINE DIMENSIONS	WDD
23-21-31 / 2 12-13	10/2/17	WS	SET BOUNDARY CORNER AND IMPROVEMENTS	WDD
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A PORTION OF
SECTION 23, TOWNSHIP 22
SOUTH, RANGE 31 EAST

ORANGE COUNTY, FLORIDA

PLAT OF BOUNDARY
-FOR-
CHUCK HOLLOW, INC.

FB/PG	FIELD DATE
23-22-31 / 4-13	09/25/2017

DRAWING DATE	BY	APPROVED
10/02/2017	WS	WDD

PROJECT NO.
50070687 (WBBJ2)

SCALE
1" = 50'

2 OF 2

ENVIRONMENTAL PROTECTION DIVISION
David D. Jones, P.E., CEP, Manager
3165 McCrory Place, Suite 200
Orlando, FL 32803
407-836-1400 ▪ Fax 407-836-1499
www.ocfl.net

September 6, 2019

Carol Kostulies
Chuck Hollow Inc.
c/o Daniel Gough
Bio-Tech Consulting, Inc.
Email: danny@btc-inc.com

Subject: **Request for Additional Information**
Conservation Area Impact Application
Subject Sites: 12400/12464 E. Colonial Dr., Woodbury and Colonial Site
Parcel ID Nos.: 23-22-31-0000-00-012, 23-22-31-0000-00-013
Application No.: CAI-19-08-045
Orange County Commission District: 4

Dear Mr. Gough:

The Orange County Environmental Protection Division (EPD) has received your application for the referenced project. The following technical information was not submitted, or was not submitted in its entirety, to sufficiently review the application. This information is being requested pursuant to the authority vested in Orange County under Chapter 15, Articles X and XI:

1. This project will require approval by the Board of County Commissioners. In accordance with the Local Ethics Code (Ordinance 2005-15) the Board of County Commissioners (BCC) has implemented a requirement that a Relationship Disclosure Form (RDF) for use with procurement or development related items be submitted for all development-related project applications. In addition, an Orange County Specific Project Expenditure Report (SPR) shall also be submitted for most projects that will be presented to the BCC. Please submit the original, notarized RDF and SPR forms to our office. Blank forms have been enclosed for your reference.

2. The property has multiple owners. Our office is in receipt of three applications for one of the owners, Chuck Hollow, Inc., but the signatories on all three applications (Carol Kostulie, Michelle J. Barrios and Rosemary Raganella) do not appear on the Department of State, Division of Corporations website (Sunbiz) as managing members or officers of the corporation. Provide an amended application with a signature from a person with the authority to sign on behalf of the corporation. Also, verify if the intent is to have the permit issued to only one of the property owners, and if not, provide completed applications for the other property owners.

3. Submit an original, completely executed Agent Authorization Form signed by a managing member or corporate officer of Chuck Hollow, Inc.

4. An applicant must provide reasonable assurance that a regulated activity will not cause adverse secondary impacts to the wetlands. No information was provided in your submittal on how secondary impacts were calculated and how the proposed mitigation plan will offset the proposed impacts. Provide a secondary impact assessment and sufficient mitigation to offset any secondary impacts to onsite or offsite wetlands.

5. Although mentioned in the cover letter, signed/sealed construction plans were not included in the application submittal. Provide signed/sealed construction plans from an engineer registered in the State of Florida with the following details:

    a. Details of the proposed development, with applicable cross-sections;
    b. The application number (CAI-19-08-045);
    c. The location of the minimum 25-foot, average 50-foot Econlockhatchee River Basin upland buffer, as required under Article XI. Clearly identify the minimum widths and a calculation of the average width of 50-feet. Identify all locations and acreages proposed for impact;
    d. The surveyed boundaries of all onsite wetlands, consistent with CAD-18-03-030, and the locations and acreages of impacts proposed to wetlands;
    e. A legend that matches the unique identifiers of each area;
    f. The location(s), details, cross-sections and/or profiles of the proposed stormwater management system;
    g. A detail and the locations proposed for sediment/erosion control measures to be installed during construction and until the area has been permanently stabilized;
    h. As applicable, undisturbed onsite and offsite conservation areas must be clearly marked prior to the start of land disturbing activities. Operators must install and maintain high visibility orange fence along conservation area boundaries throughout the course of land disturbing activities. Please add the location proposed for temporary orange construction fence;
    i. A detail and the locations proposed for measures that will be installed to minimize secondary impacts to any preserved onsite wetlands and the offsite wetland that may occur from the intended use of the system (e.g., fencing, signs, plantings of back slopes, etc.); and
    j. Cross-sections of impact areas and areas where the development will lie adjacent to undisturbed wetlands (including offsite wetlands), including the limits of construction (e.g., toe of fill slope, etc.), erosion control measures, orange construction fence, measures implemented to reduce secondary impacts and/or to protect preserved wetlands and the surveyed wetland boundary.

