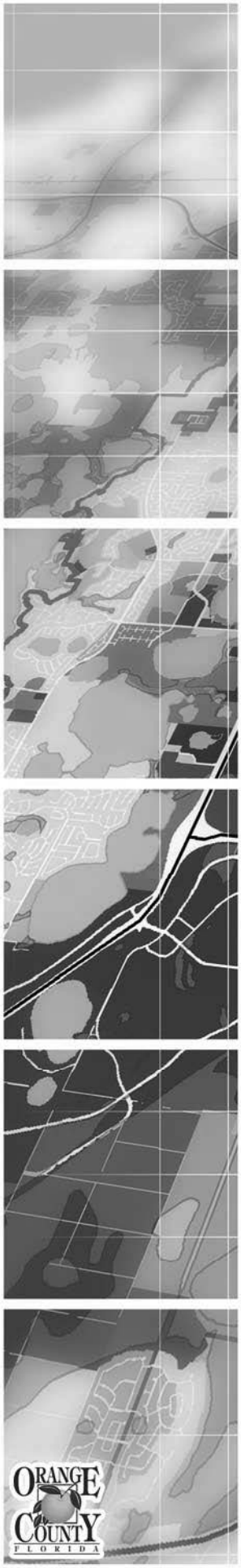


ORANGE COUNTY

PLANNING DIVISION

2018-2-ADOPTION AMENDMENT BB GROVES

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY COMMISSIONERS

July 7, 2020
ADOPTION PUBLIC HEARING

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION

Interoffice Memorandum

July 7, 2020

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 – 2018-2 Regular Cycle Comprehensive Plan Amendment Requests– Continued Session IV

The 2018-2 Continued Session IV Regular Cycle Comprehensive Plan Amendments are scheduled for a BCC adoption public hearing on July 7, 2020. These amendments were continued by the BCC at the November 12, 2019 public hearing. Fourteen amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at an adoption hearing on October 18, 2018. 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 two Continued 2018-2 Session IV ***Regular Cycle – State-Expedited*** Review amendments scheduled for consideration on July 7 include one privately-initiated Future Land Use Map Amendment located in District 1 request and one staff-initiated text amendment. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for a property greater than ten acres in size. The text amendment may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

The 2018-2 Continued Session IV ***Regular Cycle-State-Expedited*** Review Amendments were heard by the PZC/LPA at a transmittal public hearing on June 21, 2018, and by the BCC at a transmittal public hearing on July 10, 2018. The amendments have been reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On August 28, 2018, 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 August 2020, 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: 2018-2 Regular Cycle Amendments – BCC Adoption Binder – Continued Session IV

c: Christopher R. Testerman, AICP, Assistant County Administrator
Joel Prinsell, Deputy County Attorney
Erin Hartigan, Assistant County Attorney
Whitney Evers, Assistant County Attorney
Roberta Alfonso, 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

TABLE OF CONTENTS

2018-2 Session IV Continued Regular Cycle State Expedited Review Comprehensive Plan Amendments

Privately Initiated Future Land Use Map and Text Amendments

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2018-2-A-1-2 (BB Groves)	LUP-18-08-255	BB Groves, LLC	Kathy Hattaway, Poulos & Bennett, LLC	30-24-27-0000-00-003 (portion of) and 31-24-27-0000-00-036	Generally located west of Avalon Rd., and north and south of Grove Blossom Wy.	Growth Center/ Resort/Planned Development (GC/R/PD)	Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR)	PD (Planned Development District)(Lake Austin PD) and A-2 (Farmland Rural District)	PD (Planned Development District)(BB Groves South PD)	108.03 gross ac./96.29 developable ac.	Sue Watson	Adopt	Adopt (8-1)

2018-2 Regular Cycle Comprehensive Plan Amendments

Staff Initiated Comprehensive Plan Map and Text Amendments

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Staff Rec	LPA Rec
2018-2-B-FLUE-3	Planning Division	Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	Misty Mills	Adopt	Adopt (8-1)

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; V-Village; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; GB-Greenbelt; SPA-Special Planning Area; R-Rural/Agricultural; TS-Timeshare; RS-Rural Settlement; ACMU-Activity Center Mixed Use; ACR-Activity Center Residential; GC-Growth Center; R-Resort; 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; LUP-Land Use Plan; LUPA-Land Use Plan Amendment; CDR- Change Determination Request; PD-Planned Development District; A-2- Farmland Rural District; A-1-Citrus Rural District; SR-State Road; AC-Acres

2018 SECOND REGULAR CYCLE

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

INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing book for the continued fourth session of the proposed Second Regular Cycle Amendments (2018-2) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP) continued by the BCC from November 12, 2019 to July 7, 2020. The Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) adoption public hearings were held on October 18, 2018.

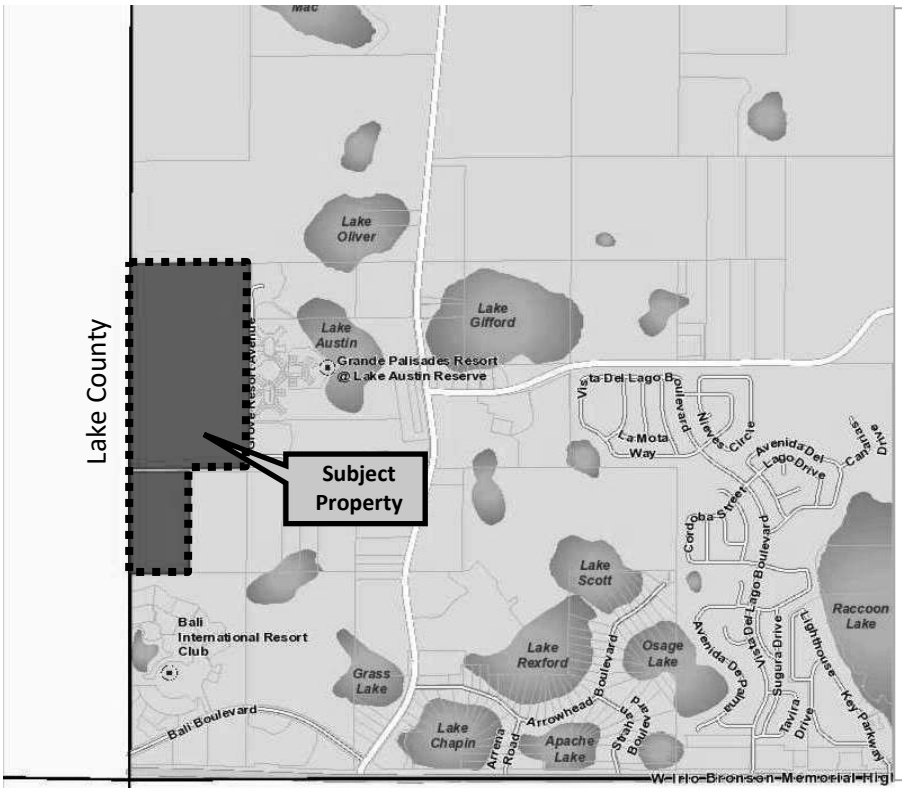
Please note the following modifications to this report:

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

The Continued 2018-2 Session IV Regular Cycle – State-Expedited Review amendments scheduled for consideration on July 7 include one privately-initiated Future Land Use Map Amendment located in District 1 and one staff-initiated text amendment. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for a property greater than ten acres in size. The text amendment includes 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 August 28, 2018, 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 adopted plan amendment package is complete. If adopted, these amendments are expected to become effective in August 2020, 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.



Applicant/Owner:
Kathryn Hattaway, Poulos & Bennett

Location:
Generally located west of Avalon Road, and north and south of Grove Blossom Way

Existing Use:
Undeveloped land

Parcel ID Number(s):
30-24-27-0000-00-003 (portion of) & 31-24-27-0000-00-036

Tract Size:
108.03 gross acres/96.29 developable acres

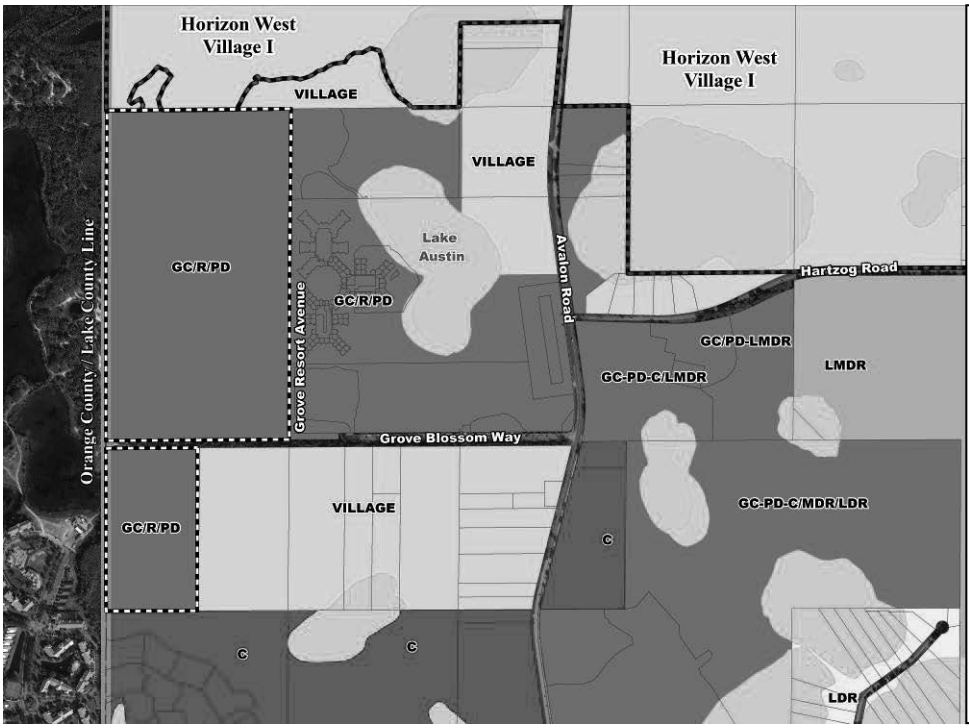
The following meetings/hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Community Meeting held May 24, 2018, with 3 members of the public in attendance.	Positive
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal June 21, 2018	Recommend Transmittal (8-0)
✓	BCC Transmittal July 10, 2018	Transmit (7-0)
✓	State Agency Comments August 28, 2018	FFWCC: Potential for Florida black bears to occur in the project area
✓	LPA Adoption October 18, 2018	Recommend Adoption (8-1)
✓	BCC Adoption June 4, 2019	Continued to July 2, 2019 (4-0)
✓	BCC Adoption July 2, 2019	Continued to August 6, 2019 (6-0)
✓	BCC Adoption August 6, 2019	Continued to November 12, 2019 (6-0)
✓	BCC Adoption November 12, 2019	Continued to July 7, 2020 (7-0)
	BCC Adoption	July 7, 2020

Project Information
Future Land Use Map Amendment Request: Growth Center/Resort/Planned Development (GC/R/PD) to Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR)
Proposed Development Program: 500 single-family residential dwelling units (The units may be any combination of age-restricted, short-term rental, or market rate housing.)
Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility. **Environmental:** CAD 18-02-021 was completed May 3, 2019. **Transportation:** The proposed use will generate 475 pm peak hour trips resulting in a net decrease of 958 pm peak hour trips over current approvals. **Schools:** Capacity Enhancement Agreement (CEA) #OC-18-051 was approved by Orange County School Board February 26, 2019.

SITE AERIAL


Orange County / Lake County Line
Grove Resort Avenue
Grove Blossom Way
Avalon Road

FUTURE LAND USE - CURRENT



Current Future Land Use Designation:
Growth Center/Resort/ Planned Development (GC/R/PD)
Special Area Information:
Growth Center: U.S. 192 Growth Center

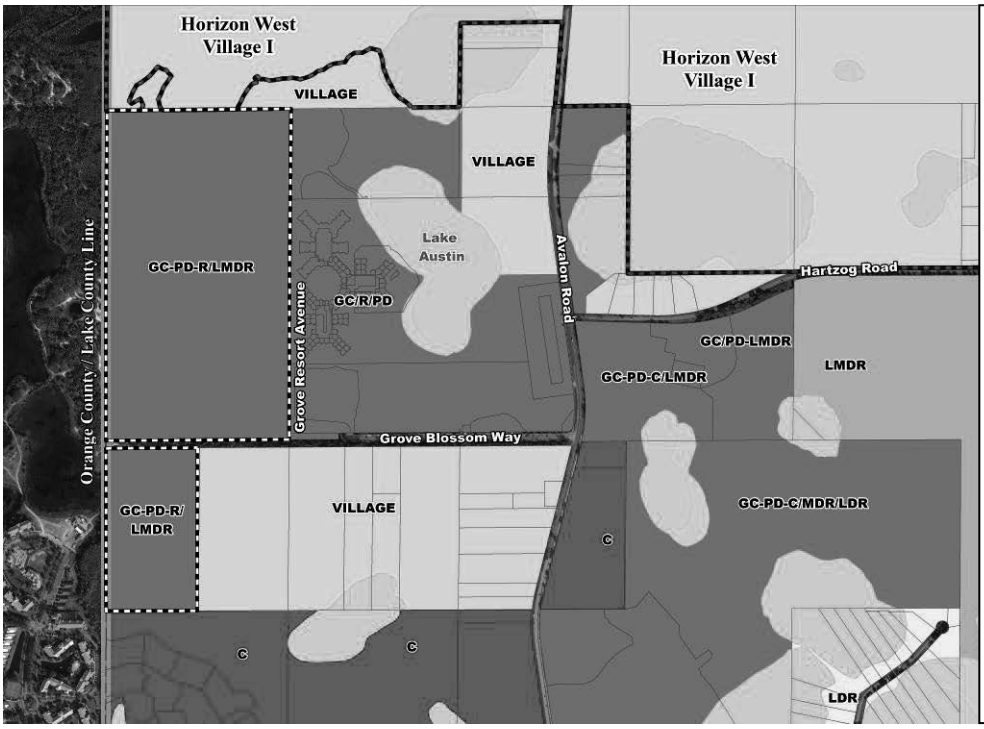
JPA: N/A

Rural Settlement: N/A

Overlay District: N/A

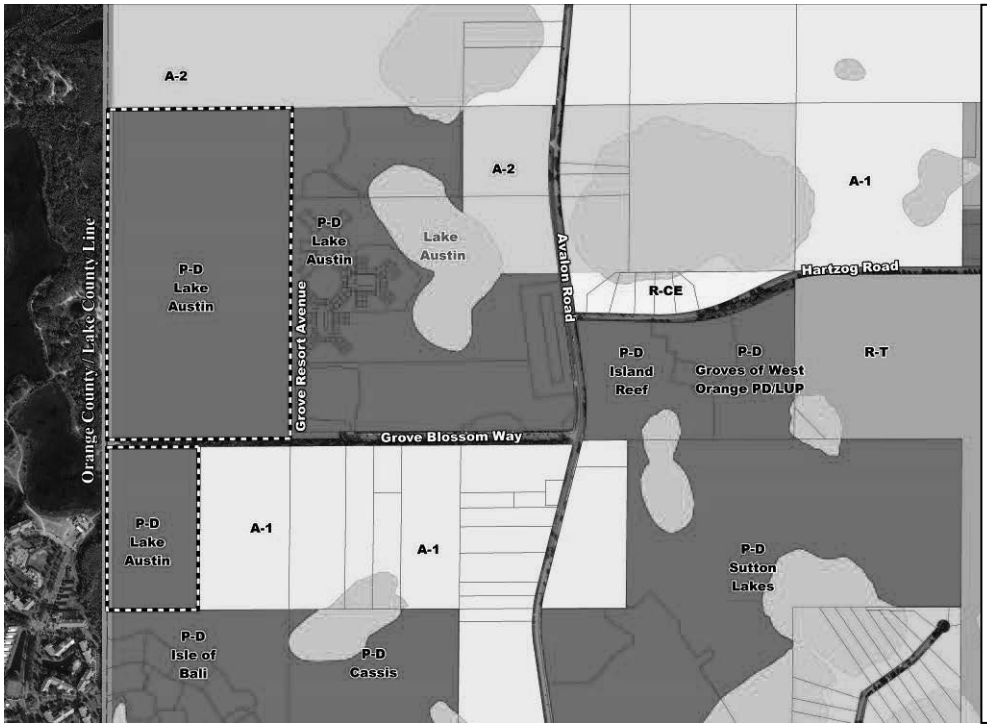
Airport Noise Zone: N/A

FUTURE LAND USE - AS PROPOSED



Proposed Future Land Use Designation:
Growth Center-Planned Development-Resort/ Low-Medium Density Residential (GC-PD-R/LMDR)

ZONING - CURRENT



Current Zoning District:

PD (Planned Development District) and A-2 (Farmland Rural District)

Existing Uses

North: Undeveloped

South: Isle of Bali Condominiums/ Timeshares

East:
The Grove Resort & Spa - Hotel extended stay, undeveloped

West: Woodland, Lake County

Staff Recommendations

Make a finding of **consistency** with the Comprehensive Plan (see Housing Element Goal H1, Housing Element Objective H1.1, Future Land Use Element Objective FLU8.2, and Policies FLU1.1.1, FLU1.1.2.A, FLU1.1.4.F, FLU7.4.4, FLU8.1.4, FLU8.2.1, and FLU8.2.2), determine that the amendment is in compliance, and **ADOPT** Amendment 2018-2-A-1-2, Growth Center/Resort/Planned Development (GC/R/PD) to Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR).

Analysis

1. Background Development Program

The applicant has requested to change the Future Land Use Map (FLUM) designation of the 108.03-acre site from Growth Center/Resort/Planned Development (GC/R/PD) to Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR). The applicant's original FLUM Amendment application entailed two requests that involved the South Parcel (GC/R/PD to GC-PD-R/LMDR) and the North Parcel. The North Parcel's FLUM Amendment request was to change the FLUM designation of the 9.83-acre parcels from Village (V) to Horizon West, Village I Special Planning Area (SPA) Greenbelt (GB). The North Parcels would not have an associated development program; they would be used for open space and stormwater for the South Parcels. Orange County Planning Division's Senior Staff determined that the North Parcels' FLUM Amendment request was not necessary. Senior Staff determined that the North Parcels could be aggregated into the existing Lake Austin Planned Development (PD) through a Land Use Plan Amendment (LUPA). The subject parcels would be rezoned from A-2 (Farmland Rural District) to PD (Planned Development District) and would be designated as open space/stormwater.