6. Provide assurance that the development will comply with the Econlockhatchee River Basin-wide Regulations as listed under Section 15-442 of the Orange County Code of Ordinances summarized below:

    a. Provide a survey of those species designated as endangered, threatened or species of special concern pursuance to 39-27.003, 39-27.004 and 39-27.005 F.A.C.;
    b. If endangered, threatened, or species of special concern are found on the project site, any proposed development within the habitat of the species shall protect the values of the habitat for that species. A management plan is required for the development for the protection of an endangered, threatened or species of special concern and shall become part of the conditions of approval for the project;
    c. Demonstrate that the design includes the use of native plant species where landscaping is required and that the removal of understory vegetation is minimized to the greatest extent practical;
    d. Demonstrate that there is sufficient separation between stormwater management structures and conservation areas to prevent adverse impacts (as defined in Section 15-364), or that the normal water elevation or outfall of the ponds will maintain wetland hydrology;
    e. Demonstrate that any surface waters will be managed to encourage native vegetation where the vegetation does not impede water flow in the County's primary drainage system;
    f. Demonstrate that the peak discharge rates for surface water management systems shall not exceed the predevelopment peak discharge rate for the mean annual storm (24-hour duration, 2.3-year return period, 4.4 inches of rainfall) and the 25-year storm (24-hour duration).

7. Demonstrate that the proposed impacts have been minimized to the greatest extent possible, and that you have researched cost effective design alternatives that could avoid impacts as per section 15-362(5) (i.e., the area contains the minimum parking necessary pursuant to Orange County Code, any new building/structure foot print has been minimized, the stormwater pond is the minimum size necessary, etc.). If the current site plan is the only practicable design, and you cannot further reduce or avoid impacts, then please provide

relevant data, including any economic studies, reports, zoning codes, traffic guidelines or other ordinances that show that the present design is the only practicable design for the site. Please note that a "practicable" design need not provide the highest economic value or other "best" use of the property, so long as the property can be used for a project that is not significantly different in type or function. Adverse impacts to wetlands can be offset by mitigation after the applicant has demonstrated compliance with this criterion.

8. The scoring of the onsite wetlands and Econlockhatchee River Basin uplands are not consistent with the correct application of UMAM, and the mitigation plan does not adequately offset the proposed impacts. Provide a mitigation plan that will appropriately offset the project impacts. Upon acceptance of the mitigation plan by EPD, and prior to permit issuance, the applicant will be required to provide a reservation letter from an appropriate mitigation bank for the required number of mitigation bank credits.

9. (Information Only) It is not clear if the all of the proposed impacts to wetlands and uplands have been accounted for, or minimized to the extent possible. Your answers to the questions listed above should provide staff with the information necessary to make a determination; however, additional information will be required if EPD staff determines that the adverse impacts may be further reduced or eliminated.

10. (Information Only) As a condition of the permit the applicant will be required to provide EPD with all applicable wildlife relocation/take permits prior to construction plan approval.

Please be advised that the above requested items must be submitted before any further processing of this permit application will take place. In accordance with House Bill 7103 (HB 7103) (which became effective on July 1, 2019) the applicant has 30 days from the date of this letter to provide a response to this RAI; however, HB 7103 includes an option for the applicant to provide a written request to EPD for an extension to time to respond and to waive the mandatory timeframes established by law. If we do not receive a response to this RAI within 30 days, or you do not request and receive approval to extend/waive the response times, then the application shall be closed. You will be required to reapply and pay a new application fee. No construction, dredging/excavating, clearing, filling, alterations or grading is allowed within or immediately adjacent to conservation area without first obtaining proper authorization from EPD.