The subject parcels are part of the 210.98-acre Lake Austin PD which was originally approved on April 17, 2001, by the Board of County Commissioners (BCC). On July 12, 2016, the BCC approved a substantial change (CDR-16-01-027) to the Lake Austin PD to revise the use description from "Timeshare" to "Short Term Rental" and increase those entitlements from 4,159 units to 4,831 units (consistent with the previously approved DRI/DO); modify project phasing dates and amount of development per phase; revise traffic generation calculations; expand list of approved recreational facilities; identify previously dedicated road right-of-way; add two (2) parcel identification numbers not previously identified; modify and renumber existing notes on the plan; add Notes 11-22, some of which transfer DRI/DO environmental and transportation conditions; and add a Master Sign Plan (MSP) with three (3) related waivers from Orange County Code, that primarily relate to signage. Concurrent with the PD substantial change, the BCC rescinded the Grand Palisades Resort DRI/DO.

The subject parcels are identified as Phase Three on the currently-approved Lake Austin PD. Presently, Phase Three is approved for 3,332 short-term rental units, 10,000 square feet of commercial uses, and 20,000 square feet of administration uses. The applicant is now proposing a development program of 500 single-family residential dwelling units. (The units may be any combination of age-restricted, short-term rental, or market rate housing.)

The undeveloped subject property consists of two parcels located west of Avalon Road, north and south of Grove Blossom Way, immediately west of the Grand Palisades Resort, now known as The Grove Resort & Spa, and east of the Lake County Boundary. The subject site is located in an area where nearby properties in the U.S. 192 Growth Center have recently obtained approved FLUM Amendments:

- On June 28, 2016, the BCC approved FLUMA 2016-1-A-1-8 to change the FLUM designation of the 23.94-acre site located across the street at the corner of Avalon Road and Hartzog Road, east of the subject site, from Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR). The proposed development program consists of up to 220 single-family dwelling units (attached and detached) and 20,000 square feet of retail commercial uses. The site is also known as the Island Reef PD.
- On December 16, 2014, the BCC approved FLUMA 2014-2-A-1-2 (fka 2013-2-A-1-4) to change the FLUM designation of the 139.88-acre property located across the street on Avalon Road, east of the subject property, from Growth Center-Commercial (GC-C) and Growth Center-Low Density Residential (GC-LDR) to Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR). The proposed development program consists of 700 single-family residential units (attached and detached) and 20,000 square feet of retail uses and is also known as the Sutton Lakes PD.
- On November 19, 2013, the BCC approved FLUMA 2013-2-A-1-3 to change the FLUM designation from Growth Center-Commercial (GC-C) to Growth Center-Planned Development-Low-Medium Density Residential (GC-PD-LMDR) for a 13.88-acre parcel also located across the street on Hartzog Road, east of the subject site. The development program is for up to 139 single-family dwelling units. The site is also known as the Groves of West Orange PD which the BCC approved the rezoning (LUP-14-01-009) on October 20, 2015, for a development program consisting of 108 single-family detached and attached (townhome) residential dwelling units.

If the currently proposed amendment is adopted by the BCC, a LUPA will be required to aggregate the North Parcels into the aproved Lake Austin PD Land Use Plan and to allow for the single-family residential dwelling units. Instead of submitting a LUPA, the applicant has submitted a rezoning application to create a new PD, Case LUP-18-08-255, BB Groves South Planned Development/Land Use Plan (PD/LUP). The request is to add 109.06 acres from the Lake Austin PD (CDR-18-08-254) and to rezone 9.83 acres (North Parcels) from A-2 (Farmland Rural District) to PD (Planned Development District). At the time of this writing, the application is proceeding through the Development Review Committee review process.

A community meeting was held for this proposed amendment on May 24, 2018, with three (3) residents in attendance. The applicant, Ms. Kathy Hattaway, gave an overview of the proposed amendment request and stated the proposed development program would consist of 500 single-family dwelling units. Ms. Hattaway stated that the units may be any combination of age-restricted, short-term rentals, or market rate housing. She stated she was asking for the LMDR FLUM designation which allows for a maximum ten (10) dwelling units per acre, but she is limiting the development to about five (5) dwelling units per acre. One resident asked if the proposed project warrants signalization at Avalon Road and Grove Blossom Way. Orange County Engineer, Ms. Diana Almodovar, stated that a traffic study, paid for by the property owner, would need to be done by the Orange County Traffic Engineering Division, but as it stands today, the proposed development does not warrant signalization. Another resident asked why change from short-term rentals and the existing uses. Ms. Hattaway stated that the new property owner has a different business model. Ms. Hattaway informed the residents in attendance that she could not tell them the specific number of unit types (age-restricted, short-term rental, and market rate housing) at this time but they will be determined when the Lake Austin PD Land Use Plan Amendment package is submitted, if the BCC recommends to transmit the proposed amendment. The residents in attendance responded positively to the request.

2. Future Land Use Map Amendment Analysis

Consistency

The requested FLUM amendment appears to be consistent with the applicable Goals, Objectives, and Policies of the Comprehensive Plan. The subject property lies within the U.S. 192 Growth Center. Future Land Use Element **Policy FLU1.1.4F** 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 is located within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, there is a 24-inch potable water main, a 15-inch gravity sewer main, and a 12-inch reclaimed water main located in Grove Blossom Way right-of-way to service the subject property. According to OCU, there is sufficient plant capacity to serve the proposed amendment and capacity will be reserved upon payment of capital charges in accordance with County resolutions and ordinances.

In accordance with **Policy 1.1.2.A**, the applicant has specified the maximum desired development program for the project, proposing 500 single-family residential dwelling units (The units may be any combination of age-restricted, short-term rental, or market rate housing.) under the Low-Medium Density Residential (LMDR) FLUM designation, which allows for residential development at a maximum density of ten (10) dwelling units per acre. **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.

The subject property is located in an area characterized by a variety of housing types—including residential/agricultural home sites, conventional single-family subdivision development (Hartzog Subdivision), and a manufactured home development (the 925-unit Vista Del Lago Manufactured Home Park). The applicant's intent to develop 500 single-family residential dwelling units, with a mix of age-restricted, short-term rental, and market rate housing, 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. **Policy FLU8.2.2** states that continuous stretches of similar housing types and density of units shall be avoided. The proposed amendment 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**. Staff notes that if this requested amendment is adopted, the development standards will be determined during the LUPA process.

Future Land Use Element **Policy FLU8.1.4** lists the development program 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 staff-initiated text amendment (Amendment 2018-2-B-FLUE-3). The maximum development program for Amendment 2018-2-A-1-2, if adopted, would be as follows: 500 single-family dwelling units (may be any combination of age-restricted, short-term rental, or market rate housing.)

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
2018-2-A-1-2	Growth Center-Planned Development-Resort/Low-Medium Density Residential GC-PD-R/LMDR	500 single-family dwelling units (may be any combination of age-restricted, short-term rental, or market rate housing)	2019-

Compatibility

The proposed FLUM amendment appears to be **compatible** with the existing development and development trend of the surrounding area. 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. As stated above, the subject property is located in an area characterized by residential development and undeveloped land (much of which is due to the decreased demand for previously-approved commercial resort development on those properties). It is staff's belief that the proposed project is compatible with the existing mix of residential/agricultural home sites, conventional single-family subdivision development, and manufactured home uses within the U.S. 192 Growth Center.

Division Comments: Environmental, Public Facilities and Services

Environmental Protection Division

Orange County Conservation Area Determination CAD 07-119 delineated the wetlands and surface waters on the subject parcels but this determination expired in 2013. A new CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD) prior to submittal of a subdivision, development plan, or permit application, in accordance with Orange County Code Chapter 15, Article X, Wetland Conservation Areas. Staff notes that CAD-18-02-021 was completed May 3, 2019, with an expiration date of May 3, 2024.

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 if 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 EPD. Please reference Comprehensive Plan Policy FLU1.1.2 C.

The applicant is responsible for addressing any adverse impacts, including secondary impacts, to surface waters or wetlands that may occur as a result of development of the site. Protective measures include but are not limited to: 25-foot minimum undisturbed upland buffer along the wetland boundary, signage, and pollution abatement swales upland of the buffer if adjacent to surface waters and if drainage is not diverted to treatment.

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). The ecological assessment dated February 14, 2018 submitted with this request reported the presence of listed species on site, including numerous gopher tortoise burrows and sand skink habitat, among others.

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

Transportation Planning Division

The applicant is requesting to change a total of 117.86 acres, divided into the South and North Parcels as follows: South Parcel from Growth Center/Resort/Planned Development (GC/R/PD) to Growth Center/Resort/Low-Medium Density Residential/Planned Development (GC/R/LMDR/PD) and North Parcel from Village (V) to Horizon West, Village I Special Planning Area (SPA)-Greenbelt (GB) and approval to develop 500 single family dwelling units.

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 1,433 pm peak hour trips.
- The proposed use will generate 475 pm peak hour trips resulting in a net decrease of 958 pm peak hour trips.
- The subject property is located adjacent to Avalon Road, a two-lane collector. This facility currently has two (2) deficient roadway segments from US 192 to Hartzog Road and from Hartzog Road to Seidel Road within the project impact area.
- The traffic study did not include Hartzog Road segment from Avalon Road to Western Way, which falls within the project's one-mile impact area. A revision was requested to include an analysis of this segment to be included. Nonetheless, this segment is currently operating within its adopted capacity and will not be impacted by the proposed FLUM change.
- Based on the concurrency management system database dated 05-01-2018, the following two (2) roadway segments are operating below the adopted level of service standard within the project area:
    - Avalon Road, from US 192 to Hartzog Road
    - Avalon Road, from Hartzog Road to Seidel Road

  This information is dated and subject to change
- Analysis of the short-term (interim year) 2023 and long-term (horizon year) 2030 conditions indicates that these deficiencies will continue with or without the proposed amendment.

Amending the FLUM for this property will decrease the number of trips generated by this development.

- 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 that there are no revisions to the proposed development beyond the analyzed 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.

Utilities

The subject property is located within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, there is a 24-inch potable water main, a 15-inch gravity sewer main, and a 12-inch reclaimed water main located in Grove Blossom Way right-of-way.

OCPS

On February 26, 2019, the School Board approved the Capacity Enhancement Agreement (CEA) associated with this requested amendment, #OC-18-051.

3. 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 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 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.

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.

Site Visit Photos

Subject Site –Undeveloped

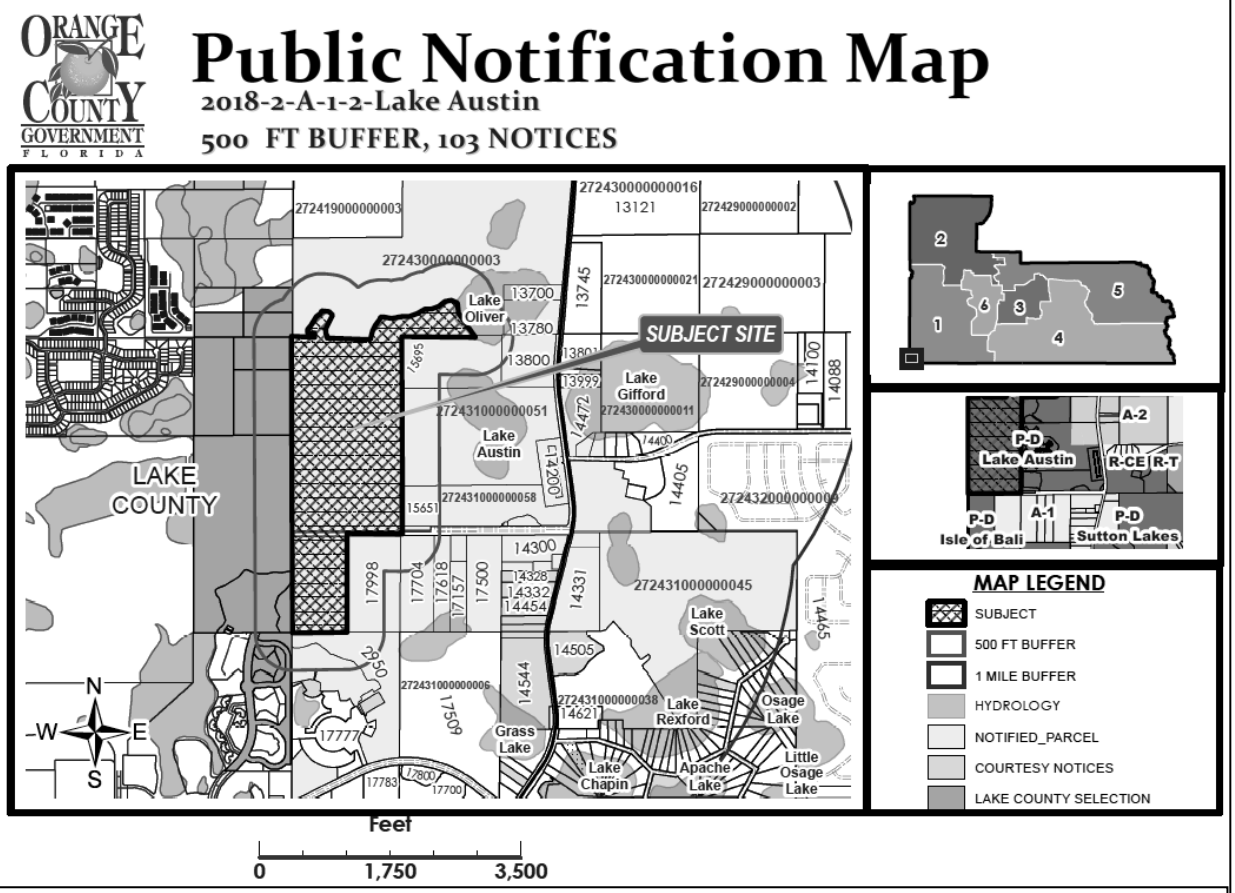
North – Undeveloped

South – Timeshare Resort

West – Lake County

East – Timeshare Resort

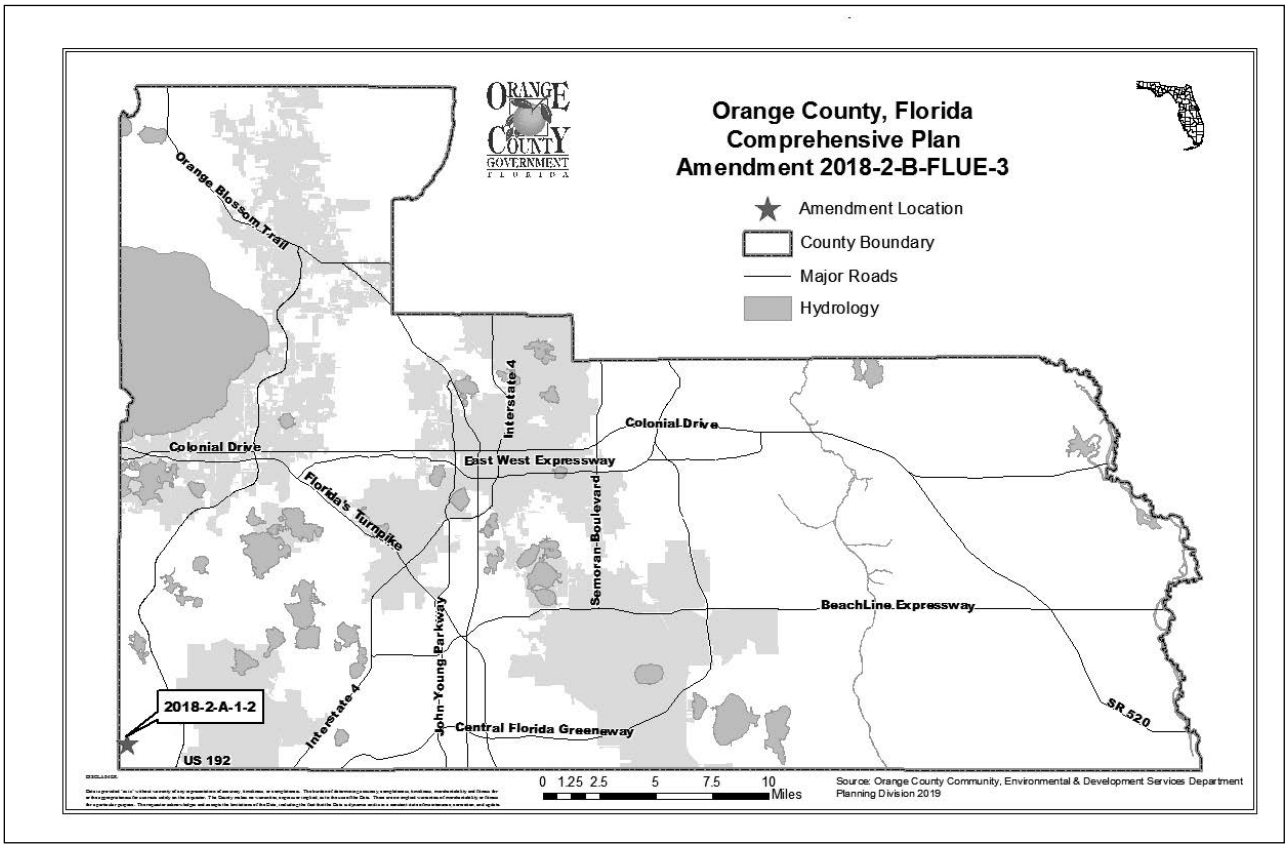
PUBLIC NOTIFICATION MAP



Notification Area

500 feet plus neighborhood and homeowners' associations within a one-mile mile radius of the subject site

103 notices sent



The following meetings and hearings have been held for this proposal:		
Report/Public Hearing		**Outcome**
✓	Staff Report	Recommend Transmittal
✓	LPA Transmittal June 21, 2018	Recommend Transmittal (8-0)
✓	BCC Transmittal July 10, 2018	Transmit (6-0)
✓	State Agency Comments August 28, 2018.	No comments or concerns were identified
✓	LPA Adoption October 18, 2018	Recommend Adoption (8-1)
	BCC Adoption	July 7, 2020

Project/Legal Notice Information
Title: Amendment 2018-2-B-FLUE-3
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 recommend **ADOPTION** of Amendment 2018-2-B-FLUE-3 to include the development programs for Amendment 2018-2-A-1-2 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.

Staff is recommending the Board make a finding of consistency with the Comprehensive Plan and approve Amendment 2018-2-A-1-2; therefore, the development programs for these amendments would be added to Policy FLU8.1.4. For specific references of consistency with the Comprehensive Plan, please refer to the staff report for each 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**
2018-2-A-1-2 BB Groves	Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR)	500 single-family dwelling units (may be any combination of age-restricted, short-term rental, or market rate housing)	2020-

***

Community Meeting Memorandum

DATE: May 25, 2018

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

FROM: Sue Watson, Planner

SUBJECT: Amendment 2018-1-A-1-2 (Lake Austin) Community Meeting Synopsis

C: Project File

Location of Project: Generally described as located west of Avalon Road, and north and south of Grove Blossom Way

Meeting Date and Location: Thursday, May 24, 2018 at 6:00 PM at Independence Elementary School, 6255 New Independence Parkway, 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, and Alyssa Henriquez Planning Division Diana Almodovar, County Engineer, Public Works Department
Applicant	Kathy Hattaway, Poulos & Bennett
Residents	103 notices sent; 3 residents in attendance

Overview of Project: The applicant, Kathy Hattaway, is requesting to change the Future Land Use Map (FLUM) designation of the 108.03-acre subject property from Growth Center/Resort/Planned Development (GC/R/PD) to Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR). The applicant proposes a development program of up to 500 single-family residential dwelling units. (The units may be any combination of age-restricted, short-term rental, or market rate housing.) The property lies within the existing Lake Austin Planned Development with approval for 3,332 short-tem rental units, 10,000 square feet of commercial uses, and 20,000 square feet of adminstration uses.

Meeting Summary: Planner Sue Watson opened the meeting at 6:14 PM and introduced District 1 Commissioner Betsy VanderLey, who provided the ground rules for the format of the community meeting. Ms. Watson then introduced District 1 Commissioner Aide, Diana Dethlefs, District 1 PZC/LPA Commissioner Jimmy Dunn, Jennifer DuBois and Alyssa Henriquez of the Orange County Planning Division, Diana Almodovar, County

Engineer, Orange Public Works Department, and the applicant, Ms. Kathy Hattaway. Ms. Watson informed the residents in attendance that the original request involved two requests - South Parcel: Growth Center/Resort/Planned Development (GC/R/PD) to Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR) and North Parcel: Village (V) to Horizon West, Village I Special Planning Area (SPA) Greenbelt (GB), but the Orange County Planning Division's Senior Staff determined that the North Parcel Future Land Use Map Amendment request was not necessary. The applicant will just have to rezone the north parcels from A-2 (Farmland Rural District) to P-D (Planned Development District) and bring them into the existing Lake Austin Planned Development through a Land Use Plan Amendment. Ms. Watson stated that the applicant, Ms. Hattaway, agreed with Orange County Planning Division's Senior Staff decision. 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/Resort/Planned Development (GC/R/PD) to Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR). 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, Kathy Hattaway.

Ms. Hattaway provided an overview of the proposal. She stated the Future Land Use Map Amendment request is to be able to construct a maximum of 500 single-family dwelling units. The units would consist of a combination of age-restricted, short-term rentals, and market rate housing. Ms. Hattaway stated that the proposed owner-occupied homes would comply with the Horizon West Architectural Design Standards. She stated access to the proposed units would be provided through Grove Blossom Way and through an internal road that will be provided to the north through Horizon West Village I because the same property owner owns both properties. Ms. Hattaway stated that a Capacity Enhancement Agreement (CEA) is required from the Orange County School Board for the owner-occupied homes. Ms. Hattaway also stated that a Conservation Area Determination (CAD) was previously done for the property but it has expired a new one has been submitted to the Orange County Environmental Protection Division. Ms. Hattaway informed the residents in attendance that she could not tell them the specific number of unit types at this time but they will be determined when the PD package is submitted after the BCC transmittal public hearing. She also informed the residents that the North Parcels that were part of the original request would be used for stormwater ponds. Ms. Hattaway asked if there were any questions.

Questions and Comments from area residents:

Question: Why change from short-term rentals and the existing uses?

Answer: Ms. Hattaway stated the new property owner has a different business model.

Question: County Engineer, Ms. Diana Almodovar, asked what is happening in Lake County, west of the subject property.

Answer: Ms. Hattaway stated that a Planned Development, Summer Bay P.U.D, and agricultural uses are located to the west of the subject property.

Comment: Ms. Almodovar stated that County will have to request right-of-way dedication for Grove Blossom Way.

Question: Mr. David Hume, Grove Resort representative asked if the proposed project warrants signalization at Avalon Road and Grove Blossom Way.

Question: Ms. Almodovar stated a traffic study paid for by the property owner would need to be done by the Orange County Traffic Engineering Division, but as it stands today, the proposed development does not warrant signalization.

Question: Mr. Hume stated that previously the Grove Resort showed an east-west internal street connection to the proposed property and he wanted to know if the internal road would still be built.

Answer: Ms. Hattaway stated the property owner does not have any need for the connection.

Comment: Ms. Hattaway stated that the proposed neighborhoods within the PD would have to be separated from each other–short-term rentals and market rate homes. The uses could not be mixed with each other.

Comment: Ms. Hattaway stated she was asking for Low-Medium Density Residential (LMDR) to limit the request to about five (5) units per acre and that they did not want to build at the maximum of ten (10) units per acre.

Question: What is age-restricted and what is short-term rentals?

Answer: Ms. Hattaway informed the resident that age-restricted is 55+ and short-term rentals can be rented for less than 180 days.

Comment: Commissioner VanderLey stated that the County is watching the City of Orlando's Airbnb Ordinance. The County wants to see how it is working before they draft their own.

The meeting concluded at approximately 6:44 PM.

DRAFT
06-25-20

ORDINANCE NO. 2020-_____

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "2010-2030 COMPREHENSIVE PLAN," AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2018 CALENDAR YEAR (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 June 21, 2018, 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 July 10, 2018, the Orange County Board of County Commissioners ("Board") held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

e. On August 28, 2018, the Florida Department of Economic Opportunity ("DEO") issued a letter to the County relating to the DEO's review of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

f. On October 18, 2018, the LPA held a public hearing at which it reviewed and made recommendations regarding the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

g. On June 4, 2019, the Board opened a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to continue the hearing on the adoption to July 2, 2019; and

h. On July 2, 2019, the Board opened a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to continue the hearing on the adoption to August 6, 2019; and

i. On August 6, 2019, the Board opened a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to continue the hearing on the adoption to November 12, 2019; and

j. On November 12, 2019, the Board opened a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to continue the hearing on the adoption to July 7, 2020; and

k. On July 7, 2020, the Board held a public hearing on the adoption of the proposed amendments to the Comprehensive Plan, as described in this ordinance, and decided to adopt them.

Section 2. Authority. This ordinance is adopted in compliance with and pursuant to Part II of Chapter 163, Florida Statutes.

Section 3. Amendments to Future Land Use Map. The Comprehensive Plan is hereby amended by amending the Future Land Use Map designations as described at **Appendix "A,"** attached hereto and incorporated herein.

Section 4. Amendments to the Text of the Future Land Use Element. The Comprehensive Plan is hereby further amended by amending the text of the Future Land Use Element to read as follows, with underlines showing new numbers and words, and strike-throughs indicating repealed numbers and words. (Words, numbers, and letters within brackets identify the amendment number and editorial notes, and shall not be codified.)

*** * ***

[Amendment 2018-2-B-FLUE-3:]

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
* * *	* * *	* * *	* * *
2018-2-A-1-2 BB Groves	Growth Center – Planned Development – Resort/Low-Medium Density Residential (GC-PD-R/LMDR)	500 single-family dwelling units (may be any combination of age-restricted, short-term rental, or market rate housing)	2020-[insert ordinance number]

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

*** * ***

Section 5. Effective Dates for Ordinance and Amendments.

(a) This ordinance shall become effective as provided by general law.

(b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan amendment adopted under this ordinance becomes effective until 31 days after the DEO notifies the County that the plan amendment package is complete. However, if an amendment is timely challenged, the amendment shall not become effective until the DEO or the Administration Commission issues a final order determining the challenged amendment to be in compliance.

(c) No development orders, development permits, or land uses dependent on any of these amendments may be issued or commence before the amendments have become effective.

ADOPTED THIS 7th DAY OF JULY, 2020.

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:**
2018-2-A-1-2	**Growth Center/Resort/Planned Development (GC/R/PD)**	**Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR)**
***The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.**		

Watson, Sue

From: Golgowski, Gregory F
Sent: Monday, August 27, 2018 4:19 PM
To: Watson, Sue; Mills, Misty D
Subject: FW: Orange County, DEO #18-5ESR Comments on Proposed Comprehensive Plan Amendment Package

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From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Monday, August 27, 2018 3:04 PM
To: Vargas, Alberto A <Alberto.Vargas@ocfl.net>
Cc: Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Corvin, Kelly D. <Kelly.Corvin@deo.myflorida.com>; Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com) <DCPexternalagencycomments@deo.myflorida.com>; Steve Fitzgibbons (SFitzgibbons@sjrwmd.com) <SFitzgibbons@sjrwmd.com>; Hugh Harling Jr. (hharling@ecfrpc.org) <hharling@ecfrpc.org>
Subject: Orange County, DEO #18-5ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Vargas:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Orange County (County). The amendment package includes seven map and text amendments to the Comprehensive Plan. The County is within the boundaries of both the District and the St. Johns River Water Management District with whom we have coordinated our review. The St. Johns River Water Management District has provided their comments in a separate response. The proposed changes do not appear to adversely impact the water resources within the South Florida Water Management District; therefore, the District has no comments on the proposed amendment package. However, the District offers the following technical guidance comment regarding wetlands and surface waters:

- The proposed amendments indicate a potential for impacts to wetlands and groundwater recharge. The proposed changes may increase surface or groundwater withdrawals. Environmental Resource Permits from the District will be required for amendments 2108-2-A-1-2 Lake Austin, 2018-2-A-1-3 World Resort, 2018-2-A-1-4 Kerina Parkside; 2018-2-A-1-6 Hannah Smith; and 2018-2-A-1-7 Turkey Lake Road Condos. The applicants for development of the subject properties will need to demonstrate that the criteria in the Environmental Resource Permit Applicant's Handbook Volumes I & II, including reduction and elimination of wetland impacts, will be met. Pre-application meetings with District regulatory staff is encouraged to identify issues early in the permitting process.

The District offers its technical assistance to the County in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.
Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406

(561) 682-2544 or doblaczy@sfwmd.gov

Watson, Sue

From: Golgowski, Gregory F
Sent: Wednesday, September 05, 2018 2:27 PM
To: Watson, Sue
Subject: FW: Orange County 18-5ESR Proposed

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, August 30, 2018 9:05 AM
To: Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; DCPexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Orange County 18-5ESR Proposed

To: Greg Golgowski, Chief Planner

Re: Orange County 18-5ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

Watson, Sue

From: Golgowski, Gregory F
Sent: Thursday, August 23, 2018 4:07 PM
To: Watson, Sue
Subject: FW: Orange County proposed comprehensive plan amendment 18-5ESR

From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Thursday, August 23, 2018 3:18 PM
To: Vargas, Alberto A <Alberto.Vargas@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>
Cc: DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>; Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Subject: Orange County proposed comprehensive plan amendment 18-5ESR

Dear Mr. Vargas ,

St. Johns River Water Management District (District) staff have reviewed Orange County proposed comprehensive plan amendment 18-5ESR in accordance with the provisions of Chapter 163, *Florida Statutes*. Based on review of the submitted materials, District staff have no comments on the proposed amendment. If you have any questions or need additional information, please contact me.

Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Governmental Affairs Program
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: Newsletter, Facebook, Twitter, Instagram, YouTube, Pinterest

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking this link

expectation of confidentiality or privacy.
• Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at http://www.sjrwmd.com/lobbyist/

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Cissy Proctor
EXECUTIVE DIRECTOR

August 28, 2018

The Honorable Teresa Jacobs
Mayor, Orange County
201 South Rosalind Avenue, 5th Floor
Orlando, Florida 32801

Dear Mayor Jacobs:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Orange County (Amendment No. 18-5ESR), which was received on July 31, 2018. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Department of Economic Opportunity's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department of Economic Opportunity and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

We appreciate the opportunity to work with the County's staff in the review of the amendment. If you have any questions concerning this review, please contact Jennie Leigh Copps, at (850) 717-8534, or by email at jennie.copps@deo.myflorida.com.

Sincerely,

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

JS/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. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective. "

_____ 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.

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Cissy Proctor
EXECUTIVE DIRECTOR

July 31, 2018

Mr. Alberto A. Vargas, MArch, Manager
Orange County Planning Division
201 South Rosalind Avenue, 2nd Floor
Post Office Box 1393
Orlando, Florida 32802-1393

Dear Mr. Vargas, MArch:

Thank you for submitting the Orange County's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Orange County 18-5ESR.**

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **August 30, 2018.**

If you have any questions please contact Anita Franklin, Plan Processor at (850) 717-8486 or Kelly Corvin, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8503.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/af

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Cissy Proctor
EXECUTIVE DIRECTOR

MEMORANDUM

TO: Florida Department of Environmental Protection
Florida Department of Education
Florida Department of State
Florida Department of Transportation District 5
East Central Florida Regional Planning Council
St Johns River Water Management
South Florida Water Management District
Florida Fish and Wildlife Conservation Commission
Florida Department of Agriculture and Consumer Services

DATE: July 31, 2018

SUBJECT: **COMMENTS FOR PROPOSED EXPEDITED STATE REVIEW PLAN AMENDMENT**

LOCAL GOVERNMENT/ STATE LAND PLANNING AGENCY AMENDMENT #: ORANGE CO 18-05ESR

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER: Kelly Corvin/(850)717-8503

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and to the State Land Planning Agency to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: DCPexternalagencycomments@deo.myflorida.com

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

ORANGE COUNTY GOVERNMENT
FLORIDA

July 24, 2018

Mr. Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity (DEO)
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, Florida 32399

Re: Orange County Transmittal of the 2018-2 Regular Cycle State-Expedited Review Comprehensive Plan Amendments

Dear Mr. Eubanks:

The Orange County Board of County Commissioners (BCC) is pleased to transmit to the Florida Department of Economic Opportunity (DEO) this 2018-2 transmittal packet, which consists of Regular Cycle – State-Expedited Review amendments to the Orange County 2010-2030 Comprehensive Plan. This is the second amendment package of the calendar year 2018 and therefore is referred to as 2018-2 for Orange County filing purposes. Transmittal public hearings for these amendments were held on June 21, 2018, and July 10, 2018, before the Local Planning Agency (LPA) and BCC, respectively. One paper and two electronic copies (CD) of the proposed amendments are enclosed.

Regular Cycle Amendments

Per 163.3184(3), Florida Statutes, please note the following:

The Regular Cycle – State-Expedited Review amendments included seven privately-initiated Future Land Use Map amendments, one privately-initiated text amendment, and two staff-initiated map and/or text amendments. All of the proposed amendments were on a regular agenda.

Privately-Initiated Map Amendments

2018-2-A-1-1	Kathy Hattaway, Poulos & Bennett, LLC, for Daniel A. and Susan Berry/Thistledown Farm, Inc. Village (V) to Horizon West, Village of Bridgewater Special Planning Area (SPA)
2018-2-A-1-2	Kathy Hattaway, Poulos & Bennett, LLC, for BB Groves, LLC Growth Center/ Resort/Planned Development (GC/R/PD) to Growth Center-Planned Development-Resort/Low-Medium Density Residential (GC-PD-R/LMDR)
2018-2-A-1-3	Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for Fairwinds Credit Union Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR)
2018-2-A-1-4	Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A., for Kerina Wildwood, Inc., Kerina Village, Inc., Kerina Inc., and Kerina Parkside Master, Inc.

PLANNING DIVISION
ALBERTO A. VARGAS, MArch., *Planning Manager*
201 South Rosalind Avenue, 2nd Floor ▪ Reply To: Post Office Box 1393 ▪ Orlando, Florida 32802-1393
Telephone 407-836-5600 ▪ Fax 407-836-5862 ▪ orangecountyfl.net

	Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Rural/Agricultural (R) to Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)
2018-2-A-1-6	VHB, Inc., for Daryl M. Carter Trustee and Carter-Orange 105 Sand Lake Land Trust Activity Center Mixed Use (ACMU), Activity Center Residential (ACR), and Low-Medium Density Residential (LMDR) to Planned Development-Commercial/Medium-High Density Residential (PD-C/MHDR)
2018-2-A-1-7	Momtaz Barq, P.E., Terra-Max Engineering, Inc., for Macomb Oakland Sand Lake, LLC Planned Development-Time Share/Medium Density Residential/Hotel/Office (PD-TS/MDR/HOTEL/O) to Planned Development-Time Share/Medium-High Density Residential/Hotel/Office (PD-TS/MHDR/HOTEL/O)
2018-2-A-5-1	Julie Salvo, AICP, Orange County Public Schools, for Hamilton, LLC Rural/Agricultural (R) to Educational (EDU)

Privately-Initiated Text Amendment

2018-2-P-1-5	Marc Skorman for Audrey L. Arnold Revocable Trust, Audrey L. Arnold and James P. Arnold Life Estate, Ron Marlow and Kathy Darlene Marlow, and Billy Kenneth Williams, and Lynn A. Williams Text amendment to proposed Future Land Use Element Policy FLU2.5.5 and creating Policy FLU2.5.5.1 related to the proposed Lake Mabel Rural Residential Enclave

Staff-Initiated Amendments

2018-2-B-FLUE-1	Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County
2018-2-B-FLUE-2	Text amendment to the Horizon West Village policies for perimeter remnant parcels

Orange County certifies that the proposed amendments, including associated data and analysis and all supporting documents, have been submitted to the parties listed below simultaneously with submittal to DEO, pursuant to 163.3184(3)(b)2, Florida Statutes. The amendment package is available for public inspection at the Orange County Planning Division as well as online at: http://www.orangecountyfl.net/PlanningDevelopment/ComprehensivePlanning or www.tinyurl.com/OCCompPlan

Agency	Contact
Department of Agriculture and Consumer Services	Comprehensive Plan Review
Department of Education	Tracy D. Suber, Education Consultant-Growth Management Liaison
Department of Environmental Protection	Suzanne E. Ray
Department of State	Deena Woodward, Historic Preservation Planner

Florida Fish and Wildlife Conservation Commission	Scott Sanders
Governor's Office of Tourism, Trade, and Economic Development	Sherri Martin, Sr. Analyst
Department of Transportation, District Five	Heather S. Garcia, Planning & Corridor Development Manager
East Central Florida Regional Planning Council	Andrew Landis, Regional Planner
St. Johns River Water Management District	Steven Fitzgibbons, Intergovernmental Planner
South Florida Water Management District	Terry Manning, AICP, Policy and Planning Analyst

We look forward to working with DEO staff during your review of the amendment packet. If you have any questions, please contact Greg Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at 407.836.5624 or via email at Gregory.Golgowski@ocfl.net.