If you should have any questions concerning this review, please contact me at 407-836-1448 or via email at Elois.Lindsey@ocfl.net.

Sincerely,

Elois Lindsey
Senior Environmental Specialist

Enclosures: Relationship Disclosure Form
Specific Project Expenditure Report

EL/NT/TM/ER/DJ/gfdjr:

c: Daniel Gough, Bio-Tech Consulting, Inc., danny@btc-inc.com
Marc von Canal, SJRWMD, mvoncana@sjrwmd.com
Carol Ann Kostulias, Chuck Hollow, Inc., Rosemary Raganella, Michelle Barrios, Barbara Cooke, Joseph Dibartolo, Danielle Siliato, Thomas Cooke, and Lisa Marie Raganella Gray; 9 Chuck Hollow Ct., Huntington, NY, 11743

OC CE FORM 2D
FOR DEVELOPMENT-RELATED ITEMS (November 5, 2010)
For use after March 1, 2011

For Staff Use Only:
Initially submitted on _____
Updated on _____
Project Name (as filed) _____
Case Number _____

RELATIONSHIP DISCLOSURE FORM
FOR USE WITH DEVELOPMENT RELATED ITEMS, EXCEPT THOSE WHERE THE COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

For staff use only

Part I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS:

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

_____

Business Phone ( )_____

Facsimile ( )_____

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE:

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

_____

Business Phone ( )_____

Facsimile ( )_____

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE:
(Agent Authorization Form also required to be attached)

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

_____

Business Phone ( )_____

Facsimile ( )_____

Part II

IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?

____ YES ____ NO

IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?

____ YES ____ NO

IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY MEMBER OF THE BCC? (When responding to this question please consider all consultants, attorneys, contractors/subcontractors and any other persons who may have been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with obtaining approval of this item.)

____ YES ____ NO

If you responded "YES" to any of the above questions, please state with whom and explain the relationship:

_____

_____

_____

_____

_____

_____

(Use additional sheets of paper if necessary)

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

_____ Date: _____
Signature of ⌂Owner, ⌂Contract Purchaser
or ⌂Authorized Agent

Print Name and Title of Person completing this form:
_____

STATE OF FLORIDA :
COUNTY OF_____ :

I certify that the foregoing instrument was acknowledged before me this _____ day of _____, 20___ by _____. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the _____ day of _____, in the year _____.

_____
Signature of Notary Public
(Notary Seal) Notary Public for the State of
Florida

My Commission Expires:
_____

ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form:_____
This is a Subsequent Form:_____

For staff use only

Part I
Please complete all of the following:

Name and Address of Principal (legal name of entity or owner per Orange County tax rolls): _____
_____

Name and Address of Principal's Authorized Agent, if applicable: _____

_____

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary.)

1. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes __ or No___
2. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes __ or No___
3. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes __ or No___
4. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes __ or No___
5. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes __ or No___
6. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes __ or No___
7. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes __ or No___
8. Name and address of individual or business entity:_____
   Are they registered Lobbyist? Yes __ or No___

Part II
Expenditures:

For this report, an "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- Any other contribution or expenditure made by or to a political party;
- Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- Professional fees paid to registered lobbyists associated with the project or item.

The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above-referenced project or issue. **You need not include de minimus costs (under $50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditure	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
		TOTAL EXPENDED THIS REPORT	$

Part III
ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I acknowledge and agree to comply with the requirement of section 2-354, of the Orange County code, to amend this specific project expenditure report for any additional expenditure(s) incurred relating to this project prior to the scheduled Board of County Commissioner meeting. I further acknowledge and agree that failure to comply with these requirements to file the specific expenditure report and all associated amendments may result in the delay of approval by the Board of County Commissioners for my project or item, any associated costs for which I shall be held responsible. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.

Date:_____ _____

Signature of ⌂ Principal or ⌂ Principal's Authorized Agent

(check appropriate box)

PRINT NAME AND TITLE: _____

STATE OF FLORIDA :
COUNTY OF_____ :

I certify that the foregoing instrument was acknowledged before me this _____ day of _____, 20___ by _____. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the _____ day of _____, in the year _____.

_____

Signature of Notary Public

(Notary Seal)

Notary Public for the State of Florida

My Commission Expires: _____