Sincerely,

Alberto A. Vargas, MArch., Manager
Orange County Planning Division

AAV/GG/tlp

enc: 2018-2 Regular Cycle State-Expedited Review Amendments DEO Transmittal Binder

c w/enclosures: Chris Testerman, AICP, Assistant County Administrator
Jon V. Weiss, P.E., Director, Community, Environmental, and Development Services Dept.
Joel Prinsell, Deputy County Attorney
Roberta Alfonso, Assistant County Attorney
John Smogor, Planning Administrator, Planning Division
Gregory Golgowski, Chief Planner, Planning Division
Sue Watson, Planner II, Planning Division

Mills, Misty D

From: Ali, Brandice
Sent: Friday, April 20, 2018 1:03 PM
To: Thalmueller, Nicolas M
Subject: RE: Facilities Analysis and Capacity Report Request for the 2018-2 Regular Cycle Amendments

Nicolas,

We didn't find any new violations on the recent amendment.

Thank you,
Orange County Code Enforcement Division

Please send property **address, parcel ID# and case number** for Payoff Requests / Lien Researches to **coderesearch@ocfl.net**

NOTE: CE research is not a substitute for a title search nor constitutes a title search

Go Green: **Please do not print this e-mail unless absolutely necessary**

From: Thalmueller, Nicolas M
Sent: Friday, April 20, 2018 12:04 PM
To: Ali, Brandice; Arthurs, Deborah; Atkins, Belinda; Azim, Nargis S; Barq, Mirna; Bernier, Sarah; Divine, Daniel; Dubus, Anne; Durbal-Mohammed, Anganie; Fasnacht, Kurt; Flynt, James; Geiger, John; Goff, Robert; Golgowski, Gregory F; Hepker, David A; Jones, David (Envir. Protection); Salvo, Julie (OCPS); Lujan, Jacob G; McMillen, Barrie K; Moffett, Cedric; Nastasi, Renzo; Poleon, John; Rathbun, David A; Remudo-Fries, Teresa; Research; Salcedo, Andres; Spivey, Robert; Suedmeyer, Matt; Tatro, Laura A; 'Thomas, Bill'; Warren, Kirsten K; 'Whitfield, Anoch P'; Wolfe, Lindy A
Subject: Facilities Analysis and Capacity Report Request for the 2018-2 Regular Cycle Amendments

Good Morning,

The Planning Division is requesting a public facility and capacity report for the 2018-2 Regular Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

\\ocnas\County Share\Planning\Section - Comp Planning\2018-2 Regular Cycle Facilities Analysis Request

Ultimately, we need for you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on June 21, 2018 before the Local Planning Agency; therefore, we would appreciate receiving information and **comments by Friday, May 11, 2018**. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-5603, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,

Nicolas Thalmueller
Planner II, Current Planning Section
Orange County Planning Division
201 S. Rosalind Ave., 2nd Floor
Orlando, FL 32801
407-836-5603
Nicolas.Thalmueller@ocfl.net

2) Amendment #2018-2-A-1-2
Lake Austin PD/Ayers Rock
FLU from: North Parcel: Village (V) to Horizon West, Village I Special Planning Area (SPA)-Greenbelt (GB); South Parcel: Growth Center/ Resort/Planned Development (GC/R/PD) to Growth Center/Resort/Low-Medium Density Residential/Planned Development (GC/R/LMDR/PD)
Rezoning: CDR pending Lake Austin PD/LUP
Proposed Development: 500 single-family residential units
Owner: BB Groves, LLC
Agent: Kathy Hattaway, Poulos & Bennett, LLC
Parcels: 30-24-27-0000-00-003 (portion) and 31-24-27-0000-00-036
Address: west of Avalon Road, and north and south of Grove Blossom Way
District: 1
Area: 117.86 gross / 108.03 developable acres

EPD Comments:
Orange County Conservation Area Determination CAD 07-119 delineated the wetlands and surface waters on the subject parcels but this determination expired in 2013. A new CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD) prior to submittal of a subdivision, development plan or permit application, in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas.

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 if 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. Reference Comprehensive Plan Policy FLU1.1.2 C.

The applicant is responsible for addressing any adverse impacts, including secondary impacts, to surface waters or wetlands that may occur as a result of development of the site. Protective measures include but are not limited to: 25-foot minimum undisturbed upland buffer along the wetland boundary, signage, and pollution abatement swales upland of the buffer if adjacent to surface waters and if drainage is not diverted to treatment.

Development of the subject properties shall comply with all state and federal regulations regarding wildlife or plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). The ecological assessment dated February 14, 2018 submitted with this request reported the presence of listed species on site, including numerous gopher tortoise burrows and sand skink habitat, among others.

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

3) Amendment # 2018-2-A-1-3
World Resort PD
FLU from: Activity Center Mixed Use (ACMU) to Activity Center Residential (ACR)
Rezoning: CDR-18-04-111 World Resort PD/LUP
Proposed Development: Up to 650 multi-family dwelling units
Owner: Fairwinds Credit Union
Agent: Miranda F. Fitzgerald, Esq., Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
Parcels: 35-24-28-5844-00-732/741/870/871/880 and 35-24-28-5844-01-050
Address: north and south of Poinciana Boulevard, east of SR 535, south of SR 417, and north of the Orange/Osceola County line
District: 1
Area: 23.13 gross acres

EPD Comments:
Orange County Conservation Area Determinations CAD 90-026, CAD 00-123, CAD 03-031 and CAD 06-201 delineated Class III wetlands in parcels within this planned development. Please contact the Environmental Protection Division (EPD) wetland permitting staff at 407-836-1400 to verify the applicability and validity of historic wetland permits and to determine whether all of the parcels are covered. If additional historical documents are located, then submit a copy to EPD for verification. A CAD must be complete for each property prior to submitting development plans or permit applications that includes the property.

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 request does not authorize any direct or indirect conservation area impacts.

The applicant is responsible for addressing any adverse impacts, including secondary impacts, to surface waters or wetlands that may occur as a result of development of the site. Protective measures include but are not limited to: 25-foot minimum undisturbed upland buffer along the wetland boundary, signage, and pollution abatement swales upland of the buffer if adjacent to surface waters and if drainage is not diverted to treatment.

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

Date: May 3, 2018

To: Nicolas Thalmueller, Planner
Orange County Planning Division

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

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

Amendment #	OC Fire Station First Due	Distance from Fire Station	Emergency Response Time
2018-2-A-1-1	34	1.7 miles	3 min
2018-2-A-1-2	32	3.3 miles	7 min
2018-2-A-1-3*	56	3.0 miles	3 min
2018-2-A-1-4*	36	2.3 miles	6 min
2018-2-A-1-5	35	2.8 miles	5 min
2018-2-A-1-6	36	2.2 miles	6 min
2018-2-A-1-7	54	1.4 miles	6 min
2018-2-S-5-1 (new)	82	3.0 miles	9 min

*Amended – no change for Fire

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

BKM

Orange County Public Schools
School Capacity Report

DATE ISSUED May 7, 2018

JURISDICTION ORANGE COUNTY

CASE 2018-2-A-1-2

PROPERTY ID 30-24-27-0000-00-003, 31-24-27-0000-00-036

ACREAGE +/- 117.86

LAND USE CHANGE GC/R/PD AND V TO GC/R/LMDR/PD AND SPA/GB

PROPOSED USE Single Family Units: 500 Multi Family Units: 0

Mobile Homes Units: 0 Town Homes Units: 0

CONDITIONS AT AFFECTED SCHOOLS (AS OF OCTOBER 16, 2017)

School Information	KEENE'S CROSSING ES	BRIDGEWATER MS	WINDERMERE HS
Capacity (2017 - 2018)	859	1,176	2,776
Enrollment (2017 - 2018)	1,260	2,256	2,640
Utilization (2017 - 2018)	147.0%	192.0%	95.0%
Adopted LOS Standard	110.0%	100.0%	100.0%
Students Generated	96	48	66

COMMENTS/CONDITIONS OF APPROVAL:

A CEA IS REQUIRED. OCPS HAS NOT RECEIVED AN APPLICATION.

For more information on this analysis, please contact:

Julie Salvo, AICP at 407.317.3700 x2022139

Mills, Misty D

From: Bradbury, Amy
Sent: Wednesday, May 09, 2018 10:51 AM
To: Thalmueller, Nicolas M
Cc: Ramos, Regina N; Suedmeyer, Matt; Moffett, Cedric
Subject: RE: Facilities Analysis and Capacity Report Request for the 2018-2 Regular Cycle Amendments
Attachments: Facilities Analysis & Capacity Report - Memo (2018-2 Regular Comp Plan Amend).pdf

Nicolas,

Please find attached the Facilities and Capacity Report for the 2018-2 Regular Cycle Comprehensive Plan Amendment impacts to Parks and Recreation facilities.

Thank you,

Amy Bradbury, AICP
Planner III – Planning & Development
Orange County Parks & Recreation Division
4801 West Colonial Dr., Orlando, FL 32808
Phone: 407-836-6225
www.OrangeCountyParks.net

From: Thalmueller, Nicolas M
Sent: Friday, April 20, 2018 12:04 PM
To: Ali, Brandice <Brandice.Ali@ocfl.net>; Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Azim, Nargis S <Nargis.Azim@ocfl.net>; Barq, Mirna <Mirna.Barq@ocfl.net>; Bernier, Sarah <Sarah.Bernier@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Durbal-Mohammed, Anganie <Anganie.Durbal-Mohammed@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Geiger, John <John.Geiger@ocfl.net>; Goff, Robert <Robert.Goff@ocfl.net>; Golgowski, Gregory F <Gregory.Golgowski@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Jones, David (Envir. Protection) <David.Jones2@ocfl.net>; Salvo, Julie (OCPS) <julie.salvo@ocps.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; McMillen, Barrie K <Barrie.McMillen@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>; Poleon, John <John.Poleon@ocfl.net>; Rathbun, David A <David.Rathbun@ocfl.net>; Remudo-Fries, Teresa <Teresa.Remudo-Fries@ocfl.net>; Research <Research3@ocfl.net>; Salcedo, Andres <Andres.Salcedo@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Tatro, Laura A <Laura.Tatro@ocfl.net>; 'Thomas, Bill' <Bill.Thomas@ocfl.net>; Warren, Kirsten K <Kirsten.Warren@ocfl.net>; 'Whitfield, Anoch P' <Anoch.Whitfield@ocfl.net>; Wolfe, Lindy A <Lindy.Wolfe@ocfl.net>
Subject: Facilities Analysis and Capacity Report Request for the 2018-2 Regular Cycle Amendments

Good Morning,

The Planning Division is requesting a public facility and capacity report for the 2018-2 Regular Cycle Amendments to the Comprehensive Plan (CP).

To assist you in your review, I have provided a Summary Chart that lists the amendment data and information, a Development Yield Estimates Sheet that reflects the existing and proposed development scenarios accompanied by a Future Land Use/Location Map for the request. Any environmental or transportation analysis that the applicant provided are located in the following directory:

\\ocnas\County Share\Planning\Section - Comp Planning\2018-2 Regular Cycle Facilities Analysis Request

Ultimately, we need for you to determine whether there is adequate capacity to serve development resulting from the proposed land use change and to identify those facilities that would be impacted. When applicable, please identify the existing Level of Service (LOS) of the impacted facilities.

The first public hearing for this request will be on June 21, 2018 before the Local Planning Agency; therefore, we would appreciate receiving information and **comments by Friday, May 11, 2018**. Your comments will be incorporated into the materials that are shared with the commissioners, so we request that you provide this information in writing (electronic / hard copies) and on letterhead.

Should you have any questions or need additional information, please contact me at (407) 836-5603, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance,

Nicolas Thalmueller
Planner II, Current Planning Section
Orange County Planning Division
201 S. Rosalind Ave., 2nd Floor
Orlando, FL 32801
407-836-5603
Nicolas.Thalmueller@ocfl.net

PARKS AND RECREATION DIVISION
MATT SUEDMEYER, MANAGER
4801 W Colonial Drive, Orlando. FL 32808
407-836.6200 • FAX 407-836.6210 • http://www.orangecountyparks.net

May 9, 2018

TO: Alberto Vargas, Manager, Planning

FROM: Amy Bradbury, Planner III, Parks and Recreation

SUBJECT: Facilities Analysis and Capacity Report
2018-2 Regular Cycle Comprehensive Policy Plan Amendments

The Parks and Recreation Division has reviewed the 2018-2 Regular Cycle Comprehensive Policy Plan Amendments. Based on the information provided, the development impacts do not exceed our countywide available parkland capacity (see attached chart); however, the projects still need to meet applicable development requirements for parks and recreation. As per usual we only analyzed the impact of the residential amendments.

The Future Land Use Amendment maps have been compared to our existing and proposed park and trail facilities and there are no direct impacts.

c: Matt Suedmeyer, Manager, Parks and Recreation
Regina Ramos, Project Manager, Parks and Recreation
Cedric M. Moffett, Planner III, Parks and Recreation
File: Comp Plan Amendments

Facilities Analysis and Capacity Report
2018-2 Regular Cycle Comprehensive Policy Plan Amendments
(Amendments with Parks Level-of-Service Impacts)

Amendment Number	Proposed Future Land Use	Residential Dwelling Units	Population (2.56/unit)	Active Recreation Acreage Impact (1.5 ac/1,000 pop)	Resource Recreation Acreage Impact (6.0 ac/1,000 pop)
2018-2-A-1-1 (Tilden Road)	Village (V) (Village of Bridgewater)	161	412.16	0.62 ac	2.47 ac
2018-2-A-1-2 (Lake Austin)	South Parcel: Growth Center/Resort/Low-Medium Density Residential/Planned Development (GC/R/LMDR/PD); North Parcel: Horizon West, Village I Special Planning Area (SPA)-Greenbelt (GB)	500	1,280	1.92 ac	7.68 ac
2018-2-A-1-3 (World Resort)	Activity Center Residential (ACR)	650	1,664	2.50 ac	9.98 ac
2018-2-A-1-4 (Kerina Parkside)	Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)	1,000	2,560	3.84 ac	15.36 ac
2018-2-P-1-5 (Arnold Groves Senior Living)	Rural Hamlet	140	358	0.54 ac	2.15 ac
2018-2-A-1-6 (Hannah Smith)	Planned Development-Commercial/Medium Density Residential (PD-C/MDR)	1,800	4,608	6.91 ac	27.65 ac
2018-2-A-1-7 (Turkey Lake Road Condos)	Planned Development-Time Share/Medium-High Density Residential/Hotel/Office (PD-TS/MHDR/HOTEL/O)	424	1,085	1.63 ac	6.51 ac
		Total Acreage Impact		17.960	71.800
		Available Capacity (as of July 2017)		437.820	8085.180

Sheriff Jerry L. Demings

ORANGE COUNTY SHERIFF'S OFFICE

INTEROFFICE MEMORANDUM

May 8, 2018

TO: Nicholas M. Thalmueller
Orange County Planning Division

FROM: Daniel Divine, Manager
Research & Development

SUBJECT: 2018-2 Regular Cycle Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2018-2 Regular Cycle Comprehensive Policy Plan Amendments (CPPA). Based on the existing and proposed development scenarios, the Sheriff's Office staffing needs for existing are 0.01 deputies and 0.01 support personnel and proposed are 12.42 deputies and 5.64 support personnel to provide the standard level of service (LOS) to these developments.

Comprehensive Policy Plan Amendment 2018-2-A-5-1 consists of proposed high school practice fields. This proposed development is in Sheriff's Office Patrol Sector Two. Sector Two is located in the eastern portion of Orange County and is approximately 404.632 square miles, our largest sector geographically. In 2017 Sector Two had 273,502 calls for service. In 2017 the average response times to these calls were 00:20:34 minutes Code 1; 00:32:40 minutes Code 2; and 00:06:47 minutes Code 3.

Comprehensive Policy Plan Amendment 2018-2-A-1-1 is a proposed single family dwelling unit, **2018-2-A-1-4** is a proposed development consisting of single and multi family dwellings, senior living units, commercial and office uses, **2018-2-A-1-5** is a proposed assisted living facility, **2018-2-A-1-6** is a proposed residential and commercial use development, and **2018-2-A-1-7** is a proposed mixed use development of timeshare, residential and office units. These developments are located within Sector Three. Sector Three is situated in mid-western portion of Orange County and is approximately 82.934 square miles. In 2017 Sector Three received 186,180 calls for service. In 2017 the average response times to these calls were 00:19:57 minutes for Code 1; 00:31:36 minutes for Code 2; and 00:07:17 minutes for Code 3.

Comprehensive Policy Plan amendment #2018-2-A-1-3 comprises proposed multi-family dwelling units located in Sector Five. Sector Five is situated in the Southwestern portion of Orange County and is approximately 22.664 square miles. In 2017 Sector Five had 130,323 calls for service. In 2017 the average response times to these calls were 00:10:35 minutes for Code 1; 00:12:32 minutes Code 2; and 00:04:18 minutes Code 3.

Comprehensive Policy Plan amendment 2018-2-A-1-2 is a proposed single family dwelling use development located in Sector Six. Sector Six is located in the Southern portion of Orange County and is approximately 31.233 square miles. The Cities of Bay Lake and Lake Buena Vista are within this sector. In 2017 Sector Six had 97,087 calls for service. In 2017 the average response times to these calls were 00:09:36 minutes for Code 1; 00:14:14 minutes Code 2; and 00:06:27 minutes Code 3.

The Orange County Sheriff's Office measures service requirements based on the number of calls for service generated and the number of staff needed to respond to those calls. All development generates impact, but at varying levels. In the 2017 update to the Law Enforcement Impact Fee Ordinance, the Sheriff's Office Level of Service was 278 calls for service per sworn officer per year. Support personnel are calculated by applying 45.4% to the sworn officer requirement. The 'formula' is *land use x unit of development x calls per unit divided by 278 = number of deputies required for that development. The 'formula' for the number of support personnel required is the number of deputies * 45.4 percent*. These calculations are obtained from Orange County's Law Enforcement Impact Fee Study and Ordinance.

We have attached reports based on the existing and proposed development scenarios which show staffing needs. Impact fees address capital cost only. All other costs must be requested from the Board of County Commissioners including salaries and benefits.

As stated before, all new development creates new calls for service, which in turn creates a need for new additional manpower and equipment. If calls for service increase without a comparable increase in manpower our response times are likely to increase.

If you wish to discuss this information, please contact me or Belinda Atkins at 407 254-7470.

D.P.D.

DPD/bga

Attachments
c: Undersheriff Rey Rivero, Chief Deputy Nancy Brown, Chief Deputy Larry Zwieg, Major Angelo Nieves, Major Rick Meli, Captain Paul Yoast, CALEA 15.1.3

Amendment Summary Sheet

2018-2 Regular Cycle Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)

2) Amendment 2018-2-A-1-2 & PD Rezoning submittal pending

Parcels:	30-24-27-0000-00-003 (portion of) and 31-24-27-0000-00-036
From:	South Parcel: Growth Center/ Resort/Planned Development (GC/R/PD); North Parcel: Village (V)
To:	South Parcel: Growth Center/Resort/Low-Medium Density Residential/Planned Development (GC/R/LMDR/PD); North Parcel: Horizon West, Village I Special Planning Area (SPA)-Greenbelt (GB)
Acreage:	117.86 gross ac./108.03 developable ac.

Development Yield

Existing Development Yield:	Undeveloped Land
Development Permitted Under Current FLUM:	10,000 sq. ft. Commercial uses, 20,000 sq. ft. Administration uses, 3,332 short term rental uses
Proposed Density/Intensity:	500 single-family residential units

Amendment Summary Sheet

2018-2 Regular Cycle Development Yields

Note: Yields are based on net acreages
(Refer to summary chart for location information)

Impact of Proposed Development

Title	Location	Sector	Total # of Sworn	Total # of Civilian	Est. CFS	# of Sworn Single Family	# of Sworn Multifamily	# of Sworn Comm/Retail	# of Sworn Hotel/Motel	# of Sworn Manufact. Home	# of Sworn Manufact.	Sworn Office/Institut	Schools (Private Only)	# of Sworn Warehousing
Regular Cycle 2018-2-A-1-1	14950 and 14908 Tilden Rd.; Generally located south of Tilden Rd., west of Winter Garden Vineland Rd., and east of Tiny Rd. and SR 429	3	0.53	0.24	150	0.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regular Cycle 2018-2-A-1-2	Generally located west of Avalon Rd., and north and south of Grove Blossom Wy.	6	1.65	0.75	465	1.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regular Cycle 2018-2-A-1-3	Generally located north and south of Poinciana Boulevard, east of SR 535, south of SR 417, and north of the Orange/Osceola County line	5	0.83	0.38	234	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Regular Cycle 2018-2-A-1-4	Generally located east and west of S. Apopka Vineland Road, south of Buena Vista Woods Blvd., and north of Lake Street	3	2.88	1.31	812	1.48	0.45	0.51	0.00	0.00	0.00	0.43	0.00	0.00
Regular Cycle 2018-2-A-1-5	Generally located south and west of Winter Garden Vineland Rd., northeast of Lake Mabel, and east of Reams Road.	3	0.21	0.10	59	0.00	0.00	0.00	0.00	0.00	0.00	0.21	0.00	0.00
Regular Cycle 2018-2-A-1-6	Generally located west of Interstate 4 and south of Fenton Street	3	4.43	2.01	1,250	0.00	2.30	2.13	0.00	0.00	0.00	0.00	0.00	0.00
Regular Cycle 2018-2-A-1-7	10900 Turkey Lake Rd.; Generally located west of Turkey Lake Rd., south of SR 528, east of Smith Bennett Rd., and north of Central Florida Pkwy.	3	1.88	0.86	532	0.00	0.54	0.00	0.16	0.00	0.00	1.19	0.00	0.00
			Sworn	Civilian	CFS									
		Total:	12.42	5.64	3,501.62	4.49	3.29	2.65	0.16	0.00	0.00	1.83	0.00	0.00

AMENDMENT 2018-2-A-1-2 (LAKE AUSTIN)

PROJECT SPECIFICS

Parcel ID:	30-24-27-0000-00-003 (portion of) and 31-24-27-0000-00-036
Location:	Generally located west of Avalon Road, and north and south of Grove Blossom Way
Acreage Gross:	117.86
Acreage Developable:	108.03
Request FLUM:	From: *South Parcel*: Growth Center/ Resort/Planned Development (GC/R/PD); *North Parcel*: Village (V) To: *South Parcel*: Growth Center/Resort/Low-Medium Density Residential/Planned Development GC/R/LMDR/PD) *North Parcel*: Horizon West, Village I Special Planning Area (SPA)-Greenbelt (GB)
Request Zoning:	From: PD (Lake Austin PD) To: PD (Lake Austin PD)
Existing Development:	Undeveloped Land
Development Permitted Under Current FLUM:	10,000 sq. ft. Commercial uses, 20,000 sq. ft. Administration uses, 3,332 Short-term Rental Uses
Proposed Density/Intensity:	500 Single 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: Short-term Rental - 3,332 units	1,433	100%	1,433
Existing Use: Undeveloped Land	-	-	-
Proposed Use: 500 Single Family Residential Dwelling Units	475	100%	475
Net New Trips (Proposed Development less Allowable Development): 475-1,433 = -958			

Future Roadway Network

Road Agreements:	2018-2-A-1-2 Lake Austin - Avalon Road (CR 545): A Right-of-Way and Road Impact Fee Agreement between Orange County and Lake Austin Properties I, LP was approved by the Board of County Commissioners on 5/18/2004 and recorded at OR Book/Page 7442/4220. The original agreement was to convey four parcels of Right-of-Way property for Avalon Road (CR 545). The First Amendment to Right-of-Way and Road Impact Fee Agreement was approved by the Board of County Commissioners on 3/29/2005 and recorded at OR Book/Page 7898/0158. The terms of the First Amendment included an additional parcel of property acquired by the owner to convey an additional 4 parcels of Right-of-Way and 4 Drainage Easements. The timeframe for conveyance was extended from 120 days to one year. The Second Amendment to Right-of-Way and Road Impact Fee Agreement was approved by the Board of County Commissioners on 8/8/2006 and recorded at OR Book/Page 8797/4120. The terms of the Second Amendment removed a portion of Right-of-Way within a conservation easement area and provided the County with an option to acquire that Right-of-Way at a later date. The Second Amendment also added three additional drainage easements for wildlife crossings. A total of 8 parcels of Right-of-Way were conveyed for a total of 102,235 square feet. The appraisal value was agreed to be $6.60 per square foot. A Road Impact Fee Credit account was established in the amount of $1,281,673.80.
Planned and Programmed Roadway Improvements:	None

Right of Way Requirements:	None

Summary

The applicant is requesting to change a total of 117.86 acres, divided into the South and North Parcels as follows: South Parcel from Growth Center/Resort/Planned Development (GC/R/PD) to Growth Center/Resort/Low-Medium Density Residential/Planned Development (GC/R/LMDR/PD) and North Parcel from Village (V) to Horizon West, Village I Special Planning Area (SPA)-Greenbelt (GB) and approval to develop 500 single family dwelling units.

- The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 1,433 pm peak hour trips.
- The proposed use will generate 475 pm peak hour trips resulting in a net decrease of 958 pm peak hour trips.
- The subject property is located adjacent to Avalon Road, a 2-lane collector. This facility currently has two (2) deficient roadway segments from US 192 to Hartzog Road and from Hartzog Road to Seidel Road within the project impact area.
- The traffic study did not include Hartzog Road segment from Avalon Road to Western Way, which falls within the project's 1-mile impact area. A revision was requested to include an analysis of this segment to be included. Nonetheless, this segment is currently operating within its adopted capacity and will not be impacted by the proposed FLUM change.
- Based on the concurrency management system database dated 05-01-2018, the following two (2) roadway segments are operating below the adopted level of service standard within the project area:
    - Avalon Road, from US 192 to Hartzog Road
    - Avalon Road, from Hartzog Road to Seidel Road

  This information is dated and subject to change
- Analysis of the short term (interim year) 2023 long term (horizon year) 2030 conditions indicates that these deficiencies will continue with or without the proposed amendment. Amending the FLUM for this property will decrease the number of trips generated by this development.
- 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 that there are no revisions to the proposed development beyond the analyzed 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.

ORANGE COUNTY GOVERNMENT FLORIDA

Interoffice Memorandum

Date: May 11, 2018

To: Alberto A. Vargas, MArch, Manager
Orange County Planning Division

From: J. Andres Salcedo, P.E., Assistant Director
Utilities Engineering Division

J. Andres Salcedo 5/10/18

Subject: Facilities Analysis and Capacity Report
2018-2 Regular Cycle Comprehensive Plan Amendments

Orange County Utilities (OCU) staff reviewed the proposed development programs as submitted by the Planning Division and have concluded improvements to the County's water and wastewater treatment plants are not required to provide an adequate level of service consistent with the Comprehensive Plan's Potable Water, Wastewater and Reclaimed Water Element for those properties within OCU's service area. The Comprehensive Plan includes a 10-Year Water Supply Facilities Work Plan addressing the needs of our service area. Supporting documentation is provided in the attached Potable Water and Wastewater Facilities Analysis table.

As of today OCU has sufficient plant capacity to serve the subject amendments. This capacity is available to projects within OCU's service area and will be reserved upon payment of capital charges in accordance with County resolutions and ordinances. Transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

OCU's groundwater allocation is regulated by its consumptive use permits (CUP). OCU is working toward alternative water supply (AWS) sources and agreements with third party water providers to meet the future water demands within our service area. While OCU cannot guarantee capacity to any project beyond its permitted capacity, we will continue to pursue the extension of the CUP and the incorporation of AWS and other water resources sufficient to provide service capacity to projects within the service area.

If you need additional information, please contact me or Lindy Wolfe at 407 254-9918.

cc: Raymond E. Hanson, P.E., Director, Utilities Department
Teresa Remudo-Fries, P.E., Deputy Director, Utilities Department
Lindy Wolfe, P.E., Assistant Manager, Utilities Engineering Division LW 5/8/18
Laura Tatro, P.E., Senior Engineer, Utilities Engineering Division LT 5/8/18
Gregory Golgowski, Chief Planner, Planning Division
Nicolas Thalmueller, Planner, Planning Division
File: 37586; 2018-2 Regular Cycle

Potable Water and Wastewater Facilities Analysis for 2018-2 Regular Cycle Comprehensive Policy Plan Amendments

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2018-2-A-1-1 (Tilden Road)	10-23-27-0000-00-033 (portion of) and 10-23-27-0000-00-034 (portion of)	PW: City of Winter Garden/Orange County Utilities* WW: City of Winter Garden/Orange County Utilities* RW: City of Winter Garden/Orange County Utilities*	PW: Contact City of Winter Garden/See notes** WW: Contact City of Winter Garden/See notes** RW: Contact City of Winter Garden/See notes**	Village (V) (Village of Bridgewater)	161	0	0	0.044	0.036	0.044	0.036	Yes	West
2018-2-A-1-2 (Lake Austin)	30-24-27-0000-00-003 (portion of) and 31-24-27-0000-00-036	PW: Orange County Utilities* WW: Orange County Utilities* RW: Orange County Utilities*	PW: 24-inch watermain in Grove Blossom Way right-of-way WW: 15-inch gravity sewer in Grove Blossom Way right-of-way RW: 12-inch reclaimed water main in Grove Blossom Way right-of-way	South Parcel: Growth Center/Resort/Low-Medium Density Residential/Planned Development (GC/R/LMDR/PD); North Parcel: Horizon West, Village I Special Planning Area (SPA)-Greenbelt (GB)	500	0	0	0.138	0.113	0.138	0.113	Yes	South
2018-2-A-1-3 (World Resort)	35-24-28-5844-00-732/741/870	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: See notes** WW: See notes** RW: See notes**	Activity Center Residential (ACR)	650	0	0	0.179	0.146	0.179	0.146	Yes	South
2018-2-A-1-4 (Kerina Parkside)	10-24-28-0000-00-005/053, 10-24-28-6670-11-000, and 15-24-28-5844-00-050/071/130/142/211	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: See notes** WW: See notes** RW: See notes**	Planned Development-Commercial/Office/Medium Density Residential/Low Density Residential/Senior Living/Conservation (PD-C/O/MDR/LDR/Senior Living/CONS)	1,000	0	150,000	0.289	0.236	0.289	0.236	Yes	South
2018-2-P-1-5 (Arnold Groves Senior Living)	32-23-28-0000-00-003; 32-23-28-0000-00-006; 32-23-28-0000-00-005; and 32-23-28-0000-00-001	PW: Orange County Utilities* WW: Orange County Utilities* RW: Orange County Utilities*	PW: 24-inch watermain in Winter Garden Vineland Road right-of-way WW: 16-inch forcemain in Winter Garden Vineland Road right-of-way RW: 16-inch reclaimed water main in Winter Garden Vineland Road right-of-way	Rural Hamlet	30	0	121,193	0.019	0.016	0.019	0.016	Yes	South
2018-2-A-1-6 (Hannah Smith)	11-24-28-0000-00-020, 14-24-28-0000-00-012/018, 14-24-28-1242-60-000/66-000/66-001, and 15-24-28-7774-00-023/024	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: See notes** WW: See notes** RW: See notes**	Planned Development-Commercial/Medium Density Residential (PD-C/MDR)	1,800	0	415,142	0.533	0.436	0.533	0.436	Yes	South
2018-2-A-1-7 (Turkey Lake Road Condos)	11-24-28-0000-00-010	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 10-inch and 12-inch watermains within the Turkey Lake Road right-of-way WW: 20-inch force main within the Turkey Lake Road right-of-way RW: 16-inch reclaimed water main within the Turkey Lake Road right-of-way	Planned Development-Time Share/Medium-High Density Residential/Hotel/Office (PD-TS/MHDR/HOTEL/O)	424	0	683,892	0.179	0.147	0.179	0.147	Yes	South
2018-2-A-5-1 (East River High School)	20-22-32-0000-00-003	PW: Orange County Utilities* WW: Orange County Utilities* RW: Not Currently Available*	PW: 16-inch watermain within East River Falcons Way right-of-way WW: 4-inch forcemain within East River Falcons Way right-of-way RW: Not currently available	Educational (EDU)	0	0	0	0.000	0.000	0.000	0.000	No	East

NOTES:

No plant improvements are needed to maintain LOS standards. This evaluation pertains solely to water and wastewater treatment plants. Connection points and transmission system capacity will be evaluated at the time of Master Utility Plan review and permitting, or at the request of the applicant.

*The site is outside the Urban Service Area, but water and wastewater mains are located in the vicinity of the site. If the Urban Service Area boundary is expanded to encompass this site, or if the extension of water and wastewater mains outside the Urban Service Area to serve this site is already compatible with Policies PW1.4.2, PW1.5.2, and the equivalent wastewater policies, water and wastewater demands and connection points to existing OCU transmission systems will be addressed as the project proceeds through the DRC and construction permitting process.

**2018-2-A-1-1,2018-2-A-1-3, 2018-2-A-1-4, 2018-2-A-1-6: Water, wastewater, and reclaimed water demands and connection points for the land within OCU's service area will be addressed as the project proceeds through the DRC and construction permitting processes. The property inlcuded in 2018-2-A-1-1 is divided between City of Winter Garden's utility service area and Orange County Utilities' utility service area.

Abbreviations: PW - Potable Water; WW - Wastewater; RW - Reclaimed Water; WM - Water Main; FM - Force Main; GM - Gravity Main; MUP - Master Utility Plan; TBD - To be determined as the project progresses through Development Review Committee, MUP and permitting reviews; TWA - Toho Water Authority; RCID - Reedy Creek Improvement District

Appendix 2:
Environmental Assessment Report
Bio-Tech Consulting, Inc.
February 2018

Bio-Tech Consulting Inc.
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

February 14, 2018

Sean Ells
Columnar Holdings
283 Cranes Roost Boulevard, Suite 1806
Altamonte, Florida 32701

Proj: Ayers Parcels – Orange County, Florida
Sections 30 & 31, Township 24 South, Range 27 East
(BTC File #337-21)
Re: Environmental Assessment Report

Dear Mr. Ells:

During November and December of 2017, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 273.73-acre Ayers Parcels project site. This site is located on the west side of Avalon Road, just north of U.S. Hwy 192 and east of the Lake-Orange County Line; within Sections 30 & 31, Township 24 South, Range 27 East in Orange County, Florida (Figures 1, 2 & 3). This environmental assessment included the following elements:

- Review of soil types mapped within the site boundaries;
- Evaluation of land use types/vegetative communities present;
- Field review for occurrence of protected flora and fauna; and,
- Delineation of on-site wetland communities.

SOILS

According to the Soil Survey of Orange County, Florida, prepared by the U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS), eight (8) soil types exist within the subject property (Figure 4). These soil types include the following:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

- **Archbold fine sand, 0 to 5 percent slopes (#2)**
- **Basinger fine sand, depressional (#3)**
- **Candler fine sand, 0 to 5 percent slopes (#4)**
- **Immokalee fine sand (#20)**
- **Pomello fine sand, 0 to 5 percent slopes (#34)**
- **Sanibel muck (#42)**
- **Tavares fine sand, 0 to 5 percent slopes (#46)**
- **Tavares - Millhopper fine sands, 0 to 5 percent slopes (#47)**

The following presents a brief description of each of the soil types mapped for the subject site:

Archbold fine sand, 0 to 5 percent slopes (#2) is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the flatwoods. The surface layer of this soil type generally consists of dark gray fine sand about 2 inches thick. In most years, the seasonal high water table for this soil type is at a depth of 42 to 60 inches for about 6 months and recedes to a depth of 60 to 80 inches for the rest of the year. It is at a depth of 24 to 40 inches for about 1 month to 4 months during wet periods. Permeability of this soil type is very rapid throughout.

Basinger fine sand, depressional (#3) is a nearly level, very poorly drained soil found in shallow depressions and sloughs and along edges of freshwater marshes and swamps. The surface layer of this soil type generally consists of black fine sand about 7 inches thick. The water table for this soil type is above the surface for 6 to 9 months or more each year and is within 12 inches of the surface for the rest of the year. Permeability of this soil type is rapid throughout.

Candler fine sand, 0 to 5 percent slopes (#4) is a nearly level to gently sloping, excessively drained soil found on the uplands. The surface layer of this soil type generally consists of very dark grayish brown fine sand about 5 inches thick. The seasonal high water table for this soil type is at a depth of more than 80 inches. Permeability of this soil type is rapid in the surface and subsurface layers and is rapid to moderately rapid in the subsoil.

Immokalee fine sand (#20) is a nearly level, poorly drained soil found on broad flatwoods. The surface layer of this soil type generally consists of black fine sand about 5 inches thick. In most years the seasonal high water table for this soil type is within 10 inches of the surface for 1 to 3 months. It recedes to a depth of 10 to 40 inches for more than 6 months. Permeability of this soil type is rapid in the surface and subsurface layers and in the substratum. It is moderate in the subsoil.

Pomello fine sand, 0 to 5 percent slopes (#34) is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the flatwoods. The surface layer of this soil type generally consists of gray fine sand about 3 inches thick. In most years, the seasonal high water table for this soil type is at a depth of 24 to 40 inches for 1 to 4 months and recedes to a depth of 40 to 60 inches during dry periods. Permeability of this soil type is very rapid in the surface and subsurface layers, moderately rapid in the subsoil, and rapid in the substratum.

Sanibel muck (#42) is a nearly level, very poorly drained soil found in depressions, freshwater swamps and marshes and in poorly defined drainageways. Typically the surface layer of this soil type consists of black muck about 11 inches thick. In most years undrained areas mapped with this soil type are ponded for 6 to 9 months or more except during extended dry periods. Permeability of this soil type is rapid throughout.

Tavares fine sand, 0 to 5 percent slopes (#46) is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the uplands. The surface layer of this soil type generally consists of very dark gray fine sand about 6 inches thick. The seasonal high water table for this soil type is at a depth of 40 to 80 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. Permeability of this soil type is very rapid throughout.

Tavares - Millhopper fine sands, 0 to 5 percent slopes (#47) are nearly level to gently sloping, moderately well drained soils found on low ridges and knolls on the uplands and on the flatwoods. Typically the surface layer of Tavares and Millhopper soils is dark grayish brown fine sand about 6 inches thick. The seasonal high water table for Tavares soil is at a depth of 40 to 72 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. The seasonal high water table for Millhopper soil is at a depth of 40 to 60 inches for 1 to 4 months, and recedes to a depth of 60 to 72 inches for 2 to 4 months. Permeability of Tavares soil is very rapid. Permeability of Millhopper soil is rapid in the surface and subsurface layers and is moderately rapid or moderate in the subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main component of Basinger fine sand, depressional (#3) and Sanibel muck (#42) to be hydric. Additionally, the FAESS also considers certain inclusions present within Immokalee fine sand (#20) to be hydric. This information can be found in the Hydric Soils of Florida Handbook, Third Edition, March 2000.

LAND USE TYPES/VEGETATIVE COMMUNITIES

The Ayers Parcels project site currently supports eight (8) land use types/vegetative communities. These land use types/vegetative communities were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 2004) (Figure 5). The on-site upland land use types/vegetative communities are classified as Improved Pastures (211), Unimproved Pasture (212), Abandoned Citrus Groves (224), and Xeric Oak (421). The on-site wetland/surface water land use types/vegetative communities are classified as Lakes (520), Bay Swamp (611), Freshwater Marshes (641), and Wet Prairies (643). The following provides a brief description of the on-site land use types/vegetative communities:

Uplands:

211 Improved Pasture

Two (2) small areas of open land with patches of bahia grass (*Paspalum notatum*) and remnant scrub species are present in the southwestern portion of the project site. These areas are periodically utilized by cattle, have large expanses of open sand and are occasionally maintained via bush-hogging for pasture. This land use/vegetative community would be classified as Improved Pasture (211), per the FLUCFCS. Other vegetative species observed within this community include a scattered canopy of sand pine (*Pinus clausa*), sand live oak (*Quercus geminata*), and myrtle oak (*Quercus myrtlifolia*), with some prickly-pear cactus (*Opuntia humifusa*), hairy indigo (*Indigofera hirsuta*), rose natal grass (*Melinis repens*), Spanish needles (*Bidens alba*), dixie deer lichen (*Cladonia subtenuis*), chalky bluestem (*Andropogon virginicus*), and Florida rosemary (*Ceratiola ericoides*).

212 Unimproved Pasture

One (1) small area of unimproved pasture exists in the northeastern portion of the site along Avalon Road. This land use/vegetative community would be classified as Unimproved Pasture (212), per the FLUCFCS. Vegetative species present within this area include scattered live oak (*Quercus virginiana*) and slash pine (*Pinus elliotii*), with an understory of bermudagrass (*Cynodon dactylon*), crabgrass (*Digitaria serotina*), Mexican clover (*Richardia scabra*), dogfennel (*Eupatorium capillifolium*), lantana (*Lantana camara*), prickly-pear cactus (*Opuntia humifusa*), beggarticks (*Bidens alba*), ragweed (*Ambrosia artemisiifolia*), broomsedge (*Andropogon virginicus*), rose natalgrass (*Melinis repens*), guineagrass (*Panicum maximum*), gopher apple (*Licania michauxii*), bahiagrass (*Paspalum notatum*) and hairy indigo (*Indigofera hirsuta*).

224 Abandoned Citrus Groves

In the northeast corner of the project site, along the northern boundary is an area of citrus grove that has been abandoned and out of production for some time. This land use/vegetative community would be classified as Abandoned Citrus Groves (224), per the FLUCFCS. Vegetative species present within this area include remnant citrus trees (*Citrus* sp.), bahiagrass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), crabgrass (*Digitaria serotina*), Mexican clover (*Richardia scabra*), dogfennel (*Eupatorium capillifolium*), lantana (*Lantana camara*), prickly-pear cactus (*Opuntia humifusa*), beggarticks (*Bidens alba*), ragweed (*Ambrosia artemisiifolia*), broomsedge (*Andropogon virginicus*), rose natal grass (*Melinis repens*), guinea grass (*Panicum maximum*), gopher apple (*Licania michauxii*), and hairy indigo (*Indigofera hirsuta*).

421 Xeric Oak

The majority of the project site consists of a scrubby oak upland community. This land use/vegetative community would be classified as Xeric Oak (421), per the FLUCFCS. Vegetation observed within the community type includes a canopy of sand live oak (*Quercus geminata*), turkey oak (*Quercus laevis*), myrtle oak (*Quercus myrtlifolia*), and Chapman's oak (*Querucs chapmanii*), with an understory of saw palmetto (*Serenoa repens*), garberia (*Garberia heterophylla*), Florida bonamia (*Bonamia grandiflora*), tough bumelia (*Sideroxylon tenax*), sandhill wireweed (*Polygonella robusta*), sandyfield hairsedge (*Bulbostylis stenophylla*), ware's hairsedge (*Bulbostylis warei*), chalky bluestem (*Andropogon virginicus*), wiregrass (*Aristida beyrichiana*), bottlebrush threeawn (*Aristida speciformis*), American beautyberry (*Callicarpa americana*), tough bully (*Sideroxylon tenax*), winged sumac (*Rhus copallinum*), dwarf pawpaw (*Asimina pygmae*), netted pawpaw (*Asmina reticulata*), tar flower (*Bejaria racemosa*), rushfoil (*Croton michauxii*), Britton's beargrass (*Nolina brittoniana*), lady's nightcap (*Bonamia grandiflora*), Florida rosemary (*Ceratiola ericoides*), small's jointweed (*Polygonella myriophylla*), Queens delight (*Stillingia sylvatica*), elliot's milkpea (*Galactia elliotii*), prickly-pear cactus (*Opuntia humifusa*), and deer lichen (*Cladonia rangiferina*).

<u>Wetlands/Surface Waters</u>:

520 Lakes

The majority of Lake Oliver falls within the limits of the project site. This 31.31 acre lake is situated in the northeastern portion of the site and would be classified as Lakes larger than 10 acres but less than 100 acres (520), per the FLUCFCS. Vegetative species identified within and along the edge of this surface water system includes pennywort (*Hydrocotyle umbellata*), spatterdock (*Nuphar advena*), torpedo grass (*Panicum repens*), arrowhead (*Sagittaria latifolia*)

maidencane (*Panicum hemitomon*), spike rush (*Eleocharis baldwinii*), soft rush (*Juncus effusus*), sedges (*Carex* sp. and *Cyperus* sp.) southern crabgrass (*Digitaria* sp.), broomsedge (*Andropogon virginicus*), primrose willow (*Ludwigia octavalvis*), cattail (*Typha* sp.), pickerelweed (*Pontedaria cordata*), and duck potato (*Sagittaria lancifolia*).

611 Bay Swamp

Several areas of a bay swamp wetland community exist throughout the site. Many of these areas surround the on-site lake and freshwater marshes. This land use/vegetative community would be classified as Bay Swamp (611), per the FLUCFCS. Vegetative species observed within this community include a canopy of sweetbay (*Magnolia virginiana*), red bay (*Persea borbonia*), and loblolly bay (*Gordonia lasianthus*), with some scattered slash pine (*Pinus elliottii*). Understory consists of wax myrtle (*Morella cerifera*), gallberry (*Ilex glabra*), Virginia chain fern (*Woodwardia virginica*), cinnamon fern (*Osmunda cinnamomea*), muscadine vine (*Vitis rotundifolia*), pickerelweed (*Pontederia cordata*), cardinal airplant (*Tillandsia fasciculate*), ballmoss (*Tillandsia recurvata*), spanish moss (*Tillandsia usneoides*), spikerush (*Eleocharis sp*.), needleleaf witchgrass (*Dichanthelium aciculare*), hemlock witchgrass (*Dichanthelium portericense*), ear leaf greenbrier (*Smilax auriculata*), sarsaparilla vine (*Smilax pumila*), St. Andrew's cross (*Hypericum hypericoides*), rusty lyonia (*Lyonia ferruginea*), coastal plain staggerbush (*Lyonia fruticosa*), fetterbush (*Lyonia lucida*), highbush blueberry (*Vaccinium corymbosum*), darrow's blueberry (*Vaccinium darrowii*), shiny blueberry (*Vaccinium myrsinites*), swamp fern (*Blechnum serrulatum*), royal fern (*Osmunda regalis*), lizard's tail (*Saururus cernuus*), and smartweed (*Polygonum punctatum*).

641 Freshwater Marsh

A number of shallow freshwater marshes are present throughout the site. This land use/vegetative community would be classified as Freshwater Marsh (641), per the FLUCFCS. Existing vegetation observed within these marshes includes a groundcover of pickerelweed (*Pontederia cordata*), common buttonbush (*Cephalanthus occidentalis*), Virginia chain fern (*Woodwardia virginica*), royal fern (*Osmunda regalis*), flatsedge (*Cyperus sp*.), Carolina redroot (*Lachnanthes caroliana*), beaksedge (*Rhynchospora sp*.), bushy bluestem (*Andropogon sp*.), maidencane (*Panicum hemitomon*), yellow pondlily (*Nuphar advena*), and blue maidencane (*Amphicarpum muehlenbergianum*); with a subcanopy of wax myrtle (*Morella cerifera*) and saw palmetto (*Serenoa repens*) on the perimeter, and a widely scattered canopy of slash pine (*Pinus elliottii*), dahoon holly (*Ilex cassine*), sweet bay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), and water oak (*Quercus nigra*). The overall species composition varies slightly from wetland to wetland.

643 Wet Prairies

A small portion of a wet prairie community extends onto the project site from the western boundary. This land use/vegetative community would be classified as Wet Prairies (643), per the FLUCFCS. Vegetation observed within this community includes a scattered canopy of slash pine (*Pinus elliottii*), slash pine (*Pinus elliottii*), and laurel oak (*Quercus laurifolia*), with a mostly open groundcover of predominantly grassy vegetation, including sand cordgrass (*Spartina bakeri*), maidencane (*Panicum hemitomon*), blue maidencane (*Amphicarpum muehlenbergianum*), yellow-eyed grass (*Xyris elliottii*), bushy bluestem (*Andropogon sp*.), and bahia grass (*Paspalum notatum*) with a few areas of low growing saw palmetto (*Serenoa repens*).

PROTECTED SPECIES

Utilizing methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); Wildlife Methodology Guidelines (1988); and Florida Fish and Wildlife Conservation Commission's (FFWCC) Gopher Tortoise Permitting Guidelines (April 2008 - revised January 2017), an assessment for "listed" floral and faunal species occurring within the subject site boundaries was conducted on November 16, 17, 21, 22, 29, and December 27, 2017. The survey covered approximately 60% of the subject site's developable area, included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations that indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (May 2017) that have the potential to occur in Orange County (Table 1).

Three (3) plant species listed as "Endangered" by the Florida Department of Agriculture and Consumer Services (FDACS) were observed within the subject site boundaries. These species are Britton's beargrass (*Nolina brittoniana*), lady's nightcap (*Bonamia grandiflora*), and small's jointweed (*Polygonella myriophylla*). However, it should be noted that the FDACS protection of listed plant species centers around preventing the illegal collection, transport and sale of "listed" plants. The FDACS only issues permits for collection purposes and neither regulates nor prohibits the destruction of state-listed flora species as a result of development activities. Additionally, two (2) fern species were identified that are listed as "commercially exploited" by the Florida Department of Agriculture and Consumer Services (FDACS). The harvesting of these species, cinnamon fern (*Osmunda cinnamomea*) and royal fern (*Osmunda regalis*), for commercial gain, is not allowed. However, the listing of these species poses no restrictions towards the development of the subject site. The following is a list of those wildlife species identified during the evaluation of the site:

Reptiles and Amphibians
brown anole (*Norops sagrei*)
eastern diamondback rattlesnake (*Crotalus adamanteus*)
eastern racer (*Coluber constrictor*)
Florida leopard frog (*Lithobates sphenocephalus sphenocephalus*)
Florida scrub lizard (*Sceloporus woodi*)
gopher tortoise (*Gopherus polyphemus*)
green anole (*Anolis carolinensis*)
green tree frog (*Hyla cinerea*)
southern toad (*Anaxyrus terrestris*)

Birds
American Crow (*Corvus caurinus*)
American Robin (*Turdus migratorius*)
Black Vulture (*Coragyps atratus*)
Blue Jay (*Cyanocitta cristata*)
Common Nighthawk (*Chordeiles minor*)
Carolina Wren (*Thryothorus ludovicianus*)
Eastern Kingbird (*Tyrannus tyrannus*)
Eastern Phoebe (*Sayornis phoebe*)
Florida Sandhill Crane (*Antigone canadensis pratensis*)
Gray Catbird (*Dumetella carolinensis*)
Great Horned Owl (*Bubo virginianus*)
Little Blue Heron (*Egretta caerulea*)
Mourning Dove (*Zenaida macroura*)
Northern Cardinal (*Cardinalis cardinalis*)
Northern Mockingbird (*Mimus polyglottos*)
Red-bellied Woodpecker *(Melanerpes carolinus*)
Red-shouldered Hawk (*Buteo lineatus*)
Red-tailed Hawk (*Buteo jamaicensis*)
Snowy Egret (*Egretta thula*)
Tufted Titmouse (*Baeolophus bicolor*)
Turkey Vulture (*Cathartes aura*)

Mammals
Coyote (*Canis latrans*)
eastern cottontail (*Sylvilagus floridanus*)
eastern gray squirrel (*Sciurus carolinensis*)
marsh rabbit (*Sylvilagus palustris*)
nine-banded armadillo (*Dasypus novemcinctus*)

Mammals Continued
northern raccoon (*Procyon lotor*)
Virginia opossum (*Didelphis virginiana*)
white-tailed deer (*Odocoileus virginianus*)
wild boar (*Sus scrofa*)

Three (3) of the above wildlife species, gopher tortoise (*Gopherus polyphemus*), Little Blue Heron (*Egretta caerulea*), and Florida Sandhill Crane (*Grus canadensis pratensis*) were identified in the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (May 2017). The following provides a brief description of these species as they relate to the site.

Gopher Tortoise (Gopherus polyphemus)
State Listed as "Threatened"

Numerous gopher tortoise burrows *(Gopherus polyphemus)* have been identified within the on-site upland areas. Currently the gopher tortoise is classified as a "Category 2 Candidate Species" by the U.S. Fish and Wildlife Service (USFWS), and as of September 2007, is now classified as "Threatened" by FFWCC, and as "Threatened" by FCREPA. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and abandoned citrus groves. Several other protected species known to occur in Orange County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake *(Drymarchon corais couperi)*, Florida mouse *(Podomys floridanus)*, and the gopher frog *(Rana capito)*. However, none of these species were observed during the survey conducted.

The subject site was surveyed for the existence of gopher tortoises through the use of pedestrian and vehicle transects (Figure 6). The survey covered approximately 60% of the suitable habitat present within the subject site boundaries and those properties within 25-feet. A moderate population of active/inactive gopher tortoise burrows were observed and recorded using GPS technology.

The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

Indigo Snake *(Drymarchon couperi)*
Federally Listed as "Threatened" by USFWS

The indigo snake *(Drymarchon couperi)* is a federally listed threatened species. The basis for this listing was a result of dramatic population declines caused by over-collecting for the domestic and international pet trade as well as mortalities caused by rattlesnake collectors who gassed gopher tortoise burrows to collect snakes. Since its listing, habitat loss and fragmentation by residential and commercial expansion have become much more significant threats to the eastern indigo snake. This species is widely distributed throughout central and south Florida and primarily occurs in sandhills habitat in northern Florida and southern Georgia.

No evidence of indigo snakes was observed within the subject site during the wildlife survey conducted by BTC. However, the site does contain an abundance of gopher tortoise burrows and xeric habitat to support this species. Additionally, based upon the USFWS's August 2017 Revised Consultation Key for the Eastern Indigo Snake, the property is located within Orange County and will result in the removal of greater than 25 acres or more of eastern indigo snake habitat, a key determination would result in a finding of "likely to adversely affect." Based on the required permit conditions that would allow the above finding, a survey specific to indigo snakes may be required. The survey can be accomplished from October 1st thru April 30 for a minimum of five (5) surveys with 2 days of optimal weather (overnight low temperature above 60º F). At a minimum, the Corps permit will be conditioned for the use of the USFWS's "Standard Protection Measures for the Eastern Indigo Snake." It will also be conditioned "such that all gopher tortoise burrows, active or inactive, will be excavated prior to site manipulation in the vicinity of the burrow. If an eastern indigo snake is encountered, the snake must be allowed to vacate the area prior to additional site manipulation in the vicinity." Any permit will also be conditioned "such that holes, cavities, and snake refugia other than gopher tortoise burrows will be inspected each morning before planned site manipulation of a particular area, and, if occupied by an eastern indigo snake, no work will commence until the snake has vacated the vicinity of proposed work."

Florida Sandhill Crane (Antigone canadensis pratensis)
State Listed as "Threatened" by FFWCC

A pair of adult Sandhill Cranes was observed foraging within one of the on-site freshwater marsh systems. The Florida Sandhill Crane is a subspecies of Sandhill Crane that occurs exclusively and is resident to Florida (Stys 1997). Of the six (6) subspecies of Sandhill Crane, the Greater Sandhill Crane *(Grus canadensis tabida)* is the only other subspecies of Sandhill Crane that occurs regularly in Florida (Stys 1997). This subspecies is a winter migrant, arriving in Florida during late fall (October/November) and leaving in late February (Stys 1997). Since the Florida Sandhill Crane and Greater Sandhill Crane cannot be distinguished from one another in the field,

Stys (1997) recommends conducting surveys between May and September to validate the presence of this protected species. Due to the time of year the recent survey was conducted (November & December), it cannot be assumed that the observed cranes were the State listed subspecies.

Although the adult Cranes were observed foraging on the site, no nests were identified within or in close proximity to the subject site. If nesting does occur, FFWCC typically requires a 400-foot buffer around nests in order to prevent nest disturbance and potential nest abandonment. Since Cranes do not re-use the same nest year after year this 400-foot buffer is only temporary during the nesting season (i.e., anytime from January through June). Since no nests were observed on-site or nearby, there will be no development constraints unless a nest is found. An aerial nest survey is highly recommended prior to the site's construction activities commencement in order to more accurately determine the presence/absence of on-site Sandhill Crane nests as their nests are difficult to see from ground surveys.

Little Blue Heron (Egretta caerulea)
State Listed as "Threatened" by FFWCC

For the purposes of this report, the Little Blue Heron, a species of 'wading bird,' has been consolidated into one (1) group. The species is listed in the state of Florida as "Threatened" due to historically aggressive hunting practices and habitat loss. Currently, the majority of wading bird habitat tends to be federally protected wetlands under the 'Clean Water Act' and the Florida's 'Wetland Resource Permitting Program.'

The Little Blue Heron was observed foraging within Lake Oliver near the eastern property boundary at the time of the survey. This species is listed as a colonial nesting bird. There is no protection requirement for this species unless it is observed nesting on the site. There were no birds observed nesting during the investigation conducted. As such, it does not appear that this species would be adversely affected by development of the site.

Bald Eagle (Haliaeetus leucocephalus)
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus Leuchocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FFWCC's new management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FFWCC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest during the nesting season, October 1 through May 15 or when eagles are present at the nest.

In addition to the on-site evaluation for "listed" species, BTC conducted a review for any FFWCC recorded Bald Eagle nests on or within the vicinity of the project site. This review revealed that there are no Bald Eagle nests through the 2016-2017 nesting season, within one mile (1.0) of the Ayers Parcels project site. Thus, no developmental constraints are anticipated with respect to Bald Eagle nests.

USFWS CONSULTATION AREAS

The U.S. Fish and Wildlife Service has established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following paragraphs include a list of the USFWS Consultation Areas associated with the subject property. Also included, is a brief description of the respective species habitat and potential for additional review:

Everglade Snail Kite (Rostrhamus sociabilis)
Federally Listed as "Endangered" by USFWS

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Everglade Snail Kite is listed as "Endangered" by the USFWS. Everglade Snail Kites are similar in size to Red-shouldered Hawks. All Everglade Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

Although a portion of the project site contains wetlands/surface waters, no Everglade Snail Kites were observed within the subject site during the wildlife survey conducted by BTC. As there is some suitable habitat within the limits of the subject site, a formal survey may be required by the USFWS or another agency to determine if any Everglade Snail Kites utilize any portions of the site.

Florida Scrub-Jay (Aphelocoma coerulescens)
Federally Listed as "Threatened" by USFWS

Currently the Florida Scrub-Jay is listed as threatened by the USFWS. Florida Scrub-Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90 % of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Florida Scrub-Jays were observed within the subject site during the wildlife survey conducted by BTC. However, as there is some suitable habitat within the limits of the subject site, a formal survey may be required USFWS or another agency to determine if any Florida Scrub-Jays utilize any portions of the site.

Red-cockaded Woodpecker (Picoides boreali)
Federally Listed as "Endangered" by USFWS

The Red-cockaded Woodpecker (*Picoides boreali*) is a federally endangered species by the USFWS. The basis for the listing is loss and degradation of suitable habitat. This species is commonly found in open park-like pine forests maintained by periodic fire, such as mature long-leaf pine ecosystem. The Red-cockaded Woodpecker is a federally and state protected endangered species that is protected and should not be injured, harmed, molested or killed.

No Red-Cockaded Woodpeckers were observed within the subject site during the wildlife survey conducted by BTC. As there is no suitable habitat within the limits of the subject site, it is not anticipated that a formal survey would be required by the USFWS or another agency to determine if any Red-Cockaded Woodpeckers utilize any portions of the site.

Audubon's Crested Caracara (Polyborus plancus audubonii)
Federally Listed as "Threatened" by USFWS

The subject site falls within the USFWS Consultation Areas for the species Audubon's Crested Caracara *(Polyborus planeus audubonii)*. Currently the Crested Caracara is listed as threatened by the USFWS due primarily to habitat loss. The Crested Caracara commonly occurs in dry or wet prairie areas with scattered cabbage plams, lightly wooded areas with saw palmetto, scrub oaks and cypress. The Crested Caracara also uses improved or semi-improved pasture with seasonal wetlands. Crested Caracaras construct new nests each nesting season, often in the same tree as the previous year.

No Audubon's Crested Caracaras were observed within the subject site during the wildlife survey conducted by BTC. As there is no suitable habitat within the limits of the subject property, it is not anticipated that a formal survey would be required by the USFWS or another agency to determine if any Audubon's Crested Caracaras utilize any portions of the site.

Sand Skink (Neoseps reynoldsi)
Federally Listed as "Threatened" by USFWS

The subject site falls within the Sand Skink Consultation Area for the USFWS. The sand skink (*Neoseps reynoldsi*) is listed as "Threatened" by the USFWS and FFWCC. The sand skink exists in areas vegetated with sand pine (*Pinus clausa*) - rosemary (*Ceratiola ericoides*) scrub or a long leaf pine (*Pinus palustris*) - turkey oak (*Quercus laevis*) association. Habitat destruction is the primary threat to this species' survival. Citrus groves, residential, commercial and recreational facilities have depleted the xeric upland habitat of the sand skink. All properties within the limits of the USFWS consultation area that are located at elevations greater than 80' and contain

suitable (moderate-to-well drained soils) soils are believed by USFWS to be areas of potential sand skink habitat.

The entire Ayers Parcels project site is above the 80-foot above sea level requirement and portions contain appropriate soils types and also areas of suitable vegetative communities/ habitat for the Florida sand skink. Due to these factors, it is advisable to conduct a formal sand skink survey, as it may be required by federal, state, and/or local government permitting agencies. The survey will need to be conducted between March 1 and May 15, in which 2' x 2' boards will be placed in the open sandy areas at a density of approximately 40 boards per acre and checked once per week for four (4) consecutive weeks. The main objective of the survey is to determine whether sand skinks inhabit the project site.

ENVIRONMENTAL CONSTRAINTS

The extent of the on-site wetlands/surface waters were delineated by BTC in accordance with local, state and federal guidelines. The flag locations will need to be reviewed and approved by the various regulatory agencies during the permitting process. Permitting through the Orange County Environmental Protection Division (OCEPD), the South Florida Water Management District (SFWMD), and the US Army Corp of Engineers (USACOE) would be required to develop the subject site. The project site resides in the Reedy Creek Drainage Basin**.**

Orange County Environmental Protection Division

A Conservation Area Determination (CAD) will be required from the Orange County Environmental Protection Division (OCEPD) to determine the extent of any wetlands and surface waters that exist within the subject site. Any impacts to the on-site wetlands will require a Conservation Area Impact permit from the OCEPD, as well as mitigation for all permitted impacts.

The majority of the subject site's wetland/surface water systems may be considered as Class I Conservation Areas, per Chapter 15, Article X, Section 15-364 of Orange County's Development Code and Section 15-396(3)(a), based on potential hydrologic connections. Any impacts to Class I systems will need to be approved by the Board of County Commisioners (BCC):

"Class I conservation areas. The removal, alteration or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist that will permit a reasonable use of the land or where there is an overriding public benefit. The protection, preservation and continuing viability of Class I conservation areas shall be the prime objective of the basis for review of all proposed alterations, modifications, or removal of

these areas. When encroachment, alteration or removal of Class I conservation areas is permitted, habitat compensation or mitigation as a condition of development approval shall be required."

The property's remaining wetlands would be considered as Class II & Class III Conservation Areas per Chapter 15, Article X, Section 15-364 of Orange County's Development Code and Section 15-396(3)(b)(c):

"*Class II conservation areas.* Habitat compensation for Class II conservation areas should be presumed to be allowed unless habitat compensation is contrary to the public interest."

"*Class III conservation areas.* The removal, alteration or encroachment within a Class III conservation area shall be allowed in all cases. Habitat compensation or mitigation as a condition of development approval shall be required."

South Florida Water Management District

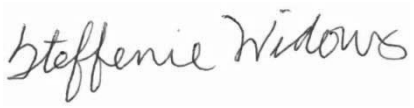
An Environmental Resource Permit (ERP) will be required through the South Florida Water Management District (SFWMD) for all wetland/surface water impacts (both direct and secondary) in association with the proposed Ayers Parcels development site. Impacts to the project's wetland/surface water communities would be permittable by the SFWMD as long as the issues of elimination and reduction of impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts.

US Army Corps of Engineers

Permitting will also be required for the project's wetland/surface water impacts by the US Army Corps of Engineers (USACOE). As the ERP is no longer a joint application between the SFWMD and the USACOE, the Corps will not be notified/copied upon submittal of the ERP application to the District. As with the District, it is anticipated that all impacts to the project's wetland/surface water communities would be permittable by the USACOE as long as the issues of elimination and reduction of impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,



Steffenie Widows
Field Biologist

Stephen Butler
Project Manager

Attachments

Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Ayers Parcels
Orange County, Florida
Figure 1
Location Map

Project #:337-21
Produced By: SEB
Date: 11/28/2017

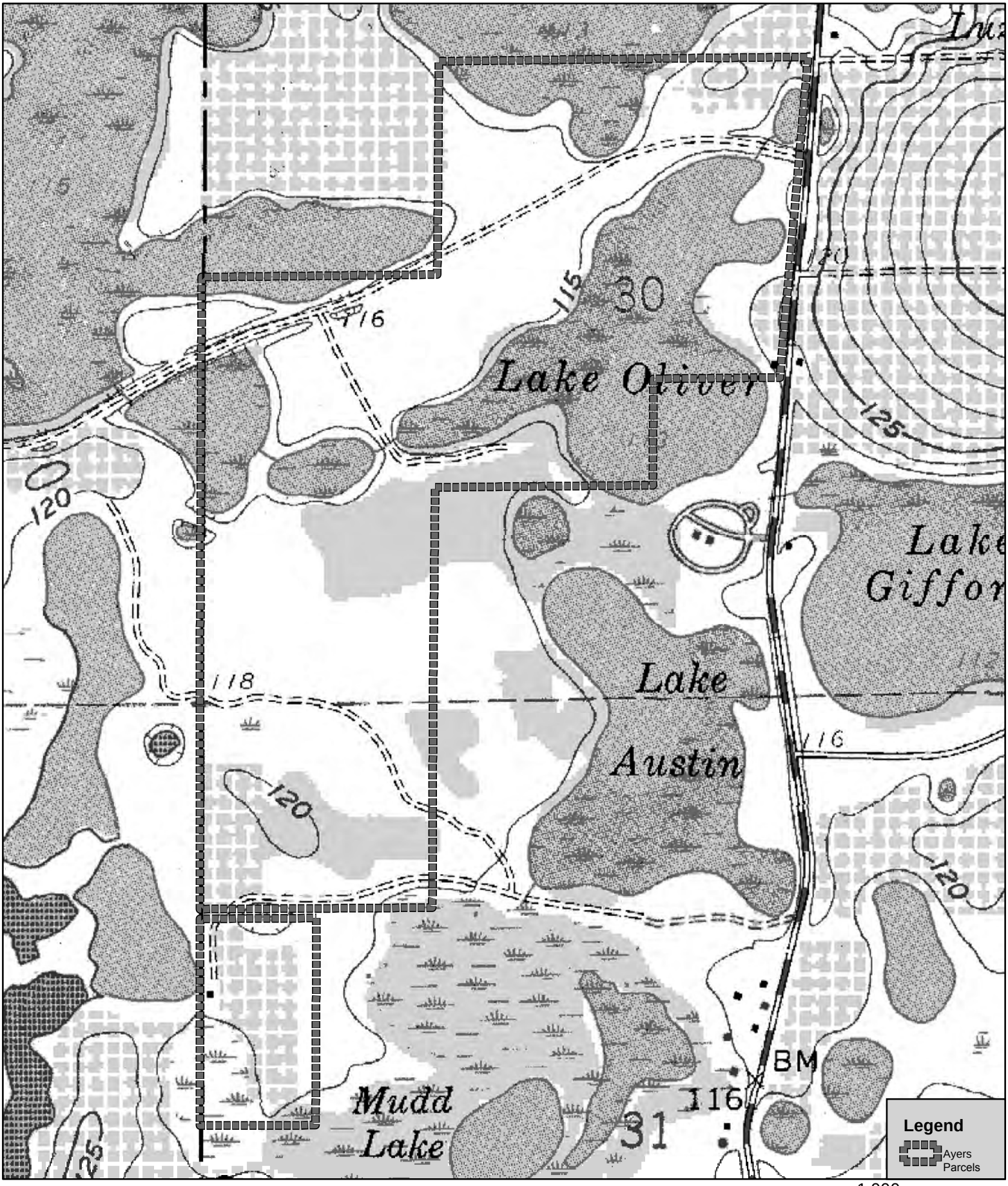
Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Ayers Parcels
Orange County, Florida
Figure 2
2017 Aerial Photograph

N
W E
S

1,000
Feet

Project #:337-21
Produced By: SEB
Date: 11/28/2017



1,000 Feet

N W E S

Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Ayers Parcels
Orange County, Florida
Figure 3
USGS Topographic Map

Project #:337-21
Produced By: SEB
Date: 11/28/2017

Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Ayers Parcels
Orange County, Florida
Figure 4
USDA/NRCS Soils Map

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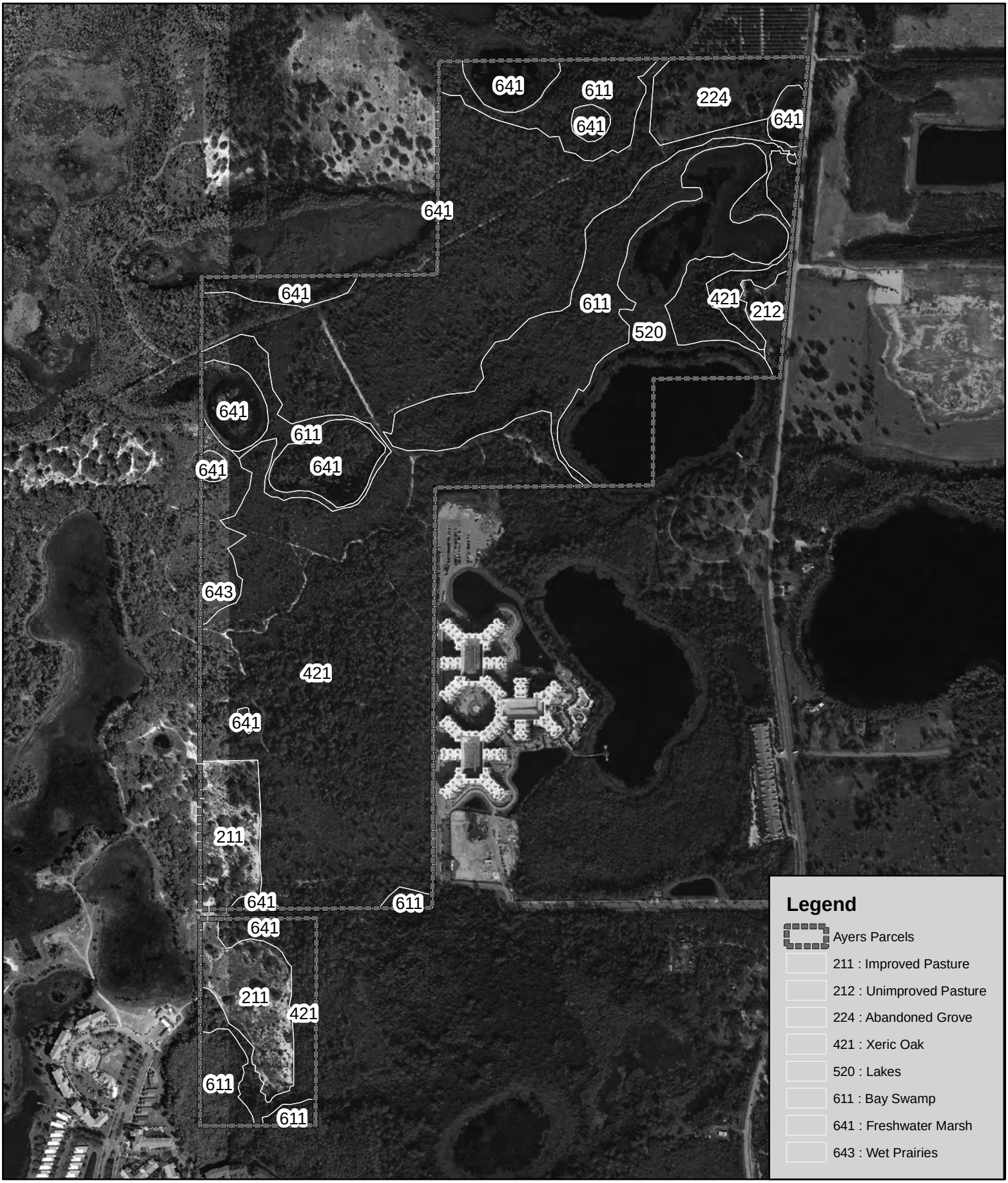
1,000 Feet

Project #:337-21
Produced By: SEB
Date: 11/28/2017



Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Ayers Parcels
Orange County, Florida
Figure 5
FLUCFCS Map

N
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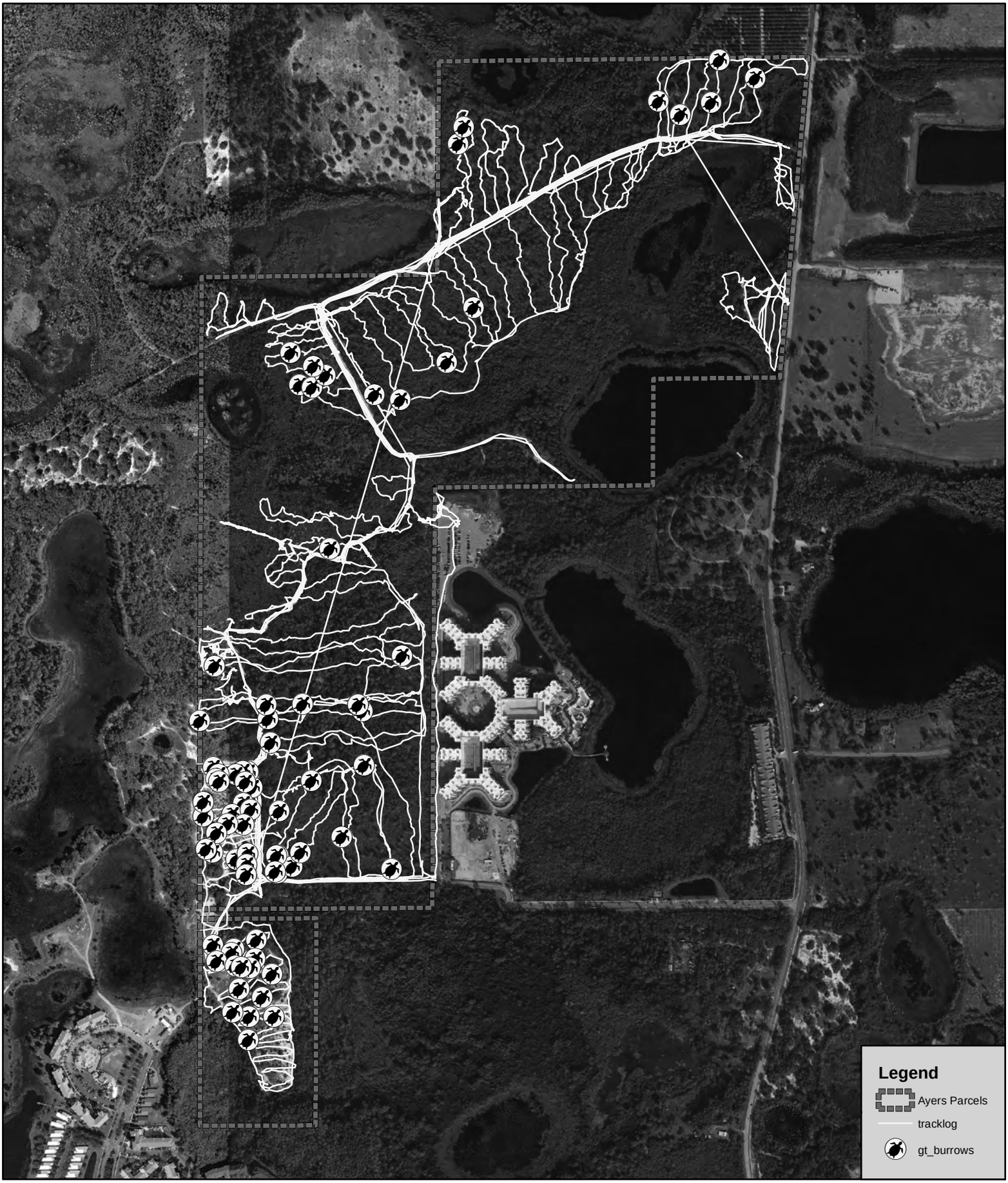
1,000 Feet

Project #:337-21
Produced By: SEB
Date: 1/19/2018



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www.bio-techconsulting.com

Ayers Parcels
Orange County, Florida
Figure 6
Wildlife Survey Map

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W E
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1,000
Feet

Project #:337-21
Produced By: SEB
Date: 1/19/2018

Bio-Tech Consulting Inc.
Environmental and Permitting Services
2002 E. Robinson St. Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Ayers Parcels
Orange County, Florida
Figure 7
Wildlife Proximity Map

N
W E
S

2,000
Feet

Project #:337-21
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Orange County, Florida
Figure 8
USFWS Consultation Areas Map

N
W E
S

1,000
Feet

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Table 1:	Potentially Occuring Listed Wildlife and Plant Species in Orange County, Florida		
Scientific Name	**Common Name**	**Federal Status**	**State Status**
REPTILES			
Alligator mississippiensis	American alligator	SAT	FT(S/A)
Drymarchon corais couperi	eastern indigo snake	LT	FT
Gopherus polyphemus	gopher tortoise	C	ST
Lampropeltis extenuata	short-tailed snake	N	ST
Pituophis melanoleucus mugitus	Florida pine snake	N	ST
Plestiodon reynoldsi	sand skink	LT	FT
BIRDS			
Aphelocoma coerulescens	Florida scrub-jay	LT	FT
Athene cunicularia floridana	Florida burrowing owl	N	ST
Caracara cheriway	Crested Caracara	LT	FT
Egretta caerulea	little blue heron	N	ST
Egretta tricolor	tricolored heron	N	ST
Falco sparverius paulus	southeastern American kestrel	N	ST
Grus canadensis pratensis	Florida sandhill crane	N	ST
Haliaeetus leucocephalus	bald eagle	N	**
Mycteria americana	wood stork	LT	FT
Pandion haliaetus	osprey	N	SSC*
Picoides borealis	red-cockaded woodpecker	LE	FE
Platalea ajaja	roseate spoonbill	N	ST
Sterna antillarum	least tern	N	ST
MAMMALS			
Sciurus niger shermani	Sherman's fox squirrel	N	SSC
VASCULAR PLANTS			
Bonamia grandiflora	Florida bonamia	LT	E
Calopogon multiflorus	Many-flowered Grass-pink	N	T
Centrosema arenicola	Sand Butterfly Pea	N	E
Chionanthus pygmaeus	Pygmy Fringe Tree	LE	E
Centrosema arenicola	sand butterfly pea	N	N
Coelorachis tuberculosa	piedmont jointgrass	N	N
Deeringothamnus pulchellus	beautiful pawpaw	LE	E
Eriogonum longifolium var *gnaphalifolium*	scrub buckwheat	LT	E
Helianthus debilis ssp *tardiflorus*	beach sunflower	N	N
Ilex opaca var arenicola	scrub holly	N	N
Illicium parviflorum	star anise	N	E
Lechea cernua	nodding pinweed	N	T
Lupinus aridorum	scrub lupine	LE	E
Matelea floridana	Florida spiny-pod	N	E
Monotropa hypopithys	pinesap	N	E
Najas filifolia	Narrowleaf Naiad	N	T
Nemastylis floridana	Celestial Lily	N	E
Nolina atopocarpa	Florida beargrass	N	T
Nolina brittoniana	Britton's beargrass	LE	E
Ophioglossum palmatum	hand fern	N	E
Panicum abscissum	cutthroat grass	N	E
Paronychia chartacea ssp *chartacea*	paper-like nailwort	LT	E
Persea humilis	scrub bay	N	N
Pecluma plumula	Plume Polypody	N	E
Polygonella myriophylla	Small's jointweed	LE	E
Prunus geniculata	scrub plum	LE	E
Pteroglossaspis ecristata	Giant Orchid	N	T
Stylisma abdita	scrub stylisma	N	E
Warea amplexifolia	clasping warea	LE	E
Zephyranthes simpsonii	redmargin lily	N	T

FEDERAL LEGAL STATUS

LE-Endangered: species in danger of extinction throughout all or a significant portion of its range.
LT-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
SAT-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
C-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
XN-Non-essential experimental population.
N-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

STATE LEGAL STATUS - ANIMALS

FE- Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
FT- Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
FXN- Federal listed as an experimental population in Florida
FT(S/A)- Federal Threatened due to similarity of appearance
ST- State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.

SSC-Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for Pandion haliaetus (Osprey) indicates that this status applies in Monroe county only.)

N-Not currently listed, nor currently being considered for listing.

*** State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

STATE LEGAL STATUS - PLANTS

E-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.

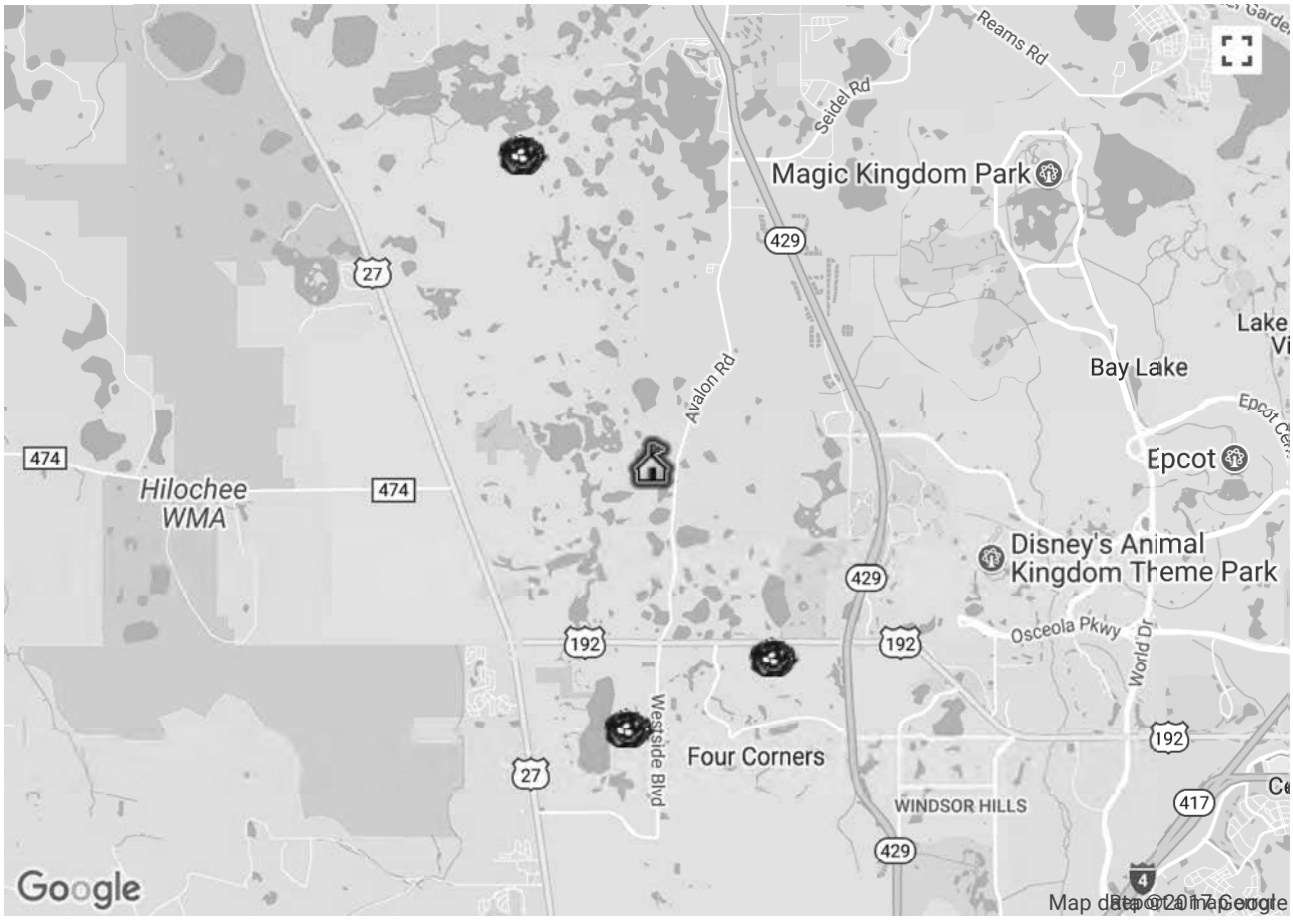
T-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
N-Not currently listed, nor currently being considered for listing.

This report was generated using the bald eagle nest locator at https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx on 11/28/2017 2:19:09 PM.

Search Entered: Within 5 miles of latitude 28.3686661666667 and longitude -81.6495518666667; All Search Results

3 record(s) were found; 3 record(s) are shown

Bald Eagle Nest Map:



Bald Eagle Nest Data Search Results:

Results per page: All

Nest ID	County	Latitude	Longitude	Township	Range	Section	Gaz Page	Last Known Active	Last Surveyed	Act 12	Act 13	Act 14	Act 15	Act 16	Dist. (Mi)
LA182	Lake	28 25.06	81 40.30	24S	26E	12	85	2014	2014	*	*	Y	*	*	3.64
OS104	Osceola	28 19.85	81 39.21	25S	27E	07	85	2005	2012	-	*	*	*	*	2.62
OS193	Osceola	28 20.50	81 37.73	25S	27E	05	85	2012	2012	Y	*	*	*	*	2.25

"Y" denotes an active nest
"N" denotes an inactive nest
"-" denotes an unobserved nest
"U" denotes a nest that was visited but status was undetermined
"*" denotes a nest that was not surveyed

Appendix 6:
Traffic Study by Traffic & Mobility Consultants, Inc.
February 22, 2018

MEMORANDUM

February 22, 2018

Re: **Lake Austin PD**
Preliminary TFA Review
Project № 18027

This analysis was prepared in support of a proposed amendment to the County's Comprehensive Plan changing the designation of the Lake Austin PD from Short Term Rental and associated commercial uses to a Residential PD. The property is located west of Avalon Road (CR 545) and north of US 192, in Orange County, as illustrated in **Figure 1**

Figure 1 – Site Location

The current FLU designation allows a maximum development of 3,332 short term rental units along with 20,000 square feet of ancillary administration space and 10,000 square feet of retail space. The proposed amendment will reduce the maximum development intensity of the site to 500 single family residential units.

A comparative trip generation analysis was prepared to determine if the amendment will result in increased or reduced traffic on the transportation network. The trip generation of the currently approved Short-Term Rental use was calculated based on the rates established in the previously approved Development of Regional Impact (DRI). The office and commercial space was assumed to be ancillary to the use. As for the proposed residential use, the trip generation was calculated using information published in the ITE *Trip Generation Manual, 10th Edition*, as summarized in **Table 1**.

Table 1
Trip Generation Analysis

ITE Code	Land Use	Size	Rates		Trips	
			Daily	Peak	Daily	Peak
Existing - Activity Center Mixed Use (ACMU)						
n/a	Short-Term Rental	3,332 Units	4.27*	0.43*	14,228	1,433
Proposed - Activity Center Residential (ACR)						
210	Residential	500 DU	9.14	0.95	4,570	475
				Net Change in Trips	**-9,658**	**-958**

** Short Term Rental trip generation rate obtained from previous DRI/ADA.*

Trip generation analysis based on ITE Trip Generation Manual, 10th Edition.

It is evident from the analysis above that the proposed comprehensive plan amendment will significantly reduce the trip generation intensity of the site. Therefore, the proposed amendment will not have an adverse impact on the transportation facilities.

It should be noted that the project will be required to undergo further analysis through the transportation concurrency process as further development approvals are pursued for the proposed development program on the site.

ATTACHMENTS

Single-Family Detached Housing
(210)

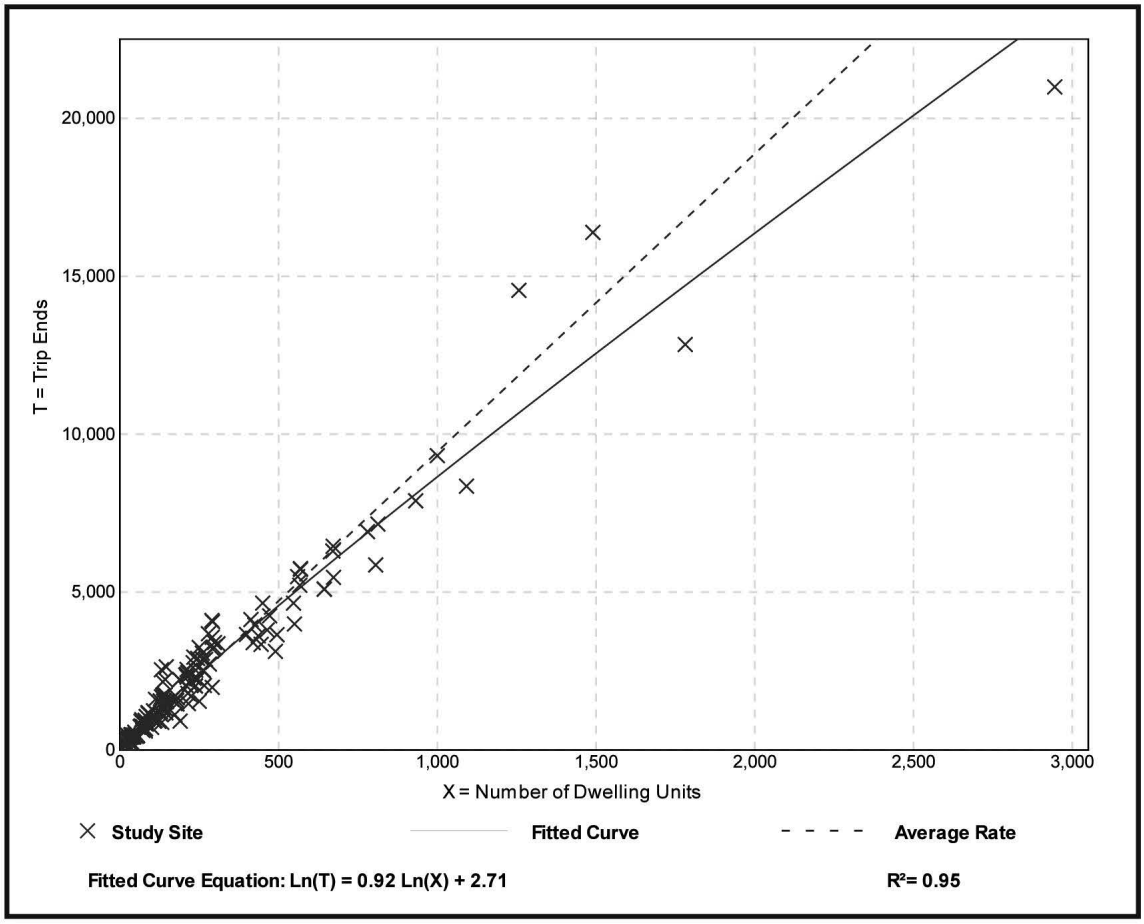
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing
(210)

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: 190
Avg. Num. of Dwelling Units: 242
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation