



ORANGE COUNTY

PLANNING DIVISION

2020-1 SMALL-SCALE DEVELOPMENT AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY
COMMISSIONERS**

**SEPTEMBER 1, 2020
ADOPTION PUBLIC HEARING**

PREPARED BY:
ORANGE COUNTY PLANNING, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION






Interoffice Memorandum

September 1, 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 – 2020-1 Small-Scale Development Amendments
and, Where Applicable, Concurrent Rezoning Requests

2020-1 Small-Scale Development Amendments 2020-1-S-1-4, 2020-1-S-FLUE-3, 2020-1-S-2-2 and concurrent rezoning request RZ-20-04-072, and 2020-1-S-5-1 and concurrent rezoning request RZ-20-04-063 are scheduled for a BCC adoption public hearing on September 1, 2020. The adoption public hearings for Amendment 2020-1-S-2-2 and concurrent rezoning case RZ-20-04-072 were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on June 5, 2020. The Board of County Commissioners (BCC), at the July 28, 2020 hearing voted to continue these cases to the September 1, 2020 meeting. The adoption public hearings for Amendment 2020-1-S-5-1 and concurrent rezoning case RZ-20-04-063 were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on June 18, 2020. The BCC, at the August 11, 2020 hearing voted to continue these cases to the September 1, 2020 meeting. The adoption public hearings for Amendments 2020-1-S-1-4 and 2020-1-S-FLUE-3 were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on August 20, 2020, and are scheduled before the BCC on September 1, 2020.

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

AAV/sw

Enc: 2020-1 Small-Scale Development Amendments - BCC Adoption Binder
c: Christopher R. Testerman, AICP, Assistant County Administrator
Joel Prinsell, Deputy County Attorney
Erin Hartigan, Assistant County Attorney

2020-1 Small-Scale Development Comprehensive Plan Amendment (2020-1-S-1-4)														
Privately-Initiated Future Land Use Map Amendment														
Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Parcel 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	Rezoner	Staff Rec	LPA Rec
District 1														
2020-1-S-1-4 (Sheen Villas)	N/A	Sheen 121, LLC	Doug Kelly	05-24-28-5844-01-210	9905 Winter Garden-Vineland Rd.; Generally located east of Winter Garden-Vineland Rd., south of Lake Sheen Reserve Blvd., and west of Nokay Dr.	Resort/Planned Development (R/PD)	Resort/Planned Development (R/PD)	N/A	N/A	4.30 gross ac.	Chris DeManche	N/A	Do not Adopt	Do not Adopt(4-3)
District 2														
2020-1-S-2-2 (Jolieview Place)	RZ-20-04-072	Jolieview, LLC	Junias Desamour	11-21-28-0000-00-058	310 S. Lake Pleasant Rd.; Generally located on the west side of S. Lake Pleasant Rd., north of E. Semoran Blvd., south of Wekiva Crossing Blvd., and east of Semoran Commerce Pl.	Office (O)	Low-Medium Density Residential (LMDR)	P-O (Professional Office District)	R-2 (Residential District)	0.50 gross ac.	Sue Watson	Irina Pashinina	Adopt & Approve	Adopt (9-0) & Approve (8-1)
District 5														
2020-1-S-5-1 (3210 Rouse Road Retail)	RZ-20-04-063	Olton Properties	StoryBook Holdings, LLC Jose Chaves, P.E.	09-22-31-0000-00-004	3370 Rouse Rd.; Generally located west of Rouse Rd., south of University Blvd., east of Hillmont Cr., and north of Buck Rd.	Medium Density Residential (MDR)	Commercial (C)	R-1A (Single-Family Dwelling District)	C-1 (Retail Commercial District)	5.61 gross/3.98 net developable ac.	Jennifer DuBois	James	Adopt and Approve subject to 2 restrictions	Adopt and Approve subject to 2 restrictions (7-0)

2020-1 Small-Scale Development Comprehensive Plan Amendment									
Staff-Initiated Comprehensive Plan Map and Text Amendment									
Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)				Project Planner	Rezoner	Staff Rec	LPA Rec
2020-1-S-FLUE-3	Planning Division	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County				Chris DeManche	N/A	Do not Adopt	Do not Adopt (3-2)

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: PD-Planned Development; R-Resort; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; ; LUP-Land Use Plan; RZ-Rezoning; A-1-Citrus Rural District;SR-State Road; AC-Acres

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Applicant/Owner:
Doug Kelly, GAI Consultants,
Inc. /Sheen 121, LLC.

Location:
9905 Winter Garden
Vineland Road, Generally
located east of Winter
Garden-Vineland Road,
south of Lake Sheen
Reserve Blvd., and adjacent
to the Grand Cypress
Resort.

Existing Use: vacant parcel.

Parcel ID Number:
05-24-28-5844-01-210

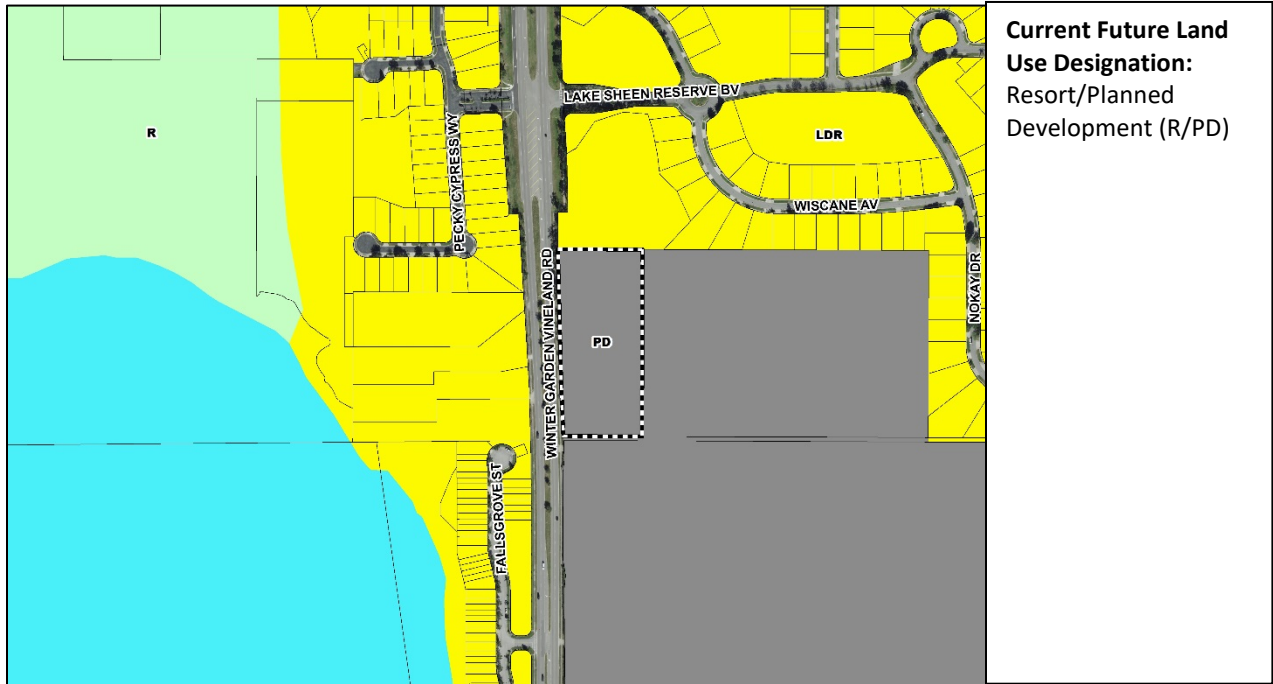
Parcel Size:
4.30 gross acres

The following meetings and hearings have been held for this proposal:		Project Information	
Report/Public Hearing	Outcome		
✓	Informational Video Presentation notice was sent May 15, 2020, and was made available to the public until June 4, 2020.	Request: From Resort/Planned Development (R/PD) to Resort/Planned Development (R/PD)	
✓	Staff Report	Concurrent Rezoning: No	
✓	LPA Adoption June 5, 2020	Proposed Development Program: Up to 40 resort units with an approved CAI. Up to 32 resort units without an approved CAI.	
✓	LPA Adoption August 20, 2020	Public Facilities and Services: Please the see Public Facilities Analysis Appendix for specific analysis on each public facility.	
	BCC Adoption	September 1, 2020	

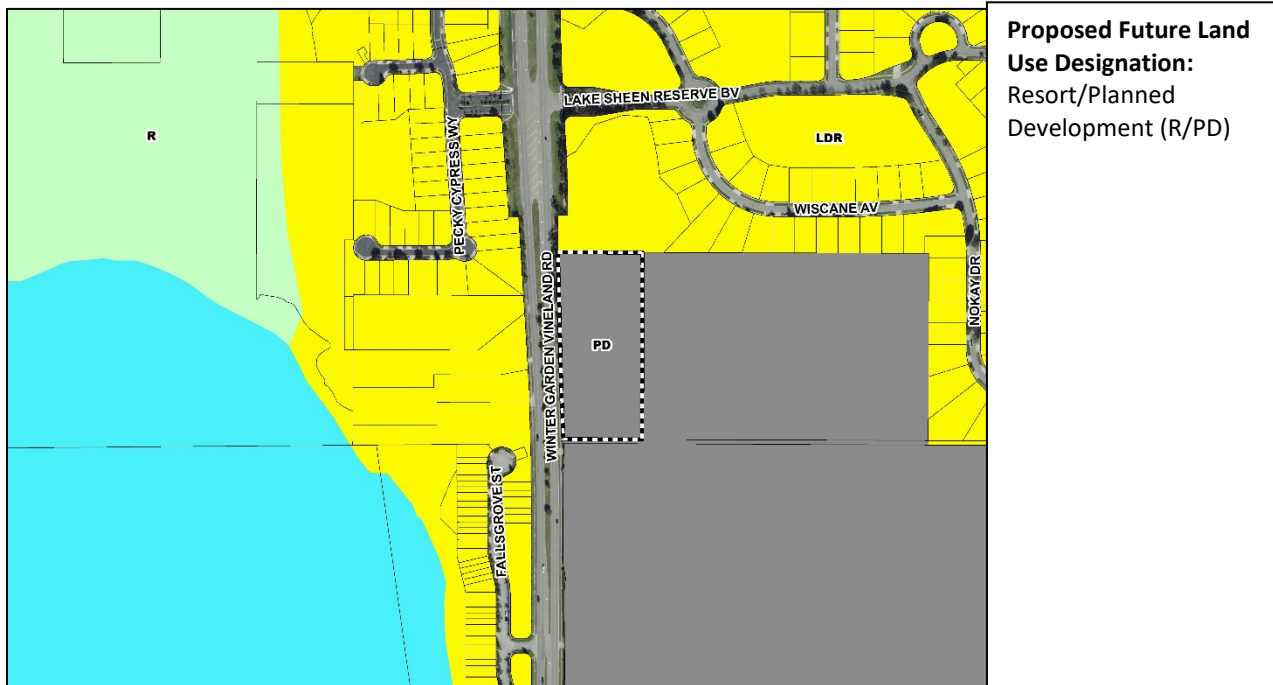
AERIAL



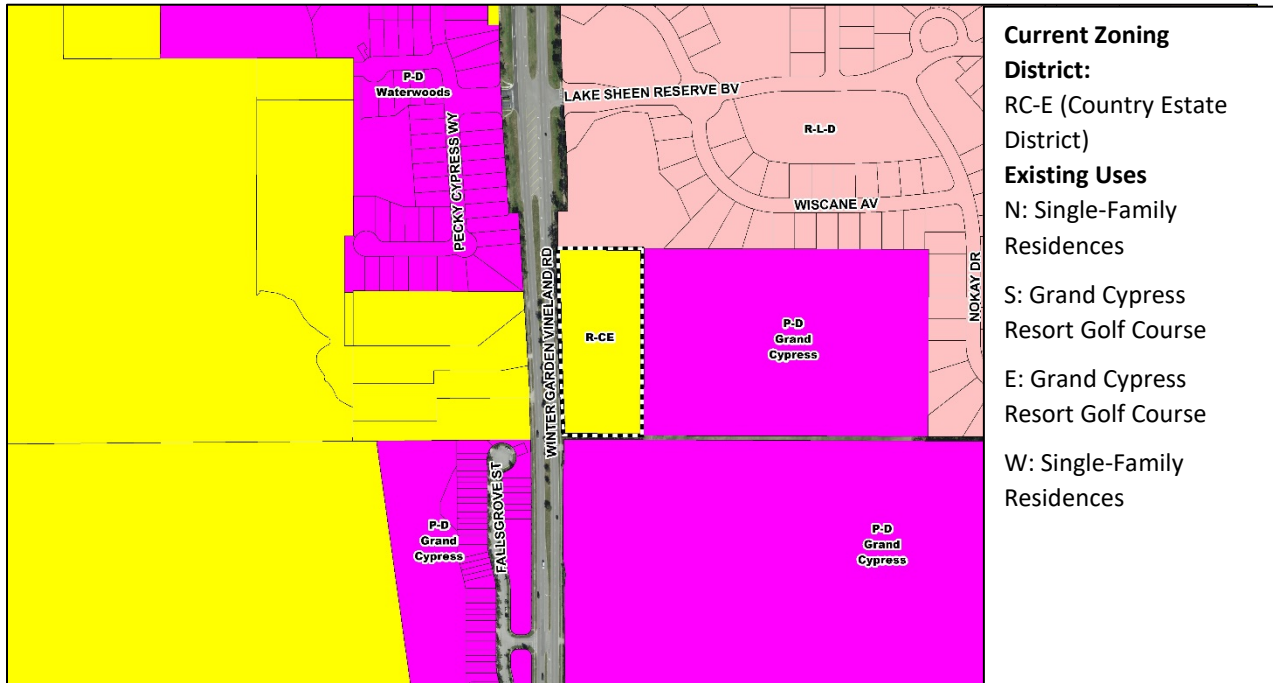
FUTURE LAND USE - CURRENT



FUTURE LAND USE - AS PROPOSED



ZONING – CURRENT



Staff Recommendation

Make a finding of inconsistency with the Comprehensive Plan (see Future Land Use Objectives FLU8.2, N.1.1 and Policies FLU1.4.2, FLU1.4.4, and FLU8.2.1), determine that the amendment is not in compliance, and recommend **DO NOT ADOPT** Amendment 2020-1-S-1-4, Resort/Planned Development (R/PD) to Resort/Planned Development (R/PD).

Analysis

1. Background Development Program

The applicant, Doug Kelly, GAI Consultants, LLC., representing Sheen 121, LLC., is requesting to change the Future Land Use Map (FLUM) designation of the petitioned site from Resort/Planned Development (R/PD), which allows up to a maximum of four (4) units per acre, to Resort/Planned Development (R/PD), in order to allow up to a maximum of ten (10) units per acre. The 4.30 gross acre site is undeveloped and located at 9905 Winter Garden Vineland Road. The applicant is proposing to construct a vacation villa resort/hotel with approximately 40 rental units.

Future Land Use Map amendments requesting the Planned Development future land use designation must include maximum densities and intensities for the development scenario that are adopted as part of the Comprehensive Plan under Future Land Use Element **FLU8.1.4**. The petitioned site under its current entitlements can be developed up to a maximum of four (4) units per acre, or a total of 17 units. The proposed development program, if adopted, would allow up to a maximum of ten (10) units per acre, or a total of 43 units. The applicant is proposing to limit construction to 40 units as a vacation villa resort/hotel, representing an increase of 23 units over the current approval.

The petitioned site will require a rezoning request from RC-E (Country Estate District) to PD (Planned Development District) for the future land use designation and zoning classification to be consistent and to allow for the proposed use. A PD (Planned Development District) zoning ensures the development will occur according to limitations of use, design, intensity, coverage and phasing stipulated on an approved development plan (Orange County Code Sec. 38-1201). The applicant intends to submit a rezoning application at a later date.

The site is located along the east side of Winter Garden Vineland Road, a four-lane Horizons West Class 1 road, with approximately 472 feet of frontage.

Development in the area is largely suburban in character, comprised mainly of single-family detached residences to the north, west and northwest. A single-family attached development is located southwest of the site, while the petitioned site borders the Grand Cypress Golf Course along its eastern and southern boundaries.

The site's current future land use designation was adopted as part of an Orange County initiated effort known as the Southwest Sector Plan. This three-phased effort was intended to locate affordable housing within close proximity to employment opportunities. Approval of the first phase, Amendment 94B-1-1, resulted in an expansion the Urban Service Area by more than 2,952 acres (750 developable acres). The approved amendment included the Resort/Planned Development (R/PD) future land use designation to reflect the tourist commercial nature of the Grand Cypress Resort. This designation limited resort development to a maximum of 4 units per acre. The petitioned site, whether inadvertently or purposefully, was amended with this future land use designation along with the Grand Cypress Resort.

The development pattern to the south of the petitioned site along the east side of Winter Garden-Vineland Road includes two multi-family developments and one resort development. The Kestra apartment development is located on 11.85 gross acres, with an approved density of 23.63 units per acre (280 units total). Directly south of the Kestra apartment development is the Zen Luxury Living apartment development located on 13.38 gross acres, with an approved density of 20 units per acre (210 units total). Located further south is the Grand Cypress Golf Villas. Situated on 73.11 gross acres, the resort development is part of the Grand Cypress Resort and is substantially buffered to the north, south, east and west by the Grand Cypress Golf Course. The villas include a range of unit levels per acre: 13.3 units/acre (Village B), 13.4 units/acre (Village D), 10.5 units/acre (Village F), 11.8 units/acre (Village G), and 13.4 units/acre (Village G).

The petitioned site is substantially buffered from the multi-family and commercial resort uses by the Grand Cypress Golf Course along its eastern and southern boundaries. The golf course itself is largely passive in intensity to surrounding properties. The presence of multi-family developments along Winter Garden Vineland Road highlights the diversity of residential uses. Residential uses though are not equally comparable to the impacts of the proposed commercial use on existing neighborhoods.

Conservation Area Determination

Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, excluding surface waters and certain conservation areas from the land area calculations. Orange County Conservation Area Determination CAD-19-10-153, was completed for this property on December 16, 2019, in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas. This determination is binding for a period of 5 years.

In order to include new Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact permit from the Orange County Environmental Protection Division as per Future Land Use Element Policy **FLU1.1.2(C)**. As of May 14, 2020, the applicant had not applied for a Conservation Area Impact permit. Without an approved Conservation Area Impact permit, the net developable area for the petitioned site is 3.29 acres. The petitioned site could only be developed with a total of thirty-two (32) units, based on the proposed Future Land Use Map Amendment to allow up to a maximum of ten (10) units per acre. Under the current future land use designation allowing up to a maximum of four (4) units per acre, the site could be developed with a total of thirteen (13) units.

Community Meeting

A virtual Project Information Presentation was conducted prior to the LPA adoption hearing in lieu of a traditional community meeting. A total of 522 notices were distributed to surrounding properties within 700 feet of the petitioned site. On August 6, 2020, a public hearing notice was mailed to residents within the notification area. Prior to the LPA hearing, staff received a total of 121 comments forms, 120 in opposition and one (1) in favor of the request. Concerns noted by those opposed to the application included traffic, noise, crime, and lack of suitability for the project location.

2. Project Analysis

Consistency

The proposed FLUM amendment appears to be inconsistent with the applicable Goals, Objectives, and Policies of the Orange County Comprehensive Plan based on findings of potential inconsistency associated with the proposed use and development constraints of the petitioned site. The inconsistency of the proposed development is based on an increase of 23 units to the site, and the proximity of a more intense resort use to existing single-family residences located to the north, northwest, west and southwest. Staff believes the proposed development of a vacation villa resort/hotel with approximately 40 units would disrupt existing residential uses.

It is staff's belief the requested Future Land Use Map Amendment is inconsistent with **Neighborhood Element Objective N1.1**, which states Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.

Staff finds the request inconsistent with **Future Land Use Element Policy FLU1.4.2**, which states Orange County shall ensure that land use changes are compatible with and serve existing neighborhoods.

Staff finds the request inconsistent with **Future Land Use Element Policy FLU1.4.4**, which states the disruption of residential areas by poorly located and designed commercial activities shall be avoided.

Compatibility

The proposed Future Land Use Map Amendment appears to be **incompatible** with existing development of the surrounding area.

Future Land Use Element Objective FLU8.2 states that compatibility will be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** states land use changes shall be compatible with existing development and the development trend in the area. Staff emphasizes its concern about the compatibility of the proposed vacation villa resort/hotel, that would result in 40 units on the 4.30 gross acre site within an area largely residential in nature. It must be recognized that the property was assigned a resort land use coincidentally with a similar designation given to the adjacent Grand Cypress Golf Course in 1994. However, it is not part of the golf course, is isolated from similar active resort uses in the area and has existed in an undeveloped state. This calls into question whether the original designation should be expanded by this amendment, given its location within a residential area. The site's current entitlements through the R/PD future land use designation, allows a resort use up to a maximum of 4 units per acre or a total of 17 units. These current entitlements do provide for a resort use, however, it is the opinion of staff that the proposed increase of 23 units of resort/hotel development is inconsistent with the development trend of the general area surrounding the site.

Policy FLU8.2.11 states that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the Comprehensive Plan. The Comprehensive Plan shall specifically allow for such a balance of considerations to occur.

Division Comments: Environmental, Public Facilities and Services

Environmental Protection Division One Class III wetland of 1.01 gross acre is located on the petitioned site. An Orange County Conservation Area Determination, CAD-19-10-153, was completed for this property on December 16, 2019, in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas. This determination is binding for a period of 5 years.

The net developable area is 3.29 gross acres, defined as the gross acreage less the wetlands and surface waters acreage. Per Comprehensive Plan Policy FLU1.1.2 C., density and floor area ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. 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 Impact (CAI) permit from the Orange County Environmental Protection Division (EPD) in addition to an approved Conservation Area Determination (CAD). Approval of this request does not authorize any direct or indirect conservation area impacts.

The Windermere Water and Navigation Control District has an established Municipal Service Taxing Unit (MSTU) for funding lake management services. To the extent that this project is part of the taxing district, this project shall be required to be a participant.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern.) The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). The ecological assessment report dated January 17, 2017, reported that no listed species were observed on site, but recommended a formal gopher tortoise survey prior to development.

All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.

Transportation Planning Division

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Development Permitted Under Current FLUM: Up to 4 du/ac (16 SF DU)	17	100%	17
Existing Use: Undeveloped			
Proposed Use: Up to 10 du/ac recreational homes (41 homes)	11	100%	11
Net New Trips (Proposed Development less Allowable Development): 11-17=-6			

Future Roadway Network

Road Agreements: None
 Planned and Programmed Roadway Improvements: None
 Right of Way Requirements: None

Summary

The applicant is requesting to change 4.30 acres from PD to PD and requests approval to develop up to 10 dwelling units an acre.

Analysis of the project trips from the currently approved future land use versus the proposed use indicates that the proposed development will result in an increase in the number of pm peak trips and therefore will impact the area roadways.

However, based on the Concurrency Management System Database, all roadways within the project impact area operate at acceptable levels of service and capacity is available to be encumbered.

- The subject property not located within the County's Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 17 pm peak hour trips.
- The proposed use will generate 11 pm peak hour trips resulting in a net decrease of 6 pm peak hour trips.
- The subject property is located adjacent to Winter-Garden Vineland Road, a 4-lane Horizons West Class 1 road. Based on the Concurrency Management System (CMS) database dated 11-20-2019, this roadway currently operates at Level of Service E and capacity is not available to be encumbered due to committed trips. This information is dated and is subject to change.
- Background traffic was developed based on the 6% annual growth rate based on historical AADT within the project's impact area. Committed trips were used if they exceed background traffic volumes developed with annual growth rates to account for growth in the area.
- Analysis of short term (5 year) conditions indicate that 2 segments of Winter-Garden Vineland Road from Buena Vista Drive to Perrihouse Acres Ln to Sunset Blvd are projected to fail due to committed trips, with or without the addition of the proposed project trips.
- Analysis of long term (10 year) conditions indicate that the same 2 segments of Winter-Garden Vineland Road is projected to fail due to committed trips, with or without the addition of the proposed project trips.

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.

3. Policy References

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

FLU1.4.4 - The disruption of residential areas by poorly located and designed commercial activities shall be avoided.

FLU8.1.1 - Future land use correlation shall be used to determine consistency with the Future Land Use Map. Land use compatibility, the location, availability and capacity of services and facilities; market demand and environmental features shall also be used in determining which specific zoning district is most appropriate.

OBJ FLU8.2 - 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.

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 FLU-153 on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change. (Policy 3.2.25)

FLU8.2.11 - Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

OBJ N1.1 - Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.

Site Visit Photos

Subject Site



North – Single-Family Residences



East – Grand Cypress Golf Course

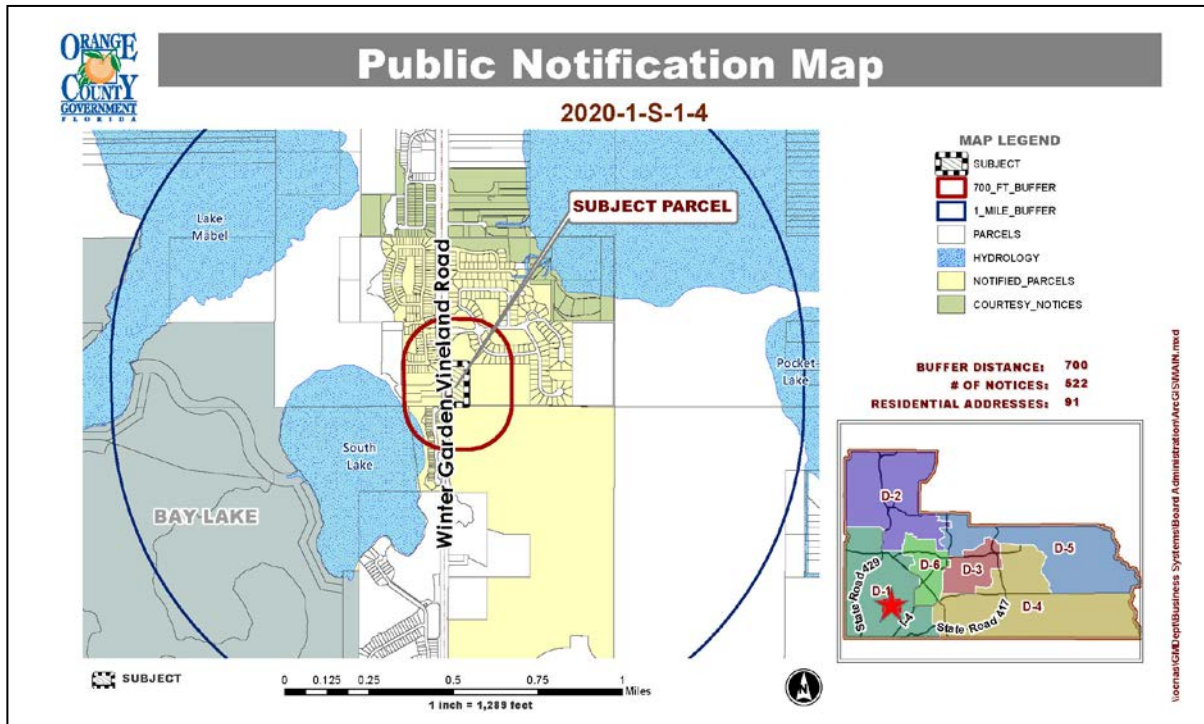


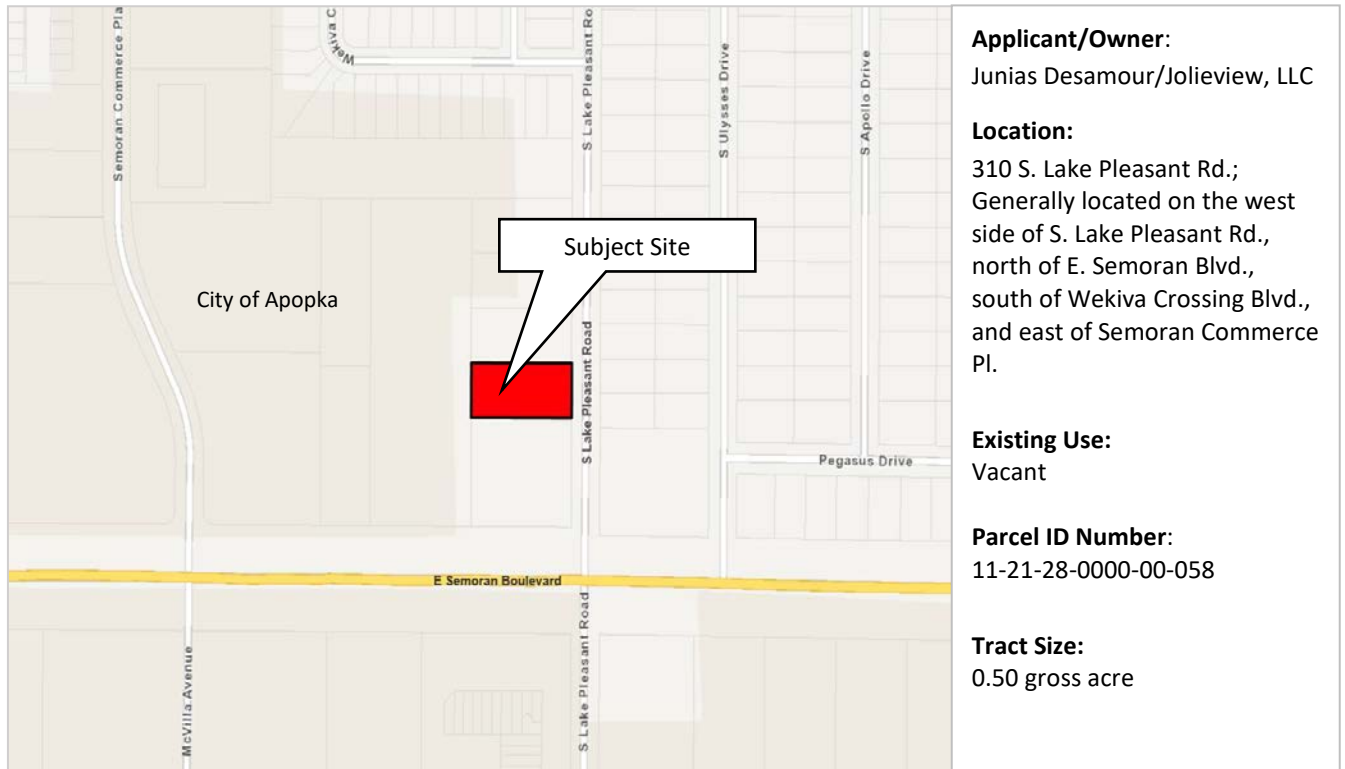
South – Grand Cypress Golf Course



West – Single-Family Residences







Applicant/Owner:
 Junias Desamour/Jolieview, LLC

Location:
 310 S. Lake Pleasant Rd.;
 Generally located on the west
 side of S. Lake Pleasant Rd.,
 north of E. Semoran Blvd.,
 south of Wekiva Crossing Blvd.,
 and east of Semoran Commerce Pl.

Existing Use:
 Vacant

Parcel ID Number:
 11-21-28-0000-00-058

Tract Size:
 0.50 gross acre

+The following meetings and hearings have been held for this proposal:		Project Information
Report/Public Hearing	Outcome	Request: Office (O) to Low-Medium Density Residential (LMDR)
✓ Community Meeting March 2, 2020	(109 notices sent; 1 person in attendance) Positive	Proposed Development Program: To allow for the development four (4) single-family attached units (2 duplexes) and one (1) single-family detached unit.
✓ Staff Report	Recommend adoption of the proposed amendment and approval of the concurrent rezoning request	Public Facilities and Services: Please see the Public Facilities Analysis Appendix for specific analysis of each public facility.
✓ LPA Adoption/PZA Rezoning Hearing June 5, 2020	Recommend adoption (9-0) and approve rezoning (8-1)	Transportation: The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility. The proposed amendment will result in a net decrease of 15 p.m. peak hour trips.
✓ BCC Adoption July 28, 2020	Continue to September 1, 2020	Environmental: The site is located within the geographical limits of the Wekiva Study Area. Special area regulations may apply.
✓ BCC Adoption	September 1, 2020	Concurrent Rezoning: Yes – RZ-20-04-072 Request: P-O (Professional Office District) to R-2 (Residential District)

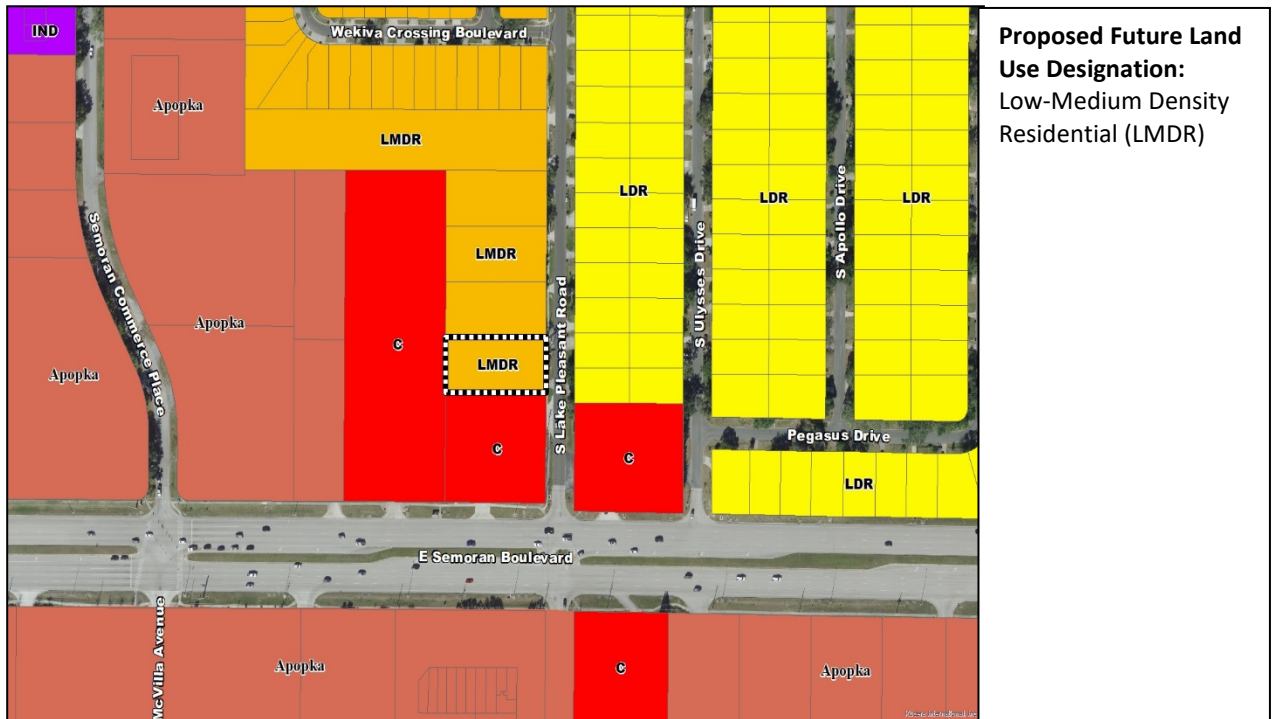
SITE AERIAL



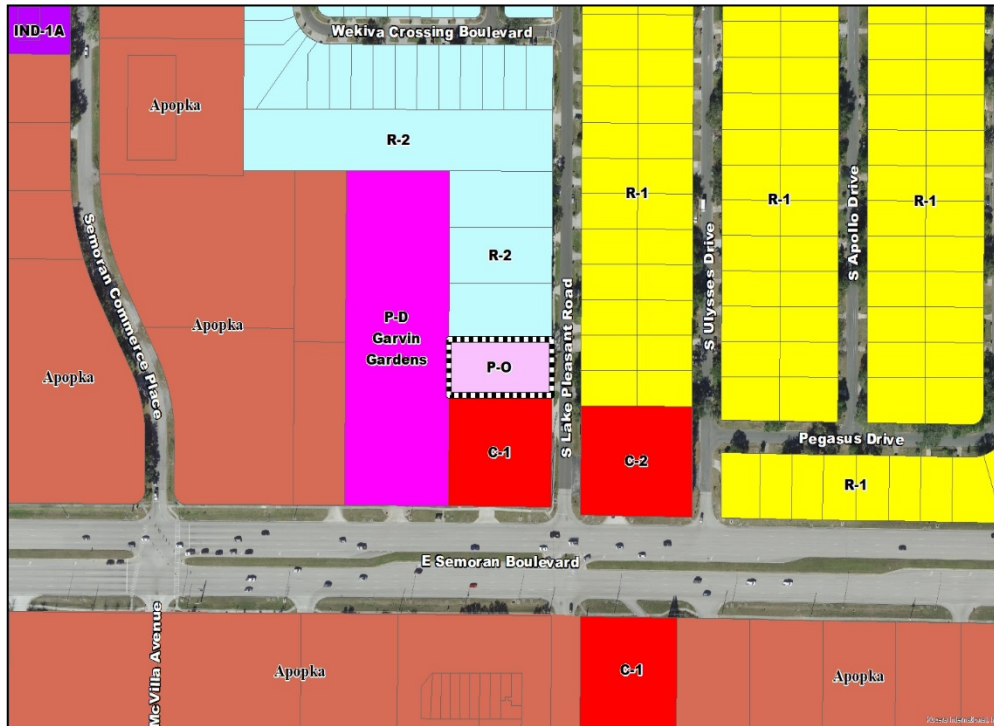
FUTURE LAND USE - CURRENT



FUTURE LAND USE - AS PROPOSED



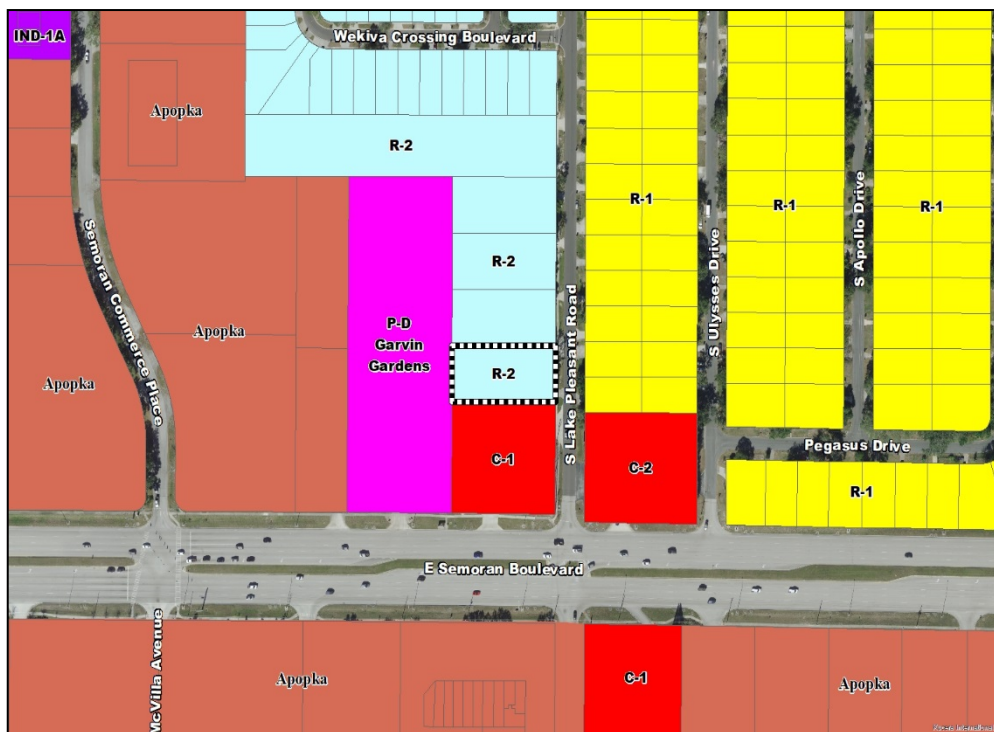
ZONING - CURRENT



Current Zoning District:
 P-O (Professional Office District)

Existing Uses:
 N: Single-family residence
 S: O'Reilly Auto Parts Store
 E: Vacant residential lot and single-family residence
 W: Roedell's Landscaping and Supplies

ZONING - AS PROPOSED



Proposed Zoning District:
 R-2 (Residential District)

Staff Recommendations

If the requested Future Land Use Map Amendment is approved, the Board would then need to take action on the requested rezoning. These items need to be addressed as two separate motions by the Board. Below are the staff recommendations for each of these items.

1. **FUTURE LAND USE MAP AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2; Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, FLU8.2.2, and FLU8.2.11; Housing Element Goal H1 and Objective H1.1; and Open Space Policies OS1.3.2 and OS1.3.6), determine that the amendment is in compliance, and **ADOPT** Amendment 2020-1-S-2-2, Office (O) to Low-Medium Density Residential (LMDR).
2. **REZONING:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2; Policies FLU1.1.1, FLU1.1.5, FLU8.2.1, FLU8.2.2, and FLU8.2.11; Housing Element Goal H1 and Objective H1.1; and Open Space Policies OS1.3.2 and OS1.3.6), and recommend **APPROVAL** of Rezoning Case RZ-20-04-072, P-O (Professional Office District) to R-2 (Residential District) zoning.

Analysis

1. Background and Development Program

The applicant and owner, Junias Desamour, has requested to change the Future Land Use Map (FLUM) designation of the 0.50-acre site from Office (O) to Low-Medium Density Residential (LMDR). In conjunction with the FLUM Amendment, the applicant has applied for a rezoning of the site (Case RZ-20-04-072) from P-O (Professional Office District) to R-2 (Residential District).

The subject site is located on S. Lake Pleasant Road, approximately 200 feet north of E. Semoran Boulevard. The subject property is located in an area characterized by a mix of commercial and residential uses. An O'Reilly Auto Parts Store, located directly south of the subject property, at the northwest corner of E. Semoran Boulevard and S. Lake Pleasant Road, possesses a Commercial (C) FLUM designation and is zoned C-1 (Retail Commercial District). Roedell's Landscaping and Supplies, zoned Planned Development District (PD) (Garvin Gardens Planned PD), is located immediately west of the subject site on E. Semoran Boulevard. It also possesses a Commercial FLUM designation. Residential homes, located on S. Lake Pleasant Road, north of the subject site, have LMDR FLUM designations and are zoned R-2. Residential homes, located directly across the street on S. Lake Pleasant Road, east of the subject site, have Low-Density Residential (LDR) FLUM designations and are zoned R-1 (Single-Family Dwelling District). A retail shopping plaza, Wekiva Square West, is located southeasterly of the site, at the northeast corner of E. Semoran Boulevard and S. Lake Pleasant Road, is zoned C-2 (General Commercial District) and has a corresponding Commercial FLUM designation.

On November 16, 2004, the Board of County Commissioners (BCC) approved Future Land Use Map Amendment (FLUMA) 2004-2-S-2-5 to change the FLUM designation of the subject property from LMDR to O, and on June 16, 2015, the BCC approved Rezoning Case RZ-15-05-020 to change the zoning of the subject property from R-2 to P-O. At that time, the previous owner, Raziya Boytee Family Trust, desired to construct a professional office building on the property. At the present time, the applicant is requesting to change the current FLUM designation and zoning classification of the subject property back to its original FLUM (LMDR) and zoning (R-2) designations to allow for the

development of four (4) single-family attached units (2 duplexes) and one (1) single-family detached unit.

A community meeting was held for the proposed FLUM Amendment and concurrent rezoning requests on March 2, 2020. One resident was in attendance at the meeting. District 2 County Commissioner Christine Moore asked the applicant if water and sewer were available for the proposed residential units. Mr. Desamour provided a letter from the Orange County Utilities (OCU) Division that stated water and sewer capacity are available. Commissioner Moore stated that she would like for the proposed residential units to connect to central sewer and that she was not in favor of the use of septic tanks. Commissioner Moore also inquired if sufficient parking spaces would be provided for the proposed project. Mr. Desamour stated he would provide fifteen (15) total parking spaces – two (2) parking spaces would be provided for each unit (one space inside the single-car garage and one space in the driveway), plus five (5) additional parking spaces will be provided on site. Additionally, Commissioner Moore and the resident both felt that five (5) units were too many units to build on the 0.50-acre site. They both thought four (4) units were a more reasonable request. Mr. Desamour stated that he wanted to build five units in order to provide affordable rental homes for his employees because some of them expressed to him the difficulties of finding decent rental housing at affordable prices. He also stated the proposed units could be rented to others beside his employees. He showed a rendering of what the proposed units could potentially look like. The four attached units would consist of three bedrooms and two and one-half bathrooms and the detached unit would consist of four bedrooms and two and one-half bathrooms. All of the proposed units would be two stories and would contain approximately 1,300 to 1,500 square feet of living area. Monthly rent for the units would be approximately \$1,300.00 - \$1,400.00. Also, Commissioner Moore stated that she would like for the applicant to provide a play area for the proposed residential complex because Mr. Desamour is proposing to rent to people who have children. She stated she wanted the children to have a safe play area within the residential complex, away from S. Lake Pleasant Road, since it serves as the entrance for the residential subdivisions located north and east of the subject property.

2. Project Analysis

Consistency

The requested FLUM Amendment and associated rezoning applications appear to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan. The subject parcel is located nearby the established surrounding residential neighborhoods of single-family detached homes located north and east (Wekiwa Manor, Wekiva Crossings, and Adam Ridge Subdivisions). As mentioned previously, the applicant is seeking the LMDR future land use map designation and R-2 zoning classification to allow for the development of four (4) single-family attached units (2 duplexes) and one (1) single-family detached unit. Staff finds this proposal consistent with Future Land Use Element **Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options.

This proposed amendment is also consistent with Future Land Use **Element Objective FLU2.1**, which establishes that Orange County shall promote and encourage infill development through incentives

identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area (USA). Staff further finds this request consistent with Future Land Use Element **Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area.

Per Orange County Utilities (OCU), the subject site lies within OCU's potable water and wastewater service areas and sufficient capacity is available for the proposed residential units. **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. Staff finds that the development of four single-family attached units (2 duplexes) and one single-family detached unit on the subject property would prove consistent with the goal of providing a range of housing options for the surrounding area. **Future Land Use Element Policy FLU8.2.2** directs that continuous stretches of similar housing types and density of units shall be avoided. It is also staff's belief that the proposed residential units will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Future Land Use Element Policy FLU1.1.1**. As mentioned above, the applicant is proposing to construct the residential units to meet the needs of some of his employees who have expressed to him the difficulties of finding decent housing at affordable rates, as well as for others who are having the same problem. Mr. Desamour stated that he is willing to build the proposed units and rent them at affordable monthly rates.

The site is located within the Wekiva Study Area, therefore will be subject to additional guidelines for development that include, but are not limited to, required open space, impervious surface area, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. These additional requirements are outlined in the Future Land Use, Wastewater, Stormwater Management, Conservation, Aquifer Recharge, and Open Space Elements of the Comprehensive Plan. Pursuant to Open Space Element **Policy OS1.3.6**, the developer will be required to reserve 35% of the net developable area as open space (as defined in **Policy OS1.3.2**).

Compatibility

Objective FLU8.2 states that compatibility will continue to be the fundamental consideration in all future land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development and development trend in the area. As mentioned above, the subject property is located within an area characterized by a mix of commercial and residential uses. Commercial uses are located south and west of the subject site, and detached single-family residential homes are located north and east of the subject site. Although duplexes are not located within the surrounding area of the subject parcel, **Policy FLU8.2.11** notes that compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. **Policy FLU8.2.11** also notes that other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of the project and the proposal's contribution to the goals and objectives of the Comprehensive Plan.

The applicant's requests involve the use of an existing site within the Urban Service Area that is consistent with the overall goal of the Comprehensive Plan to direct development to the Urban

Service Area. As stated above, the applicant desires to change the current FLUM and zoning designations back to the previous LMDR and R-2 designations in order to be able to construct five residential units. Therefore, Staff recommends approval of Amendment 2020-1-S-2-2, Office (O) to Low-Medium Density Residential (LMDR) and concurrent Rezoning Case RZ-20-04-072, P-O (Professional Office District) to R-2 (Residential District).

Division Comments: Environmental, Public Facilities and Services

Environmental. This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. These requirements may reduce the net developable acreage. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also, refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

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

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 16-inch potable water main within S. Lake Pleasant Road right-of-way and an 8-inch gravity sewer main within Wekiva Crossing Boulevard right-of-way. Currently, there are no reclaimed water mains in the vicinity of the site.

Transportation. Based on trip generation estimates from the 10th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, it was determined that the maximum allowable development of up to 20,418 square feet of office uses based on the current land use designation of Office would generate approximately 23 p.m. peak hour trips, while under the requested Low-Medium Density Residential future land use designation would generate 8 p.m. hour trips resulting in a net decrease of 15 new p.m. peak hour trips.

The applicant is requesting to change a 0.50-acre site from Office (O) to Low-Medium Density Residential (LMDR) and requests approval to develop up to 5 residential units.

Analysis of the project trips from the currently approved future land use versus the proposed use indicates that the proposed development will result in a decrease in the number of pm peak trips and therefore will not impact the area roadways. However, based on the Concurrency Management System Database, all roadways within the project impact area operate at acceptable levels of service and capacity is available to be encumbered.

The subject property is not located within the County's Alternative Mobility Area.

The subject property is not located along a backlogged/constrained facility or multimodal corridor.

The allowable development based on the approved future land use will generate 23 p.m. peak hour trips.

The proposed use will generate 8 p.m. peak hour trips resulting in a net decrease of 15 p.m. peak hour trips.

The subject property is located adjacent to Semoran Boulevard, an eight-lane Urban Class I road. Based on the Concurrency Management System (CMS) database dated March 3, 2020, this roadway currently operates at Level of Service C and capacity is available to be encumbered. All other roadway segments within the project impact area do operate acceptable levels of service. This information is dated and is subject to change.

Background traffic was developed based on the annual growth rates based on historical AADT within the project's impact area. Committed trips were used if they exceed background traffic volumes developed with annual growth rates to account for growth in the area.

Analysis of short-term (5 year) conditions indicate that all roadway segments within the project impact area will continue to operate at acceptable levels of service with and without the proposed 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.

3. Rezoning Analysis

SITE DATA

Adjacent Zoning	N:	R-2 (Residential District) (1957)
	E:	R-1 (Single Family Dwelling District) (1958)
	W:	P-D (Planned Development) (1976)
	S:	C-1 (Retail Commercial District) (1957)
Adjacent Land Uses	N:	Single-Family Dwelling
	E:	Single-Family Dwelling
	W:	Landscaping Company
	S:	Retail Auto Parts Store

APPLICABLE R-2 (Residential District) DEVELOPMENT STANDARDS

Minimum Lot Area: 4,500 sq. ft.
Minimum Lot Width: 45 ft.
Maximum Building Height: 35 ft.
Minimum Floor Area: 1000 sq. ft.

Minimum Building Setbacks

Front: 20 ft.
Rear: 20 ft.
Side: 5 ft.
Side Street: 15 ft.

Two Dwelling Units

Min. Lot Area: 8,000 sq. ft. / 9,000 sq. ft.

Min. Lot Width: 80 ft. / 90 ft.
Max. Height: 35 ft.
Min. Living Area: 500 sq. ft. / 1,000 sq. ft.

Minimum Building Setbacks

Front: 20 ft.
Rear: 20 ft.
Side: 5 ft.
Side Street: 15 ft.

Three Dwelling Units

Min. Lot Area: 11,250 sq. ft.
Min. Lot Width: 85 ft. (attached units only)
Max. Height: 35 ft.
Min. Living Area: 500 sq. ft. per dwelling unit

Minimum Building Setbacks

Front: 20 ft.
Rear: 30 ft.
Side: 10 ft.
Side Street: 15 ft.

Four or More Dwelling Units

Min. Lot Area: 15,000 sq. ft.
Min. Lot Width: 85 ft.
Max. Height: 35 ft.
Min. Living Area: 500 sq. ft. per dwelling unit

Minimum Building Setbacks

Front: 20 ft.
Rear: 30 ft.
Side: 10 ft. (30 ft. where adjacent to single-family)
Side Street: 15 ft.

* These regulations may not reflect the actual requirements for all situations; see the Orange County Zoning Code for actual regulations for site requirements for this zoning district.

PERMITTED USES

The R-2 (Residential District) zoning district is composed of lands and structures used primarily for the construction of detached and attached single-family dwelling units, containing a maximum of four (4) units per building and associated residential uses.

Specific uses shall be identified by the letter “P” in the use table set forth in Section 38-77 of the Orange County Code.

SPECIAL INFORMATION

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is located within Apopka JPA.

Overlay District Ordinance

The subject property is not located within an overlay district.

Airport Noise Zone

The subject property is not located within an Airport Noise Zone.

Water / Wastewater / Reclaim

Existing service or provider

Water:	Orange County Utilities	16-inch watermain is located within Lake Pleasant right-of-way
Wastewater:	Orange County Utilities	Not currently available
Reclaimed:	Orange County Utilities	Not currently available

Schools

Orange County Public Schools (OCPS) provided a comment on this case as it may involve an increase in residential units or density. Five (5) units result in a de minimus impact to OCPS.

Parks and Recreation

Orange County Parks and Recreation did not comment on this case.

Code Enforcement

No code enforcement issues.

Specific Project Expenditure Report and Relationship Disclosure Forms

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

State of Florida Notice

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

4. Policy References

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

OBJ 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 policies 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.

FLU1.1.5 – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County's desired urban framework. Infill is defined as development consistent with the *Infill Master Plan (2008)*.

FLU8.2.1 – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

FLU8.2.2 – Continuous stretches of similar housing types and density of units shall be avoided. A diverse mix of uses and housing types shall be promoted.

FLU8.2.11 – Compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, such as the design attributes of the project, its urban form, the physical integration of a project and its function in the broader community, as well its contribution toward the Goals and Objectives in the CP. The CP shall specifically allow for such a balance of considerations to occur.

OS1.3.2 – Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Ordinance area shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of developable area remain preserved, which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may include permeable stormwater management areas using Best Management Practices. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, which is defined as the total area of a parcel less wetlands and natural water bodies. Non-developable areas, including wetlands and natural water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.

OS1.3.6 – For that portion of the Wekiva Study Area located within the Joint Planning Area of the City of Apopka, Orange County shall require compliance with minimum open space and density requirements described by the Joint Planning Area Agreement (JPA) with the City of Apopka adopted on October 26, 2004. If a discrepancy exists between the City of Apopka and Orange County in terms of requirements, the most stringent shall apply. The County shall adopt Land Development Regulations by January 1, 2007 for these areas to provide for a pattern of development that protects most effective recharge areas, karst features, and sensitive natural habitats.

All areas shown as High Recharge Areas identified in the Data and Analysis of this element on Map 4 (aka Figure WSA-3) shall be recognizable by the presence of Type “A” Hydrologic Soil Group identifying the most effective recharge areas.

During the site planning process, a soil analysis shall be performed by a qualified professional to determine the location of most effective recharge areas, considered Type “A” Hydrologic soils described by the NRCS Soil Survey maps.

To maximize open space and preserve the natural environment, all development shall conform to the following requirements.

An acceptable alternative plan to a configuration in which the required percentage of open space is located on site is a plan that ensures that the required percentage of open space is permanently

preserved through the transfer of density credits, development rights, or property purchases (such off-site transfers shall be limited to property located within the Wekiva Springshed), and such open space shall be permanently protected through conservation easements or similar binding mechanisms.

The following text describes areas of Orange County that contain special criteria for open space. For these following areas, all open space shall be permanently protected and unless otherwise noted, the clustering of open space is required.

Residential land uses in the Rural Service Area.

Within all areas designated as Rural/Agricultural, the following standards shall apply:

- i. development with densities less than or equal to one unit per ten acres (1du/10ac) – open space shall be 50% or greater.

Residential land uses in existing Rural Settlements.

Within all areas in the Wekiva Study Area designated as Rural Settlement, minimum lot size shall be determined by the availability of water and sewer services. Within any such development, any sensitive resource elements shall be permanently protected. The following standards shall apply:

- i. development with densities less than or equal to one unit per acre (1du/ac) – open space shall equal 50% or greater;
- ii. development with densities greater than one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall be 60% or greater;
- iii. development with densities greater than one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 70% or greater.

Residential land uses in Rural Settlements expansions.

For any Rural Settlement expansions in the Wekiva Study Area, minimum lot size shall be determined by the availability of water and sewer services. Within any such development, any sensitive resource elements shall be permanently protected. The following standards shall apply:

- i. development with densities less than or equal to one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall equal 60% or greater;
- ii. development with densities less than or equal to one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 70% or greater;
- iii. development with densities greater than one unit per acre (1du/ac) in a development with an overall size less than or equal to 100 acres – open space shall be 70% or greater;
- iv. development with densities greater than one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 80% or greater.

Residential land uses in Growth Centers.

Within Growth Centers in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows.

- i. development with densities of less than or equal to one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall be 40% or greater;
- ii. development with densities of less than or equal to one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 50% or greater;
- iii. development with densities greater than one unit per acre (1du/ac) in a development with an overall size of less than or equal to 100 acres – open space shall be 60% or greater.
- iv. development with densities greater than one unit per acre (1du/ac) in a development with an overall size greater than 100 acres – open space shall be 70% or greater.

Residential land uses in the Urban Service Area (not in a Rural Settlement).

Within the Urban Service Area in the Wekiva Study Area, any sensitive resource elements shall be permanently protected. Minimum open space shall be provided as follows:

- i. development with an overall size less than or equal to 100 acres – open space shall be 35% or greater;
- ii. development with an overall size greater than 100 acres – open space shall be 50% or greater.

Vertical mixed-use in the Urban Service Area and Growth Center.

Vertical mixed-use (non-residential and residential land uses) within the Urban Service Area and Growth Centers in the Wekiva Study Area shall provide a minimum of 25% permanently protected open space. To minimize impervious surfaces, shared parking shall be required to the greatest extent practicable between adjacent non-residential uses.

Non-residential land uses in the Rural Service Area.

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

Non-residential land uses in the Urban Service Area.

New non-residential uses permitted in the Wekiva Study Area within the Urban Service Area shall be consistent with Goals, Objectives and Policies of the Comprehensive Plan and specifically with the Policies FLU1.4.3 through FLU1.4.25. Non-residential land uses within the Wekiva Study Area shall provide a minimum of 25% permanently protected open space.

Non-residential sites too small to accommodate the above requirements – generally existing lots of record – may apply for a waiver from some or all of these open space requirements, provided that competent and sufficient evidence is provided documenting that fulfilling these requirements either is not physically possible or would constitute an undue hardship rendering the property unusable under the land use designation in effect on July 1, 2006.

Site Visit Photos

Subject Site



North

South

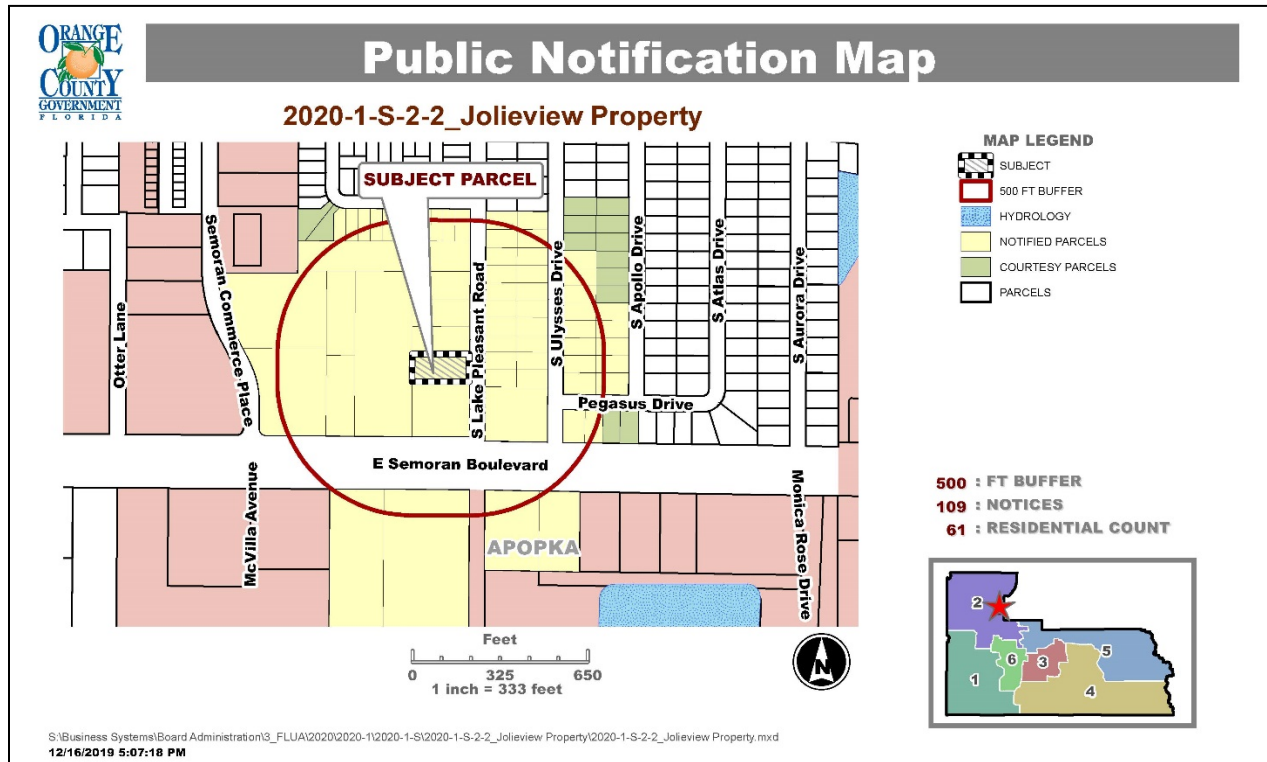


East

West



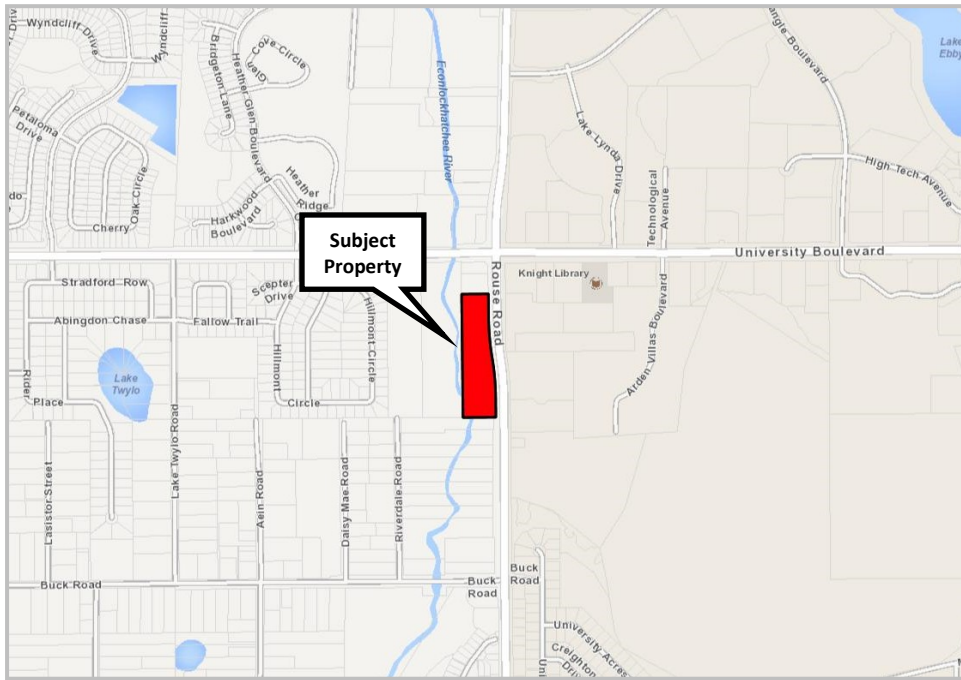
PUBLIC NOTIFICATION MAP



Notification Area

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

109 notices sent



Applicant/Owner:
 Jose Chaves, P.E., StoryBook Holdings, LLC / Olton Properties

Location:
 3370 Rouse Road; generally located west of Rouse Road, south of University Boulevard, north of Buck Road, and east of the Little Econlockhatchee River.

Existing Use:
 Undeveloped land

Parcel ID Number:
 09-22-31-0000-00-004

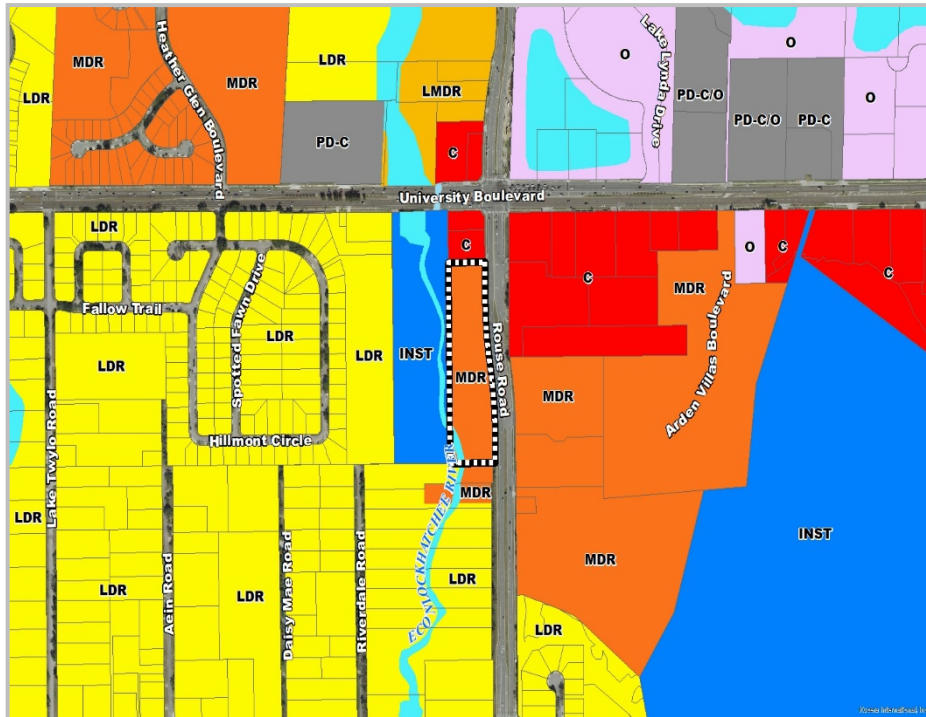
Tract Size:
 5.61 gross/4.21 net developable acres

The following meetings and hearings have been held:		Project Information
Report/Public Hearing	Outcome	
✓	An informational video presentation was made available to the public on June 4, 2020.	Request: Medium Density Residential (MDR) to Commercial (C)
✓	Staff Report	Proposed Development Program: Up to 15,000 square feet of C-1 (Retail Commercial District) uses
✓	LPA Adoption Hearing June 18, 2020	Concurrent Rezoning: Case RZ-20-04-063 R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)
✓	PZC Rezoning Hearing June 18, 2020	Public Facilities and Services: Please see the Public Facilities & Services Appendix for specific analysis of each public facility.
✓	BCC Adoption Hearing August 11, 2020	Environmental: Conservation Area Determination CAD-19-11-171 was issued May 15, 2020, and expires May 15, 2025. The site consists of 4.21 upland acres and 1.40 acres of wetlands and surface water. No wetland impacts are proposed. However, the applicant is requesting to impact a portion of the required 50-foot average upland buffer. The BCC is expected to consider Conservation Area Impact (CAI) Permit application CAI-20-06-040 in association with the proposed amendment on September 1, 2020.
✓	BCC Rezoning Hearing August 11, 2020	Utilities: The site is located in Orange County Utilities' (OCU's) potable water and wastewater service areas. Reclaimed water is presently unavailable.
	BCC Adoption Hearing	
	BCC Rezoning Hearing	

SITE AERIAL



FUTURE LAND USE – CURRENT



Current Future Land Use:
 Medium Density Residential (MDR)

Special Area Information

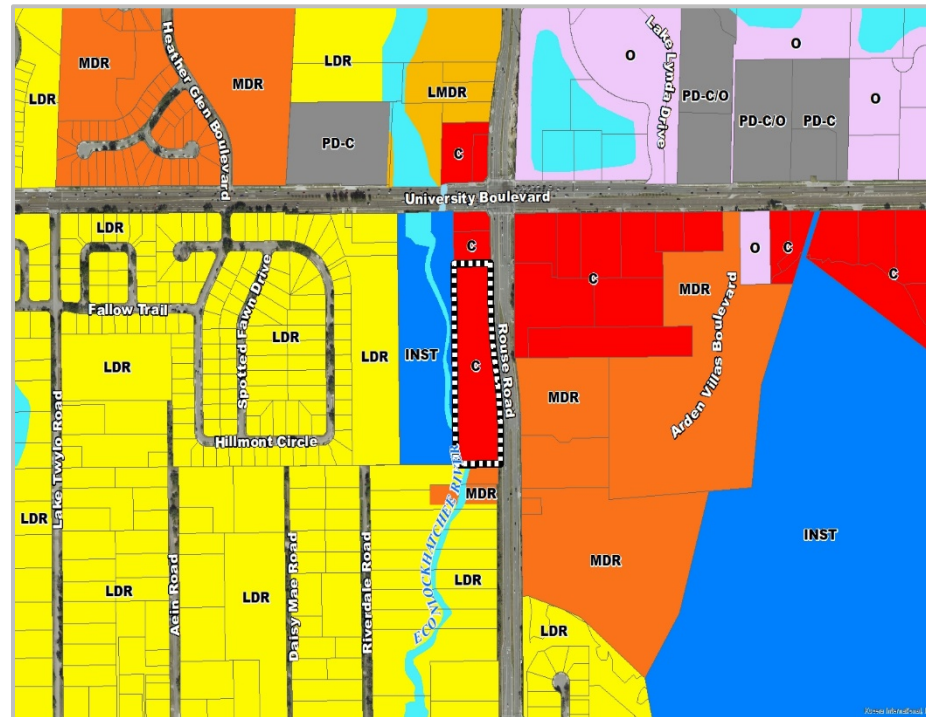
Overlay District: The site is located within the Econlockhatchee River Protection Area.

JPA: N/A

Rural Settlement: N/A

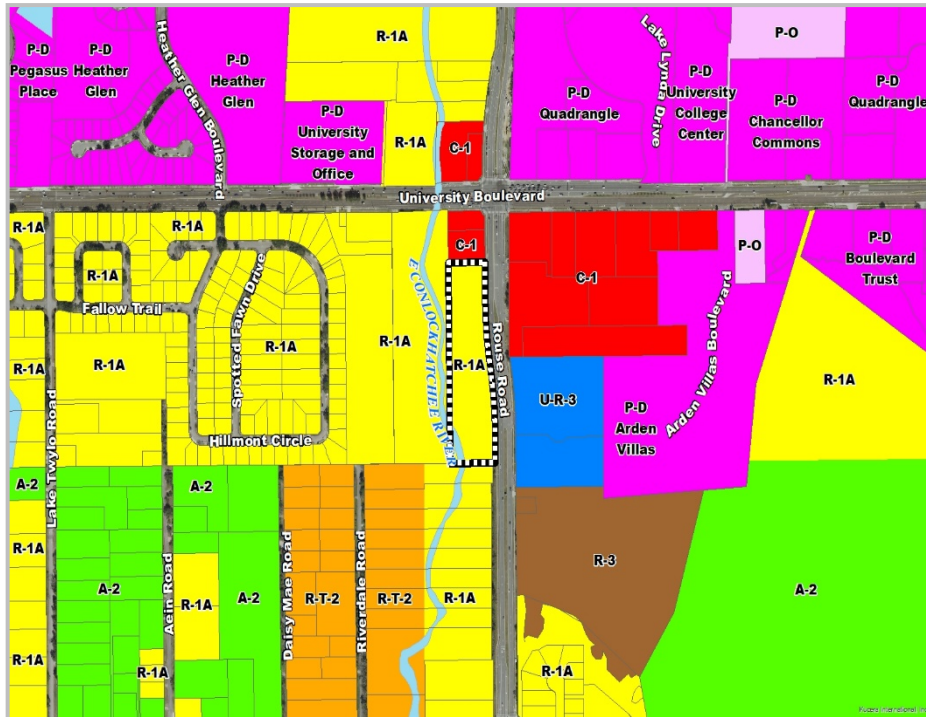
Airport Noise Zone: N/A

FUTURE LAND USE – AS PROPOSED



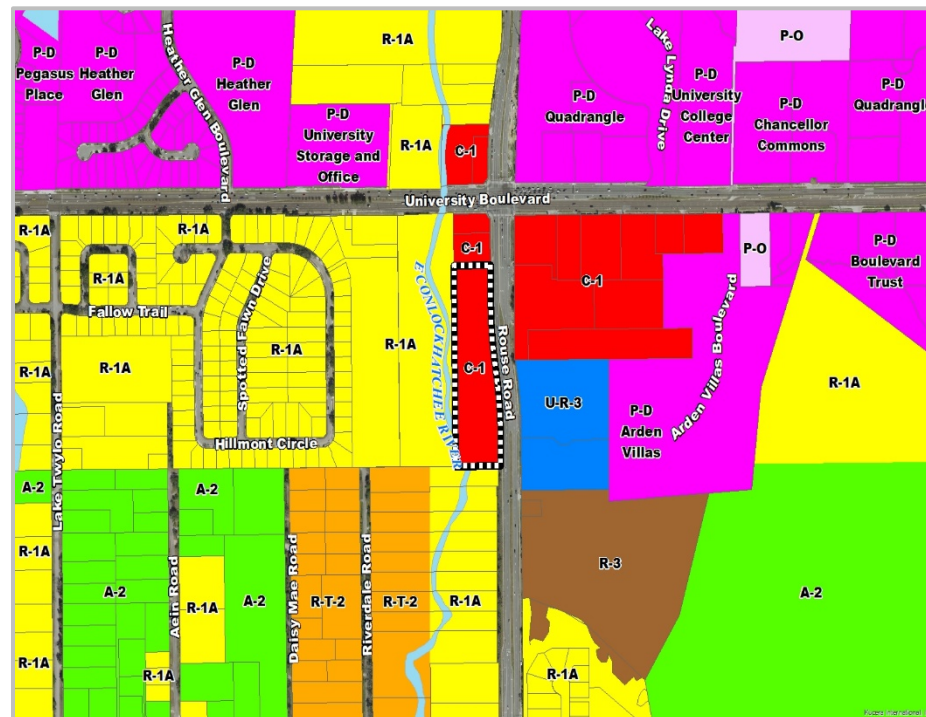
Proposed Future Land Use:
 Commercial (C)

ZONING – CURRENT



Zoning: R-1A (Single-Family Dwelling District)
Existing Uses:
 N: Orange County retention pond
 S: Single-family homesite/woods
 E: The Bridge at Orlando (assisted living community), Life Care Center of Orlando (skilled nursing and rehabilitation facility), University Court (office complex), and Speedway gas station/ convenience store
 W: Little Econlockhatchee River and wetlands

ZONING – AS PROPOSED



Proposed Zoning:
 C-1 (Retail Commercial District)

Staff Recommendations

If the requested Comprehensive Plan amendment is adopted, the Board will then need to take action on the proposed rezoning. These items need to be addressed as two separate motions by the Board. Below are the staff recommendations for each of these items.

1. **COMPREHENSIVE PLAN AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objective FLU8.2; Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1; and Neighborhood Element Objective N1.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2020-1-S-5-1, Medium Density Residential (MDR) to Commercial (C).
2. **REZONING:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objective FLU8.2; Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1; and Neighborhood Element Objective N1.1) and **APPROVE** Rezoning Case 20-04-063, R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District), subject to the following two (2) restrictions:
 1. Billboards and pole signs shall be prohibited.
 2. The following C-1 (Retail Commercial District) uses shall be prohibited:
 - a. Gas stations and automobile service stations;
 - b. Automotive lube shops;
 - c. Carwashes;
 - d. Laundry plants, processing of laundry and dry cleaning, and dry cleaning plants.

Analysis

1. Background and Development Program

The applicant, Jose Chaves, is seeking to change the Future Land Use Map (FLUM) designation of the 5.61-acre subject property, presently undeveloped, from Medium Density Residential (MDR) to Commercial (C). In conjunction with this proposed FLUM amendment, the applicant has applied for a rezoning of the site (Case RZ-20-04-063) from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District). If both requests are approved, it is the intent of the prospective developer, B&B Capital, to develop up to 15,000 square feet of commercial space, with uses limited to those permitted in the C-1 zoning district, the least intense of the County's commercial categories.

As shown in the site visit and aerial photographs, the property is comprised of upland vegetation and forested wetlands, with the Little Econlockhatchee River flowing through the southwest corner of the site. On May 15, 2020, the Orange County Environmental Protection Division (EPD) issued Conservation Area Determination CAD-19-11-171, with an expiration date of May 15, 2025. The CAD established the presence of 4.21 upland acres and 1.40 acres of wetlands and surface water on the property. Due to the site's location in the Econlockhatchee River Protection Area, wetlands designated Class I or II require the maintenance of an upland buffer with an average width of fifty (50) feet and a minimum width of twenty-five (25) feet, pursuant to Section 15-442(f) of the Orange County Code. In the informational video provided for public viewing in lieu of a traditional community meeting, the applicant included a proposed site plan for the multi-tenant commercial project, attached to this staff report as Exhibit "A". While the applicant has pledged that there will be no impacts to the Little Econlockhatchee River, the onsite wetlands, or the required 25-foot minimum upland buffer—as depicted on the site plan and noted in the presentation—he is seeking approval for

10,841 square feet of impacts to the 50-foot average upland buffer and 7,173 square feet of onsite mitigation. Staff emphasizes that the applicant's proposed impacts to the 50-foot average upland buffer and corresponding onsite mitigation will necessitate the approval of a Conservation Area Impact (CAI) Permit. The applicant has submitted a CAI Permit application, CAI-20-06-040, currently undergoing review by EPD's Environmental Permitting and Compliance Section. Staff anticipates that the Orange County Board of County Commissioners (BCC) will consider CAI-20-06-040 concurrently with the requested amendment and rezoning during the September 1, 2020, adoption public hearing.

In recognition of the subject property's environmental sensitivity, staff recommends the placement of two restrictions on the proposed rezoning. In addition to a recommended prohibition of billboards and pole signs on the site, staff recommends the prohibition of the following land uses, which—although permitted in the C-1 zoning district—could prove detrimental to the river and its wetland system: (a) gas stations and automobile service stations; (b) automotive lube shops; (c) carwashes; and (d) laundry plants, processing of laundry and dry cleaning, and dry cleaning plants.

Community Meeting

A Public Information Presentation, in lieu of a traditional community meeting, was provided to the public on June 4, 2020, and was available for viewing until June 17, 2020. This video consisted of a staff-prepared presentation, followed by a presentation created by the applicant. The Public Information Presentation was viewed 62 times, with staff receiving 14 feedback forms from viewers: 12 expressing opposition to the project, one supportive, and one neutral. In addition, staff received two email messages from area residents opposing the project. Those in opposition expressed concern about the project's potential negative impacts to the Little Econlockhatchee River and its surrounding wetlands, incompatibility with neighboring residential development, and traffic and congestion on area roads. Others in opposition stated that additional commercial space is not needed in this area of the County and that the project would exacerbate the problem of urban sprawl.

The Public Information Presentaion was followed by a virtual community meeting held on June 16, 2020. One area resident, who expressed support for the the proposed commercial development, participated in the virtual meeting.

2. Project Analysis

Consistency

The proposed FLUM Amendment and associated rezoning request appear to be **consistent** with the applicable Goals, Objectives, and Policies of the Orange County Comprehensive Plan. As discussed above, the applicant is proposing to develop a 15,000-square-foot multi-tenant commercial center on a vacant infill site within the County's Urban Service Area Boundary. If these two applications are approved, uses will be limited to those permitted under the C-1 zoning classification, the least intense of the County's commercial categories, with the exception of the staff-recommended prohibited uses.

Staff notes that under the subject property's present MDR future land use designation, which allows development at a maximum density of twenty (20) dwelling units per net acre, up to 79 residential units could potentially be constructed on the site's 4.21 upland acres, provided the property was rezoned to a residential classification consistent with the MDR designation. Staff believes that the proposed commercial project, oriented toward Rouse Road, away from the Little Econlockhatchee River and its wetland system, would be preferable to a 79-unit residential development. Staff emphasizes, though, that the applicant's proposed impacts to the required 50-foot average upland

buffer and associated onsite mitigation will require the approval of his CAI Permit application, CAI-20-06-040, and that his site plan is conceptual at this time

Staff finds this proposal consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options. In the same vein, staff finds the request consistent with **Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area.

The requested amendment and rezoning petition also appear consistent with **Policy FLU1.4.6**, which states that the County is seeking more integrated forms of commercial and non-residential development, including vertical mixed-use design and complementary land uses in close proximity to one another. As shown on the aerial photograph, the subject property is located immediately south of the intersection of two major collector roadways, Rouse Road and University Boulevard, in an area characterized by a mix of commercial, office, and community facility uses, and residential development with a variety of housing types, including single-family subdivisions, large residential homesites, assisted living communities, and multi-family complexes. The site is bordered to the north by an Orange County stormwater retention pond, while The Bridge at Orlando (an assisted living development), Life Care Center of Orlando (a skilled nursing and rehabilitation facility), University Court (a professional office complex), and a Speedway gas station/convenience store lie to the east of property, on the opposite side of Rouse Road. Development of a commercial infill project would be a logical use of the 5.61-acre site, as the parcel's environmental constraints, geometry, and location along a major collector road render it—in staff's opinion—more suitable for non-residential, rather than residential, activity. Staff believes the desired 15,000 square feet of commercial space would prove compatible with the existing development pattern, as it would serve the neighboring residential population and the employees and customers of the various offices and businesses in the surrounding area, while avoiding impacts to the Little Econlockhatchee River and surrounding wetlands.

Furthermore, staff finds the request consistent with **Policy FLU1.4.4**, which states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided, and **Neighborhood Element Objective N1.1**, which establishes that Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods. While the Summer Woods single-family residential subdivision lies to the west of the subject property, it is buffered by its stormwater retention pond, the Little Econlockhatchee River, and the river's wetland system. Likewise, the large residential homesites to the south of the site, oriented toward Riverdale Road, are separated from the subject property by the Little Econlockhatchee River—which bisects each lot—and their heavily-wooded rear yards, which line Rouse Road. To further ensure compatibility with neighboring residential development, the proposed project will undergo commercial plans review if the two applications are approved, during which such issues as buffering, landscaping, stormwater retention, access management, parking, lighting, and architectural design will be addressed in detail.

Staff notes the proposed 15,000 square feet of commercial development, if approved, will use infrastructure that is already in place. Per Orange County Utilities (OCU), potable water and wastewater service will be furnished by OCU, with no facility improvements necessary to maintain level of service standards. Moreover, the multi-tenant project would use the existing transportation network, which serves pedestrians and bicyclists, as well as automobile drivers. The property is

located immediately south of the signalized intersection of Rouse Road and University Boulevard. Crosswalks extend across Rouse and University, and sidewalks are in place along both sides of the two roads to help ensure the safety of pedestrians. Furthermore, there are signed bicycle lanes along both sides of Rouse Road that link to the Little Econ Greenway to the south. Rouse Road, however, is not currently served by transit, although there are multiple LYNX bus stops along both sides of University Boulevard.

Compatibility

The requested FLUM Amendment and rezoning appear to be **compatible** with the 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 discussed earlier, the subject property is located in an urban area characterized by a mix of commercial, office, residential, and community facility uses. It is staff's belief that the proposed 15,000 square feet of commercial development will provide additional convenience retail, dining, and/or service options for the diverse neighboring residential population and the employees and customers of the various offices and businesses in the surrounding area.

As discussed previously, the applicant has pledged that his project will not result in impacts to the Little Econlockhatchee River, the onsite wetlands, or the required 25-foot minimum upland buffer, adding that his proposed impacts to the required 50-foot average upland buffer and associated onsite mitigation will be done in accordance with the conditions of his Conservation Area Impact (CAI) Permit, if ultimately approved. The applicant's intent to orient the commercial center toward Rouse Road, away from the river and its surrounding wetlands, will help protect these natural resources while simultaneously maintaining the natural buffer that separates the site from the neighboring residential activity to the west. In addition, staff recommends the imposition of a rezoning restriction prohibiting gas stations and automobile service stations; automotive lube shops; carwashes; and laundry plants, processing of laundry and dry cleaning, and dry cleaning plants—uses which could prove detrimental to the river and its wetland system.

Staff believes the project, if ultimately site planned and constructed with a sensitivity toward the Little Econlockhatchee corridor, could contribute to the County's larger goals of protecting and conserving its natural resources, promoting infill and compact urban form within the Urban Service Area, efficiently using existing infrastructure, reducing trip lengths, and encouraging accessibility via multiple modes of transportation. Staff, therefore, recommends adoption of this requested amendment and approval of the concurrent rezoning petition, subject to the two restrictions in this staff report.

Division Comments

Environmental Protection Division.

Planning Division Note: Subsequent to the receipt of the comments below, Conservation Area Determination CAD-19-11-171 was completed. On May 15, 2020, the Environmental Protection Division (EPD) issued CAD-19-11-171, with an expiration date of May 15, 2025. The CAD established that the 5.61-acre subject parcel is comprised of 4.21 upland acres and 1.40 acres of wetlands and surface water (the portion of the Little Econlockhatchee River that flows through the southwest corner of the site). The applicant has submitted a CAI Permit application, CAI-20-06-040, currently undergoing review by EPD's Environmental Permitting and Compliance Section and expected to be

heard in conjunction with the proposed FLUM Amendment and rezoning during the September 1, 2020, BCC adoption public hearing.

February 7, 2020, EPD Comments:

Wetlands connected to the Little Econlockhatchee River are located onsite. Conservation Area Determination application CAD-19-11-171 was submitted for this project, and it is in progress. The CAD must be completed, with a certified wetland boundary survey approved by EPD, in accordance with Orange County Code Chapter 15, Article X, Wetland Conservation Areas, prior to approval of this amendment application.

Until wetland permitting is complete, the net developable area is uncertain, but is estimated at less than four (4) acres. The net developable area is the gross area less the wetlands and surface waters area. The buildable area is the net developable area less protective buffer areas required to prevent adverse secondary impacts. The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

Per Comprehensive Plan Policy FLU1.1.2 C., density and floor area ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. 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 Impact (CAI) Permit from EPD, in addition to an approved CAD. Approval of this request does not authorize any direct or indirect conservation area impacts.

This project site is located within the geographical limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations apply, per Orange County Code Chapter 15, Article XI, Section 15-442. The basin-wide regulations include, but are not limited to, wetlands and protective buffers, wildlife habitat, stormwater management, and landscaping with native plant species. Within the Econ protection area, wetlands designated as Class I or II require a 50-foot-wide average upland buffer, and impacts require approval from the Orange County Board of County Commissioners.

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

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

Transportation Planning Division: The Transportation Planning Division's trip generation analysis indicates that the development of up to 79 dwelling units under the subject property's current MDR future land use designations will generate 81 p.m. peak hour trips. The proposed development of up to 15,000 square feet of commercial space under the requested Commercial future land use designation is projected to generate 75 new p.m. peak hour trips, resulting in a net decrease of 6 p.m. peak hour trips. The project would not, therefore, impact area roadways.

Based on the County's Concurrency Management System Database, not all roadways within the project impact area operate at acceptable levels of service, and capacity is not available to be encumbered.

The subject property is located adjacent to Rouse Road, a four-lane Urban Class I road. Based on the Concurrency Management System database dated October 28, 2019, this roadway currently operates at Level of Service C, and capacity is available to be encumbered. Some other roadway segments within the project's impact area do not operate at acceptable levels of service. This information is dated and is subject to change.

Based on the Concurrency Management System database dated October 28, 2019, the following roadway segment is operating below the adopted level of service standard within the project's impact area: University Boulevard from Dean Road to Rouse Road. Likewise, this information is dated and subject to change.

Background traffic was developed based on the 2% annual growth rate, in accordance with historical AADT within the project's impact area. Committed trips were used if they exceed background traffic volumes developed with annual growth rates to account for growth in the area.

Analysis of short-term (5-year) conditions indicates that the following roadway segment is projected to fail, in addition to the previously-mentioned segment: University Boulevard from Rouse Road to Alafaya Trail.

Per Transportation Planning, the deficiencies on these roadway segments will occur with and without the addition of the proposed project trips.

Transportation Planning's analysis of the future roadway network indicates that there are no road agreements, planned and programmed roadway improvements, or right-of-way requirements associated with this proposed project site.

Transportation Planning notes that the subject property is not located within the County's Alternative Mobility Area (AMA). In addition, the subject property is not located along a backlogged/constrained facility or multimodal corridor.

Final permitting of any development on this site will be subject to review and approval under the 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 Plan.

Utilities Engineering Division: The subject parcel lies within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, a 24-inch water main is located within the Rouse Road right-of-way. In regard to wastewater, a 20-inch forcemain is in place within the Rouse Road right-of-way, approximately 500 feet south of the property, and there is a 30-inch gravity main within the Rouse Road right-of-way. Reclaimed water, however, is currently unavailable in the vicinity of the site. OCU has informed staff that no improvements to County facilities to maintain current level of service (LOS) standards are needed at this time.

Schools: Orange County Public Schools (OCPS) did not comment on this case, as it does not involve an increase in residential units or density.

3. Rezoning Request Analysis

SITE DATA

Adjacent Zoning	N:	C-1 (Retail Commercial District) (1967)
	E:	UR-3 (University Residential District) (1972) and C-1 (Retail Commercial District) (1982)
	W:	R-1A (Single-Family Dwelling District) (1964)
	S:	R-1A (Single-Family Dwelling District) (1967)

Adjacent Land Uses	N:	Undeveloped land (County stormwater retention pond)
	E:	Nursing home, assisted living community, and professional office complex
	W:	Undeveloped land (Little Econlockhatchee River)
	S:	Undeveloped land

APPLICABLE C-1 (RETAIL COMMERCIAL DISTRICT) DEVELOPMENT STANDARDS

Minimum Lot Area:	6,000 square feet
Minimum Lot Width:	80 feet (on major streets, see Article XV) 60 feet (on all other streets)
Maximum Building Height:	50 feet (35 feet within 100 feet of all residential districts)
Minimum Floor Area:	500 square feet

Minimum Building Setbacks

Front:	25 feet (on major streets, see Article XV)
Rear:	20 feet
Side:	0 feet (15 feet when abutting residential districts)
Side (Street):	15 feet

PERMITTED USES

The intent and purpose of this C-1 (Retail Commercial District) are as follows: This district is comprised of lands and structures used primarily for the furnishing of select commodities and services at retail. This district is encouraged:

- (1) At intersections of collectors and/or arterials;
- (2) Where it will not direct commercial traffic through residential districts;
- (3) Where adequate public facilities and services are available, as defined in the Comprehensive Plan;
- (4) Where compatible with adjacent areas or where buffers can be provided to ensure compatibility;
and

(5) To a limited extent, in Rural Settlements throughout the County to meet the needs of an identified community or in Growth Centers, as defined in the Comprehensive Plan.

Specific uses shall be identified by the letter “P” in the use table set forth in Section 38-77 of the Orange County Code.

SPECIAL INFORMATION

Rural Settlement

The subject property is not located within a Rural Settlement.

Joint Planning Area (JPA)

The subject property is not located within a JPA.

Overlay District Ordinance

The subject property is located within the Econlockhatchee River Protection Area.

Airport Noise Zone

The subject property is not located within an Airport Noise Zone.

Water / Wastewater / Reclaimed Water

	<u>Existing service or provider</u>
Water:	Orange County
Wastewater:	Orange County
Reclaimed Water:	Orange County (currently unavailable)

Schools

Orange County Pubic Schools (OCPS) did not comment on this case, as it does not involve an increase in residential units or density.

Parks and Recreation

Orange County Parks and Recreation did not comment on this case, as it does not involve an increase in residential units or density.

Code Enforcement

No code enforcement, special magistrate, or lot cleaning issues on the subject property have been identified.

Neighborhood Services

Orange County Neighborhood Services did not comment on this case.

Specific Project Expenditure Report and Relationship Disclosure Forms

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

State of Florida Notice

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

125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.

4. Policy References

Goal FLU2 – URBAN STRATEGIES. Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development and an urban experience with a range of choices and living options.

OBJ FLU8.2 – Compatibility will continue to be the fundamental consideration in all land use and zoning decisions.

FLU1.1.5 – Orange County shall encourage mixed-use development, infill development and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. The County may require minimum FARs and densities in its Land Development Code to achieve the County’s desired urban framework. Infill is defined as development consistent with the *Infill Master Plan* (2008).

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

FLU1.4.6 – The following guidelines illustrate different types of commercial and retail development consistent with the Orange County Comprehensive Plan. It is the goal of the 2030 CP to increase densities and intensities in the Urban Service Area in order to accommodate projected growth. The Commercial floor area ratio (FAR) shall be 3.0 unless otherwise restricted by County policy or code (See FLU1.1.4A, FLU2.2.4 – FLU2.2.7, and FLU3.2.1 – FLU3.2.13). The basis for increasing densities and intensities is the finding that productive use of vacant land within the Urban Service Area is critical to the County’s future urban form. Therefore, with respect to new development and redevelopment, the County is seeking more integrated forms of commercial and non-residential development, including vertical mixed-use design and complementary land uses in close proximity to one another, in its desired development pattern for the County’s Urban Service Area.

The following criteria are intended to serve as guidance for commercial-related future land use amendment requests within the Urban Service Area. Consistent with FLU1.4.5, Orange County may require a market study for Commercial and Office future land use requests. A mix of two or more uses will be encouraged where appropriate.

Neighborhood Centers and Neighborhood Activity Nodes – Neighborhood center commercial is intended to serve the needs of nearby residents, employees, visitors and businesses (within two to three miles).

Village Centers – Village Center commercial is intended to more centrally serve the needs of residents, employees, visitors and businesses within a community of neighborhoods (within three to five miles).

Lifestyle Centers – Lifestyle Centers are open-air shopping centers with a mix of national retailers and local boutiques and housing choices. These locations emphasize convenience and a mix of uses and choices.

Wholesale/Retail – Also may be referred to as Big Box retail or Power Centers. Big Box retail, as defined by County Ordinance 2007-1, is described as a retail wholesale commercial establishment







(store) with more than seventy-five thousand (75,000) square feet of gross floor area, which may include a home improvement center or a membership warehouse club. The gross floor area of such a store includes outdoor storage areas and any outdoor area providing services.

<i>Type</i>	<i>Size</i>	<i>Gross Leasable Area</i>	<i>FAR</i>
Neighborhood Center	4 acres	20,000 -40,000 SF	See applicable County policy or code
Community Center	10 acres	100-300,000 SF	See applicable County policy or code
Village Center	20 acres	200-400,000 SF	See applicable County policy or code
Lifestyle Centers	25 acres	400,000 SF	See applicable County policy or code
Wholesale/Retail Centers	See Ordinance 2007-1, Big Box Ordinance		
All commercial should have safe, adequate and appropriate access per FLU1.4.8.			

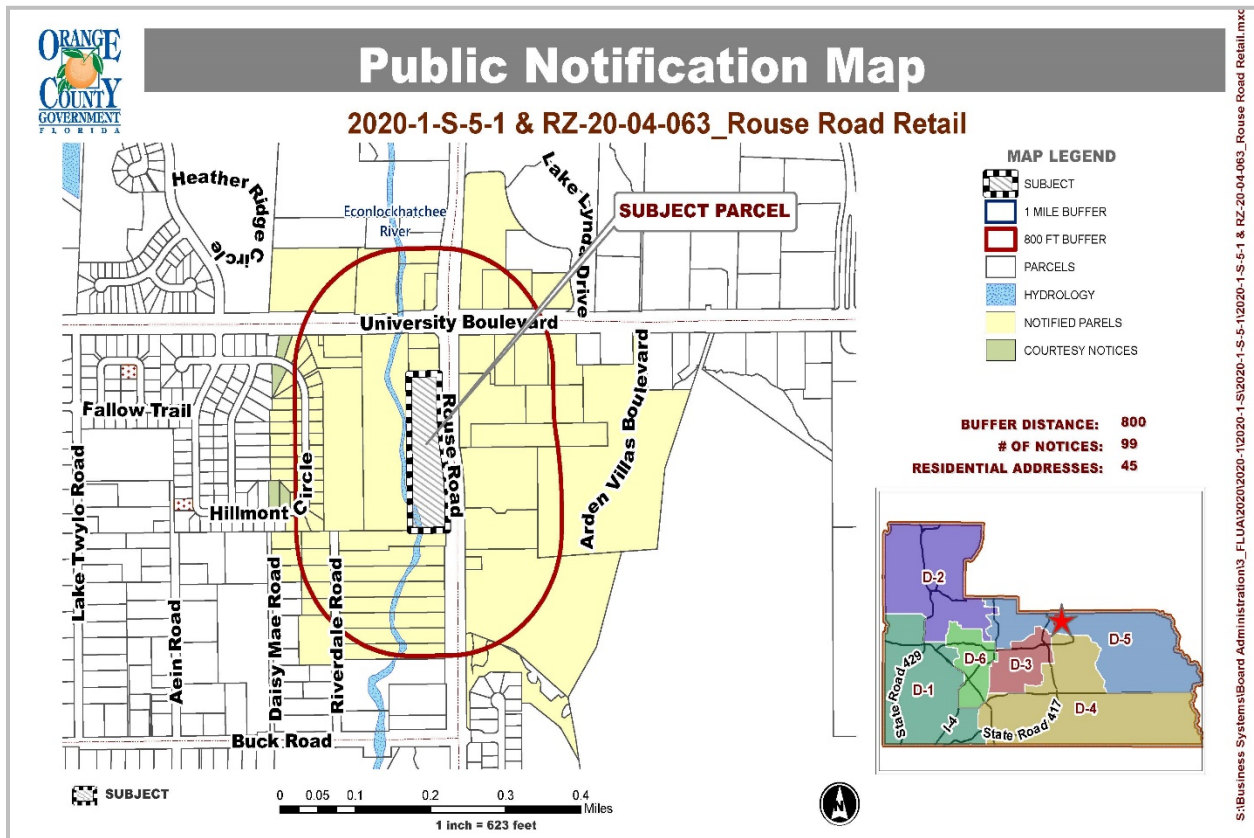
FLU8.2.1 – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

OBJ N1.1 – Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing or proposed neighborhoods.

Site Visit Photos

Subject Site	
	
North of Subject Site	South of Subject Site
	
West of Subject Site	East of Subject Site
	

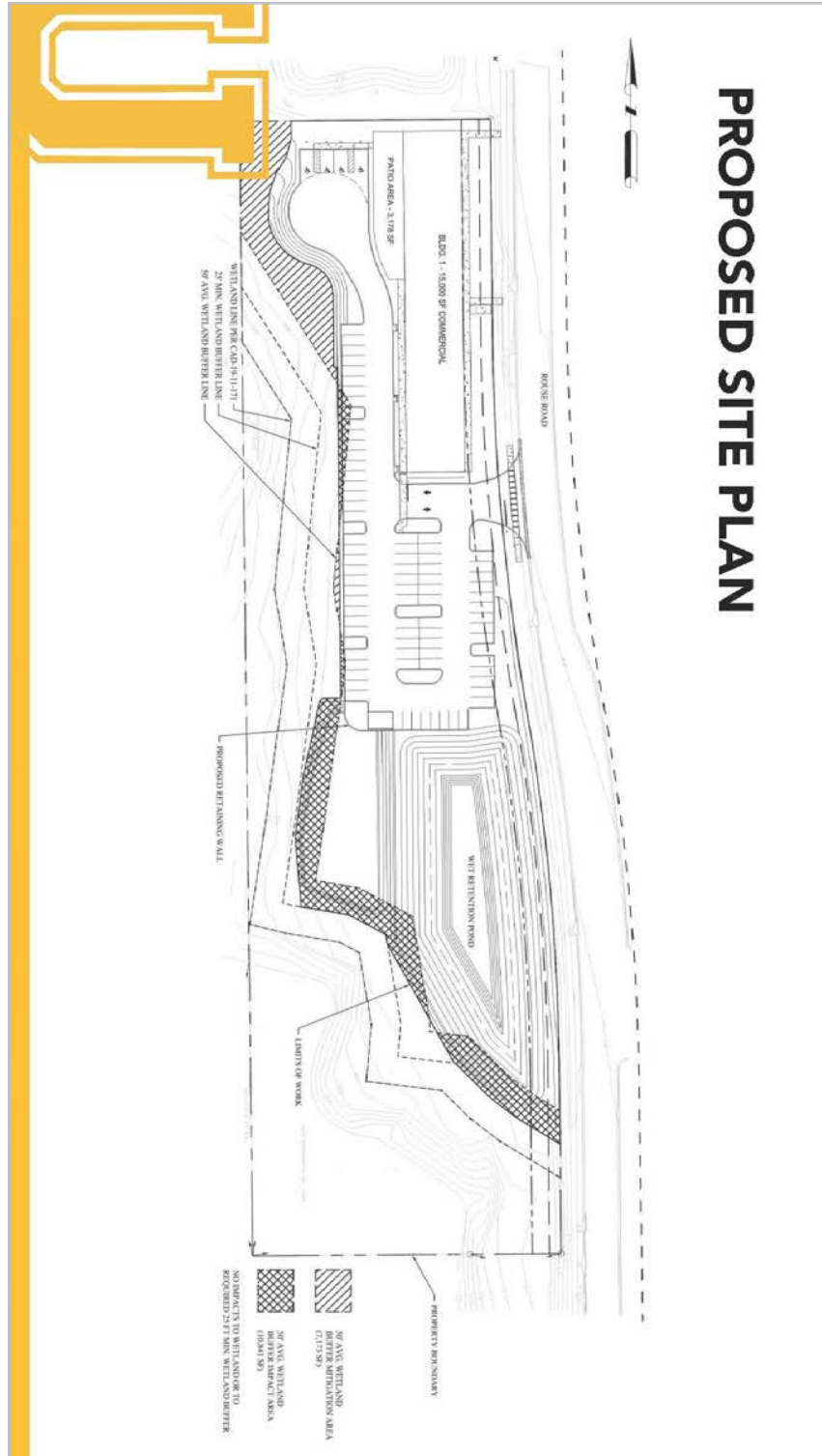
PUBLIC NOTIFICATION MAP

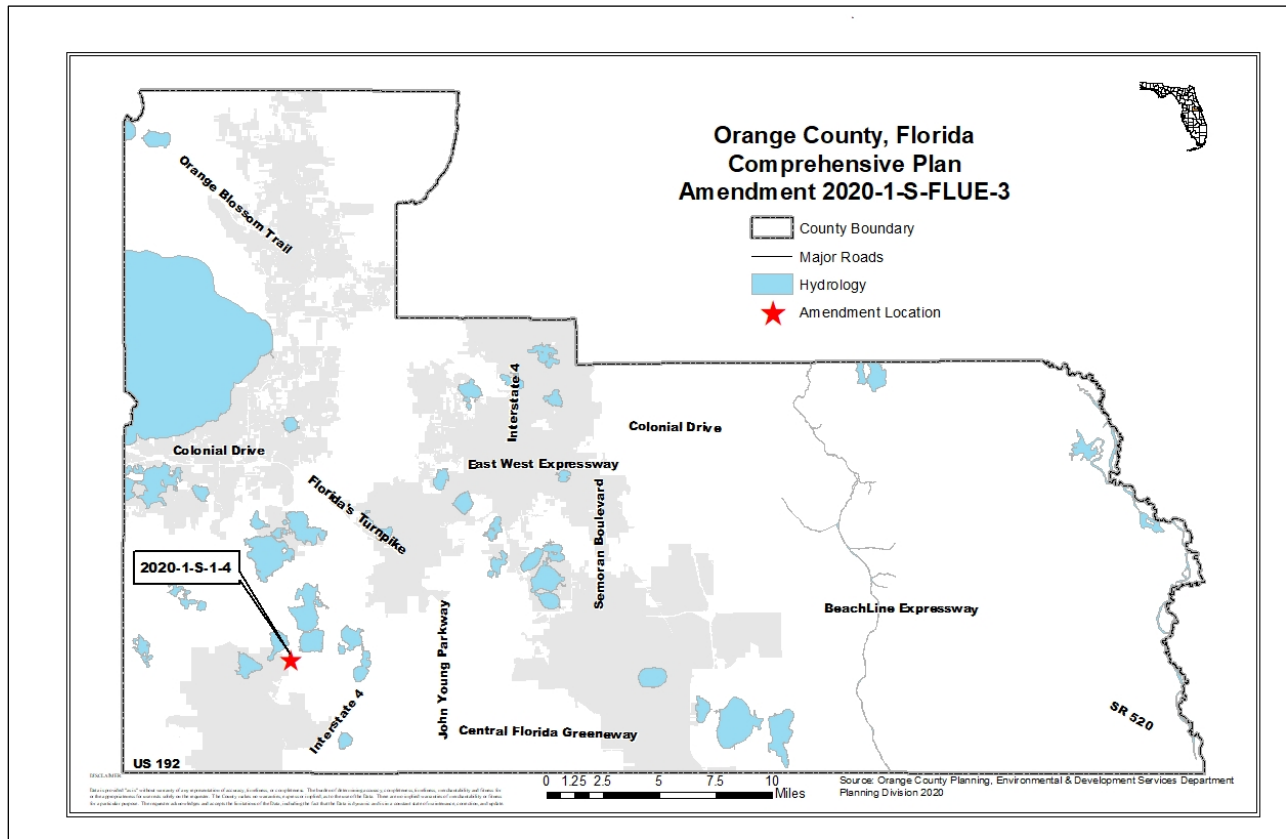


Notification Area

- 800 feet plus neighborhood and homeowners’ associations within a one-mile radius of the subject site
- 99 notices sent

Exhibit "A"
Applicant's Proposed Site Plan
(Included in the Public Information Presentation)





The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
	Report/Public Hearing	Outcome	Title: Amendment 2020-1-S-FLUE-3	
✓	Staff Report	Recommend Adoption	Division: Planning	
✓	LPA Adoption June 5, 2020	Continue to August 20, 2020 (8-0)	Request: Amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	
✓	LPA Adoption August 20, 2020	Do not Adopt (3-2)	Revision: FLU8.1.4	
	BCC Adoption	September 1, 2020		

Staff Recommendation

This request involves one privately-initiated Future Land Use Map Amendment (Amendments 2020-1-S-1-4). Staff recommends **DENIAL** of including Amendment **2020-1-S-1-4** in Policy FLU8.1.4. However, should the Board adopt the proposed PD future land use designation for the Amendment 2020-1-S-1-4 subject property, the development program for this project will be incorporated into 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 recommends the Local Planning Agency make a finding of **INCONSISTENCY** with the Comprehensive Plan and recommend **DENIAL** of Amendment 2020-1-S-1-4 (Sheen Villas); therefore, the development program for this amendment would not be added to Policy FLU8.1.4. However, should the Board adopt the proposed PD future land use designation for the Amendment 2020-1-S-1-4, the development program for this project will be incorporated into Policy FLU8.1.4.

B. Policy Amendments

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

Staff recommends denial of privately-initiated Future Land Use Map Amendment 2020-1-S-1-4 (Sheen Villas). However, should the Board adopt this amendment, the associated development program will be noted in the Policy FLU8.1.4 table, as shown below in underline/~~strikethrough~~ format.

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

<u>2020-1-S-1-4 Sheen Villas</u>	<u>Resort/Planned Development (R/PD)</u>	<u>Up to 40 resort units with an approved CAI.</u> <u>Up to 32 resort units without an approved CAI.</u>	<u>2020-</u>

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 SMALL SCALE DEVELOPMENT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

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; and

c. On September 1, 2020, the Board of County Commissioners 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.

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2020-1-S-1-4</u> <u>Sheen Villas</u>	<u>Resort/Planned</u> <u>Development (R/PD)</u>	<u>Up to 40 resort units with an approved CAI</u> <u>Up to 32 resort units without an approved CAI</u>	<u>2020-</u> <u>[insert ordinance number]</u>

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

54 * * *

55
56 ***Section 5. Effective Dates for Ordinance and Amendments.***

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

58 (b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development
59 amendments adopted in this ordinance may not become effective until 31 days after adoption.
60 However, if an amendment is challenged within 30 days after adoption, the amendment that is
61 challenged may not become effective until the Department of Economic Opportunity or the
62 Administration Commission issues a final order determining that the adopted amendment is in
63 compliance.

64 (c) In accordance with Section 163.3184(12), Florida Statutes, any concurrent zoning
65 changes approved by the Board are contingent upon the related Comprehensive Plan amendment
66 becoming effective. Aside from any such concurrent zoning changes, no development orders,
67 development permits, or land uses dependent on any of these amendments may be issued or
68 commence before the amendments have become effective.

69

70 ADOPTED THIS 1st DAY OF SEPTEMBER, 2020.

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ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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By: _____
Jerry L. Demings
Orange County Mayor

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81 ATTEST: Phil Diamond, CPA, County Comptroller

82 As Clerk to the Board of County Commissioners

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86 By: _____

87 Deputy Clerk

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APPENDIX “A”
FUTURE LAND USE MAP AMENDMENTS

Appendix A*		
<i>Privately Initiated Future Land Use Map Amendments</i>		
Amendment Number	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:
2019-2-S-1-2	Activity Center Residential (ACR)	Planned Development-Medium Density Residential (PD-MDR)
2020-1-S-1-4	Resort/Planned Development (R/PD)	Resort/Planned Development (R/PD)
2020-1-S-2-2	Office (O)	Low-Medium Density Residential (LMDR)
2020-1-S-5-1	Medium Density Residential (MDR)	Commercial (C)
SS-20-07-042	Planned Development (PD)	Low Density Residential (LDR)

***The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.**

93



LAND USE CHANGE REQUEST

SMALL-SCALE FUTURE LAND USE MAP AMENDMENT

Commission District #1

Betsy VanderLey, Commissioner

Case Planner:

Chris DeManche, Planner III

407-836-5619

Christopher.DeManche@ocfl.net

An informational presentation summarizing the Future Land Use Map Amendment application referenced below has been prepared in lieu of holding a formal community meeting. To access this information and submit any related questions or comments, visit the web address www.bit.ly/ocpublic and select the folder labeled "Sheen Villas"

You're encouraged to view a prepared informational presentation regarding the Future Land Use Map Amendment application listed below. The presentation includes a summary of the applications and the review process, as well as instructions for providing questions or comments prior to the Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) public hearing.

REQUEST

Future Land Use Map (FLUM) Amendment: 2020-1-S-1-4

From: Resort/Planned Development (R/PD)
To: Resort/Planned Development (R/PD)

Owner: Sheen 121, LLC.

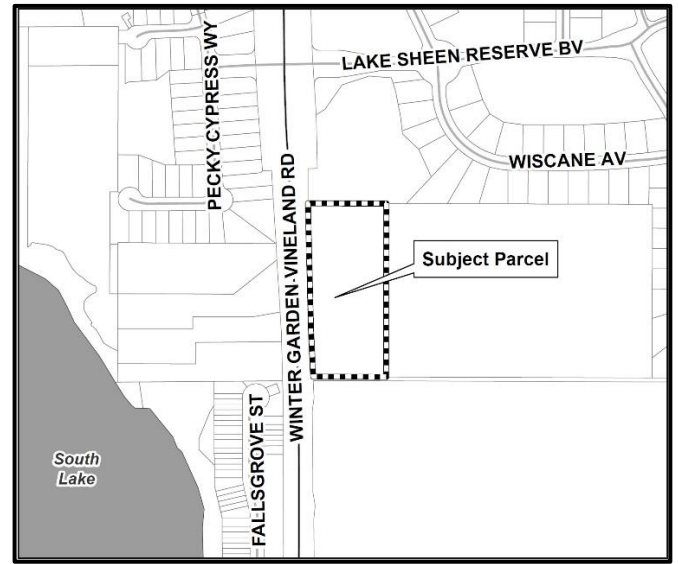
Applicant: Doug Kelly, AICP
GAI Consultants, Inc.

Parcel ID: 05-24-28-5844-01-210

Acreage: 4.30 gross acres

Location: 9905 Winter Garden Vineland Road, Generally located east of Winter Garden-Vineland Road, south of Lake Sheen Reserve Blvd., and west of Pecky Cypress Way.

SUBJECT PROPERTY LOCATION



SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map designation on the subject property from **Resort/Planned Development (R/PD)**, which allows up to a maximum of four (4) units per acre, to **Resort/Planned Development (R/PD)**, to allow up to a maximum of ten (10) units per acre.

PUBLIC HEARING NOTICE

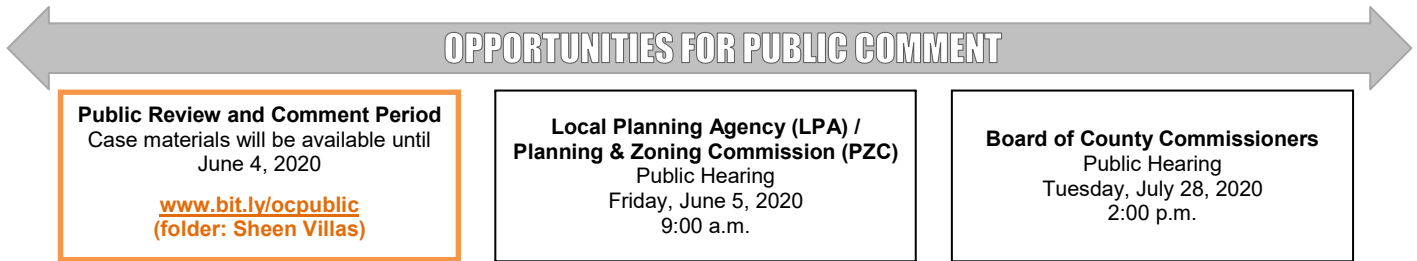
Public hearings for this request will be held before the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC). Each public hearing will be advertised in the *Orlando Sentinel*. Please note that the hearing dates are tentative and are subject to change.

FREQUENTLY ASKED QUESTIONS

Q: Will there be a community meeting?

Due to the COVID-19 health emergency, Orange County is unable to conduct community meetings at this time. In lieu of a community meeting, we are providing a community review period with information related to the applicant's request shared through a web folder, available at www.bit.ly/ocpublic. Questions or comments may be submitted through the feedback form which is included with the case materials, or via email to the Case Planner(s) listed on this notice.

Q: How can I participate in the development review process?



If you are unable to access the web folder listed above, written comments or requests may be mailed or emailed to the Case Planner. Property information can also be obtained by accessing the Orange County Property Appraiser's website at www.ocpaf.org or the OCFL Atlas at www.Ocfl.net/Atlas.

Q: Where are the public hearings located?

In compliance with CDC's Social Distancing Guidelines and keep our citizens safe, the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and the Board of County Commissioners (BCC) will conduct public hearings virtually until further notice. However, Orange County remains committed to providing alternative public comment platforms. All comments directed to the LPA/PZC may be submitted through feedback forms which are included with the case materials (shared folders are located at www.bit.ly/ocpublic), or by mailing or emailing the Case Planner listed on the front page of this notice. Comments directed to the BCC may be emailed to the Mayor and/or District Commissioners (mayor@ocfl.net, District1@ocfl.net; District2@ocfl.net; District3@ocfl.net; District4@ocfl.net; District5@ocfl.net; and District6@ocfl.net).

Q: What is the difference between Future Land Use and Zoning?

Future Land Use Map designations indicate the general use or "vision" for a property, and regulate the types of activity or development that may ultimately be allowed on it, including maximum allowable residential and non-residential development. Future Land Use Map designations are adopted as part of the County's Comprehensive Plan, with oversight by the State. Zoning districts are more descriptive planning classifications, but must be consistent with Future Land Use Map designations. Zoning categories regulate more specific development aspects, such as allowed uses, building sizes, setbacks, or parking.

Q: What type of activity or development could take place on the subject site today?

The County's adopted 2010-2030 Future Land Use Map depicts the subject site as **Resort/Planned Development (R/PD)**, which allows up to a maximum of four (4) units per acre. The County's Official Zoning Map depicts the subject site as **RC-E (Country Estate District)**, which provides areas where very low residential densities may be maintained and where investment in homes will be protected from the adverse effects sometimes found in agricultural districts.

Q: What type of activity could be considered if the Board of County Commissioners adopted the request?

The requested **Resort/Planned Development-Resort (R/PD)** Future Land Use Map designation would allow up to a maximum of ten (10) units per acre, or 43 total units on the 4.30 gross acre site.

The applicant is proposing to construct a vacation villa resort/hotel with approximately 40 units.

Any party requesting additional information regarding the proposed amendment should contact the Orange County Planning Division: 201 S. Rosalind Ave., 2nd Floor, Orlando, FL, 32801, (407) 836-5600, or via email at planning@ocfl.net.

In accordance with the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this proceeding should contact the Orange County Communications Division no later than two (2) business days prior to the proceeding, at 201 S. Rosalind Ave., 3rd Floor, Orlando, FL, (407) 836-6568.

Para más información, favor de comunicarse con la División de Planificación, al número (407) 836-5600.

Pou plis enfòmasyon, kontakté Dépatman Planifikasyon, nan nimewo (407) 836-5600.



Community Meeting Memorandum

DATE: March 3, 2020
TO: Alberto A. Vargas, MArch., Planning Manager
FROM: Sue Watson, Planner
SUBJECT: Amendment 2020-1-S-2-2 & Rezoning RZ-20-04-072 Community Meeting Synopsis
C: Project File

Location of Project: 310 S. Lake Pleasant Rd., Generally located on the west side of S. Lake Pleasant Rd., north of E. Semoran Blvd., south of Wekiva Crossing Blvd., and east of Semoran Commerce Pl.

Meeting Date and Location: Monday, March 2, 2020 at 6:00 PM at Lovell Elementary School, 815 Roger Williams Road, Apopka, FL 32703

Attendance:

District Commissioner	District 2 Commissioner Christine Moore
PZC/LPA Commissioner	District 2 Commissioner Diane Velazquez
Orange County Staff	Sue Watson, Christopher DeManche, Sapho Vatel, Planning Division Francisco Villar, P.E., Senior Engineer, Development Engineering Division
Applicant/Owner	Junias Desamour
Residents	109 notices sent; 1 resident in attendance

Overview of Project: The applicant, Junias Desamour, is requesting to change the Future Land Use Map (FLUM) designation of the 0.50-acre subject property from Office (O) to Low-Medium Density Residential (LMDR) and to rezone the property from P-O (Professional Office District) to R-2 (Residential District) to allow for the development of four (4) single-family attached units (2 duplexes) and one (1) single-family detached unit.

Meeting Summary: Planner Sue Watson opened the meeting at 6:10 PM and introduced District 2 Commissioner Christine Moore, District 2 PZC/LPA Commissioner, Diane Velazquez, Christopher DeManche and Sapho Vatel, Orange County Planning Division, Francisco Villar, P.E., Senior Engineer, Development Engineering Division, and the applicant, Junias Desamour. 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 O to LMDR and to rezone the property from P-O to R-2 to allow for the development of four (4) single-family attached units (2 duplexes) and one (1) single-family detached unit. Ms. Watson informed the resident that the FLUMA and Rezoning Applications will be heard concurrently.

Staff summarized the Future Land Use Map Amendment and Rezoning processes and the schedule for the LPA and BCC public hearings. Ms. Watson asked the citizen if he had any questions. There were no questions and staff turned the meeting over to the applicant, Mr.

Desamour and he provided an overview of the project. The proposal is to construct four (4) single-family attached units (2 duplexes) and one (1) single-family detached unit. Mr. Desamour stated that the proposed residential units would be two-story and would contain approximately 1300 – 1500 square feet of living area. The four attached units that he is proposing to build will have three bedrooms and two and one-half bathrooms and the detached unit will have four bedrooms and two and one-half bathrooms. All the units will have single-car garages. Mr. Desamour stated that he got the idea to build the proposed residential units from his employees because they expressed to him that it is difficult for them to find decent rental housing at affordable prices. He would like to be able to rent the units to his employees if the FLUMA and Rezoning applications are approved. Mr. Desamour provided a concept site layout plan. He stated there would be only one driveway and that it would meet Orange County Fire Department Codes and requirements. After Mr. Desamour presented his proposal, he opened the meeting up for questions.

Questions and Comments:

Commissioner Moore asked Mr. Desamour if water and sewer were available. Mr. Desamour provided a letter that from Orange County Utilities (OCU) that stated that water and sewer capacity is available for the proposed project.

Commissioner Moore stated she would like for the proposed residential units to connect to central sewer and that she was not in favor of the use of septic tanks.

Commissioner Moore asked if the proposed residential project would have sufficient parking. Mr. Desamour stated there would be sufficient parking for the proposed project. He is proposing to provide two (2) parking spaces for each unit (one space inside the single-car garage and one space in the driveway) plus five (5) additional parking spaces will be provided on-site. Fifteen (15) total parking spaces are proposed.

Commissioner Moore and the resident both thought that five (5) residential units were too many units to build on the 0.50-acre site. They thought four units were a more reasonable request. Mr. Desamour stated that he wanted to provide rental homes for his employees. One of his employees has three (3) kids and he wanted to build the four bedrooms and two and one-half bath unit for her. He stated the monthly rent for the units would be approximately \$1,300 - \$1,400. Mr. Desamour showed a rendering of what the units could potentially look like. He also stated that the proposed units could be rented to others as well as his employees.

Commissioner Moore also stated she would like for the applicant to provide a play area for the proposed complex since Mr. Desamour would be renting to people who have children. She stated she wanted the children to have a safe play area within the residential complex, away from S. Lake Pleasant Road, since it serves as the entrance for the residential subdivisions located north and east of the subject property. Finally, Commissioner Moore also suggested that Mr. Desamour and his architect schedule a meeting with her to further discuss the proposed project.

There were no more questions and the meeting was adjourned at 6:46 P.M. The overall tone of the meeting was **POSITIVE**.



LAND USE / REZONING REQUEST

SMALL-SCALE FUTURE LAND USE MAP AMENDMENT AND REZONING REQUEST

Commission District #5
Emily Bonilla, Commissioner

Case Planners:

Jennifer DuBois, Planner
407-836-5396
Jennifer.DuBois@ocfl.net

James Hartsfield, Planner
407-836-5806
James.Hartsfield@ocfl.net

An informational presentation summarizing the Future Land Use Map Amendment and Rezoning applications referenced below has been prepared in lieu of holding a formal community meeting.

To access this information and submit any related questions or comments, visit the web address www.bit.ly/ocpublic and select the folder labeled "University Station".

You are encouraged to view a prepared informational presentation regarding the Future Land Use Map Amendment and Rezoning applications listed below. The presentation includes a summary of the applications and the review process, as well as instructions for providing questions or comments prior to the June 18, 2020, Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) public hearing.

REQUEST

Future Land Use Map (FLUM) Amendment: 2020-1-S-5-1

From: Medium Density Residential (MDR)
To: Commercial (C)

Rezoning: RZ-20-04-063

From: R-1A (Single-Family Dwelling District)
To: C-1 (Retail District)

Project Name: University Station

Owner: Olton Properties

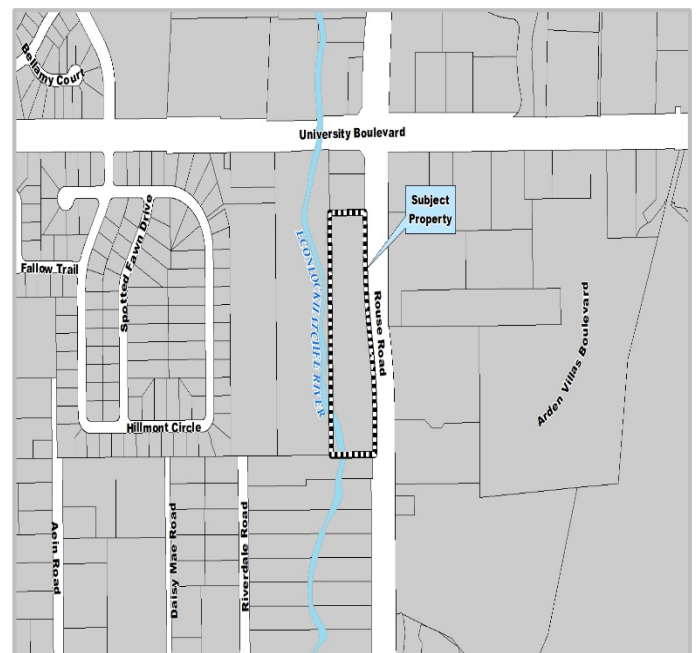
Applicant: Jose Chaves, P.E.

Parcel ID: 09-22-31-0000-00-004

Acreage: 5.61 gross/3.98 net acres

Location: 3370 Rouse Road or generally west of Rouse Road, south of University Boulevard, and east of Hillmont Circle and the Econlockhatchee River.

SUBJECT PROPERTY LOCATION



SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map designation of the subject property from **Medium Density Residential (MDR)** to **Commercial (C)** and to rezone the site from **R-1A (Single-Family Dwelling District)** to **C-1 (Retail Commercial District)** to allow for the development of up to 15,000 square feet of commercial space.

PUBLIC HEARING NOTICE

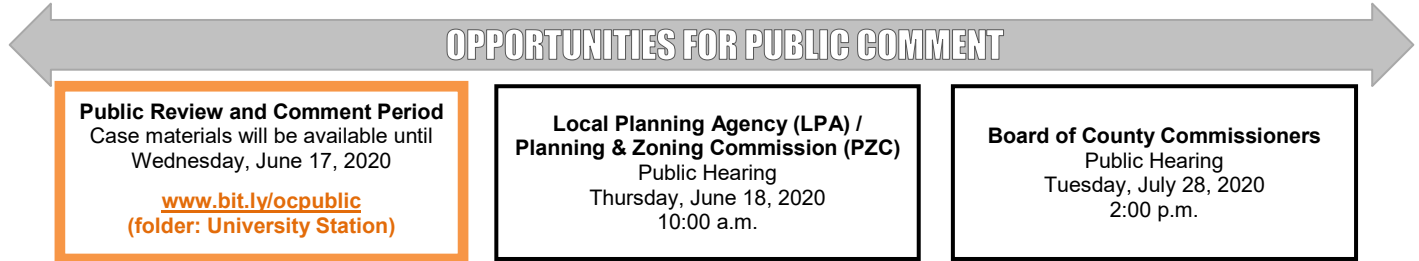
Public hearings for this request will be held before the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC). Each public hearing will be advertised in the *Orlando Sentinel*. Please note that the hearing dates are tentative and are subject to change.

FREQUENTLY ASKED QUESTIONS

Q: Will there be a community meeting?

Due to the COVID-19 health emergency, Orange County is unable to conduct community meetings at this time. In lieu of a community meeting, we are providing a community review period with information related to the applicant's request shared through a web folder, available at www.bit.ly/ocpublic. Questions or comments may be submitted through the feedback form which is included with the case materials or via email to the Case Planner(s) listed on this notice.

Q: How can I participate in the development review process?



If you are unable to access the web folder listed above, written comments or requests may be mailed or emailed to the Case Planner. Property information can also be obtained by accessing the Orange County Property Appraiser's website at www.ocpafli.org or the OCFL Atlas at www.OCFL.net/Atlas.

Q: Where are the public hearings located?

In compliance with CDC's Social Distancing Guidelines and keep our citizens safe, the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and the Board of County Commissioners (BCC) will conduct public hearings virtually until further notice. However, Orange County remains committed to providing alternative public comment platforms. All comments directed to the LPA/PZC may be submitted through feedback forms which are included with the case materials (shared folders are located at www.bit.ly/ocpublic), or by mailing or emailing the Case Planner listed on the front page of this notice. Comments directed to the BCC may be emailed to the Mayor and/or District Commissioners (mayor@ocfl.net, District1@ocfl.net; District2@ocfl.net; District3@ocfl.net; District4@ocfl.net; District5@ocfl.net; and District6@ocfl.net).

Q: What is the difference between Future Land Use and Zoning?

Future Land Use Map designations indicate the general use or "vision" for a property, and regulate the types of activity or development that may ultimately be allowed on it, including maximum allowable residential and non-residential development. Future Land Use Map designations are adopted as part of the County's Comprehensive Plan, with oversight by the State. Zoning districts are more descriptive planning classifications, but must be consistent with Future Land Use Map designations. Zoning categories regulate more specific development aspects, such as allowed uses, building sizes, setbacks, or parking.

Q: What type of activity or development could take place on the subject site today?

The County's adopted 2010-2030 Future Land Use Map designates the subject parcel as **Medium Density Residential (MDR)**, which allows for the consideration of single- and multi-family residential development at a maximum density of twenty (20) dwelling units per net acre. The County's Official Zoning Map depicts the subject parcel as **R-1A (Single-Family Dwelling District)**, which provides for single-family residential development. Certain structures and uses required to serve the educational, religious, utilities, and non-commercial recreational needs of residential areas may be permitted as special exceptions.

Q: What type of activity could be considered if the Board of County Commissioners adopted the request?

The requested **Commercial (C)** future land use designation allows for the consideration of neighborhood- and community-scale commercial and office development. The applicant is also seeking to rezone the site to **C-1 (Retail Commercial District)**, which provides for the furnishing of select commodities and services at retail, to allow for the development of up to 15,000 square feet of commercial space.

Any party requesting additional information regarding the proposed amendment should contact the Orange County Planning Division at 201 S. Rosalind Ave., 2nd Floor, Orlando, FL, 32801, (407) 836-5600, or via email at planning@ocfl.net.

In accordance with the Americans with Disabilities Act (ADA), any person requiring special accommodations to participate in this proceeding should contact the Orange County Communications Division no later than two (2) business days prior to the proceeding at 201 S. Rosalind Ave., 3rd Floor, Orlando, FL, 32801, (407) 836-6568

Para más información, favor de comunicarse con la División de Planificación, al número (407) 836-3111

Pou plis enfòmasyon, kontakté Dépatman Planifikasyon, nan nimewo (407) 836-3111.



VIRTUAL COMMUNITY MEETING NOTICE

2020-1 SMALL-SCALE FUTURE LAND USE MAP AMENDMENT AND REZONING REQUEST

Commission District #5
Emily Bonilla, Commissioner

Case Planners:

Jennifer DuBois, Planner
407-836-5396
Jennifer.DuBois@ocfl.net

James Hartsfield, Planner
407-836-5806
James.Hartsfield@ocfl.net

Thursday, July 16, 2020 – 7:30 to 8:30 PM

To pre-register and join this LIVE event, please visit www.bit.ly/ocmeetings and select the item:

Amendment 2020-1-S-5-1 and Rezoning Case RZ-20-04-063

University Station

Please join the District Commissioner, Orange County staff and your neighbors at a virtual community meeting where the applicant will present their request and answer your questions. **We encourage you to pre-register for this event via the link above to obtain reminders prior to the meeting and receive priority status for public comment.**

REQUEST

Future Land Use Map (FLUM) Amendment: 2020-1-S-5-1

From: Medium Density Residential (MDR)
To: Commercial (C)

Rezoning: RZ-20-04-063

From: R-1A (Single-Family Dwelling District)
To: C-1 (Retail Commercial District)

Project Name: University Station

Owner: Olton Properties

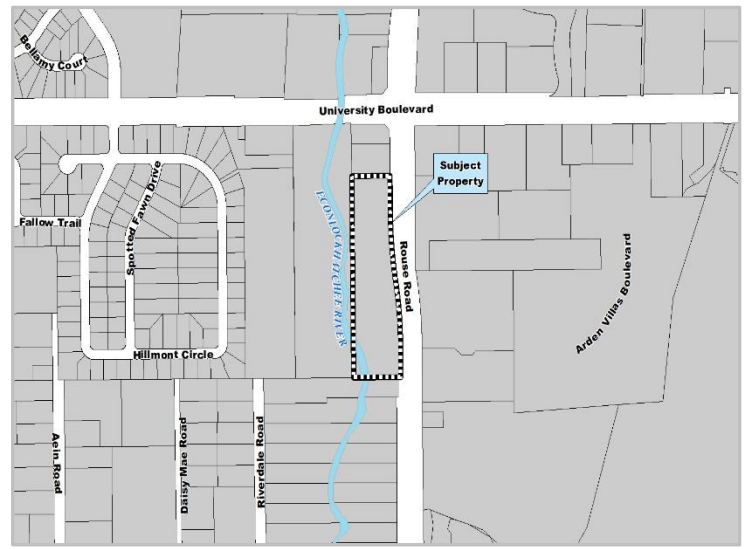
Applicant: Jose Chaves, P.E.

Parcel ID: 09-22-31-0000-00-004

Acreage: 5.61 gross/3.98 net acres

Location: 3370 Rouse Road or generally west of Rouse Road, south of University Boulevard, and east of Hillmont Circle and the Little Econlockhatchee River.

SUBJECT PROPERTY LOCATION



SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map designation of the subject property from **Medium Density Residential (MDR)** to **Commercial (C)** and to rezone the site from **R-1A (Single-Family Dwelling District)** to **C-1 (Retail Commercial District)** to allow for the development of up to 15,000 square feet of commercial space.

PUBLIC HEARING NOTICE

Public hearings for this request will be held before the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC). Each public hearing will be advertised in the *Orlando Sentinel*. Please note that the hearing dates are tentative and are subject to change.

FREQUENTLY ASKED QUESTIONS

Q: Will there be a traditional, in-person community meeting?

Due to the COVID-19 health emergency, Orange County is unable to conduct traditional community meetings at this time. In lieu of such a meeting, we are conducting a live virtual community meeting where information about the proposed amendment and public review process will be provided. Residents will also be given an opportunity to participate in the virtual community meeting by providing verbal comments or questions. Subsequent to the virtual community meeting, a link to access a video recording of the meeting will be made available to the public for a limited period at www.bit.ly/ocpublic. Finally, questions or comments may also be submitted through an electronic feedback form accessed in web folder listed above, or can be mailed or email to the Case Planner(s) listed on the first page of this notice.

Q: How can I participate in the development review process?



Residents are encouraged to pre-register for the live virtual community meeting where an opportunity for limited public comment and questions will be provided. If you are unable to participate in the Virtual Community Meeting or access the web folder listed above, written comments or requests may be mailed or emailed to the Case Planner. Please note that the dates of the transmittal and adoption hearings listed above are tentative and are subject to change. However, if you received this mailed notice, similar notice will be provided in advance of each transmittal and adoption hearing date. More specific property information can also be obtained by accessing the Orange County Property Appraiser's website at www.ocpaf.org or the OCFL Atlas at www.OCFL.net/Atlas.

Q: Where will the public hearings be held?

To comply with the CDC's Social Distancing Guidelines and keep our citizens safe, the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and the Board of County Commissioners (BCC) will conduct public hearings virtually until further notice. However, Orange County remains committed to providing alternative public comment platforms. All comments directed to the LPA/PZC may be submitted through feedback forms which are included with the case materials (shared folders are located at www.bit.ly/ocpublic), or by mailing or emailing the Case Planner listed on the first page of this notice. Comments directed to the BCC may be emailed to the Mayor and/or District Commissioners (mayor@ocfl.net; District1@ocfl.net; District2@ocfl.net; District3@ocfl.net; District4@ocfl.net; District5@ocfl.net; and District6@ocfl.net).

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Q: What type of activity or development could take place on the subject site today?

The County's adopted 2010-2030 Future Land Use Map designates the subject parcel as **Medium Density Residential (MDR)**, which allows for the consideration of single- and multi-family residential development at a maximum density of twenty (20) dwelling units per net acre. The County's Official Zoning Map depicts the subject parcel as **R-1A (Single-Family Dwelling District)**, which provides for single-family residential development. Certain structures and uses required to serve the educational, religious, utilities, and non-commercial recreational needs of residential areas may be permitted as special exceptions.

Q: What type of activity could be considered if the Board of County Commissioners adopted the request?

The requested **Commercial (C)** future land use designation allows for the consideration of neighborhood- and community-scale commercial and office development. The applicant is also seeking to rezone the site to **C-1 (Retail Commercial District)**, which provides for the furnishing of select commodities and services at retail, to allow for the development of up to 15,000 square feet of commercial space.

Any party requesting additional information regarding the proposed amendment should contact the Orange County Planning Division at 201 S. Rosalind Ave., 2nd Floor, Orlando, FL, 32801, (407) 836-5600, or via email at planning@ocfl.net.

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Para más información, favor de comunicarse con la División de Planificación, al número (407) 836-3111

Pou plis enfòmasyon, kontakté Dépatman Planifikasyon, nan nimewo (407) 836-3111.

From: [Varga, Vanessa](#)
To: [DeManche, Christopher M](#); [Golgowski, Gregory F](#)
Subject: RE: 2020-1 Small Scale Cycle Future Land Use Map Amendments Facilities Analysis Request
Date: Thursday, January 30, 2020 8:51:38 AM
Attachments: [2020-1 Small Scale Facilities Analysis.pdf](#)
[image002.png](#)
[image003.png](#)

Good Morning,

Below are the code violation found:

For the Parcel ID# **15-23-28-9340-01-030** there is an **Incident# 519944 / CEB-2019-391723H - Open abandoned dilapidated dwelling with open unmaintained swimming pool.** The Officer handling the case is **Ken Nicholson.**

For the Parcel ID# **15-21-28-3280-00-420** there is an **Incident #: 532814 / CEB-2019-401204Z - Improper land use.** The Officer handling the case is **Melya Tavel.**

Please let me know if you have any questions.!

Thank you,

Vanessa Varga

Code Enforcement Specialist II

Orange County Code Enforcement Division
Planning, Environmental, and Development Services
2450 W. 33rd Street, 2nd Floor – Orlando, FL 32839

Web: ocfl.net/codeenforcement



From: DeManche, Christopher M <Christopher.DeManche@ocfl.net>
Sent: Tuesday, January 28, 2020 11:17 AM
To: Arthurs, Deborah <Deborah.Arthurs@ocfl.net>; Atkins, Belinda <Belinda.Atkins@ocfl.net>; Divine, Daniel <Daniel.Divine@ocfl.net>; Dubus, Anne <Anne.Dubus@ocfl.net>; Fasnacht, Kurt <Kurt.Fasnacht@ocfl.net>; Flynt, James <James.Flynt@ocfl.net>; Hepker, David A <David.Hepker@ocfl.net>; Lujan, Jacob G <Jacob.Lujan@ocfl.net>; Moffett, Cedric <Cedric.Moffett@ocfl.net>; Spivey, Robert <Robert.Spivey@ocfl.net>; Suedmeyer, Matt <Matt.Suedmeyer@ocfl.net>; Thomas Williams, Catina L <Catina.ThomasWilliams@ocfl.net>; Whitfield, Anoch P <Anoch.Whitfield@ocfl.net>; Brandice.Alexander@ocfl.net; Amy.Bradbury@ocfl.net; Robert.Goff@ocfl.net; Barrie.McMillen@ocfl.net; Rountree, Keenya <Keenya.Rountree@ocfl.net>; Nastasi, Renzo <Renzo.Nastasi@ocfl.net>

Subject: 2020-1 Small Scale Cycle Future Land Use Map Amendments Facilities Analysis Request

Importance: High

Good Afternoon,

The Planning Division is requesting a public facility and capacity report for the 2020-1 Small Scale Cycle Future Land Use Map Amendments.

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 applicants provided are located in the following directory:

<\\ocnas\county share\Planning\Section - Comp Planning\2020-1 Small Scale Cycle Facilities Analysis Request>

Ultimately, we need 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 April 16, 2020 before the Local Planning Agency; therefore, we would appreciate receiving information and comments by Friday, February 7, 2020. 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) 836-5619, or Greg Golgowski at (407) 836-5624 or Gregory.Golgowski@ocfl.net.

Thank you in advance for your assistance.

Best Regards,

Christopher M. DeManche, MPA

Planner III

Orange County Planning Division

201 S. Rosalind Ave., 2nd Floor

Orlando, FL 32802-1393

Tel: 407.836.5619

Email: Christopher.DeManche@ocfl.net





Interoffice Memorandum

DATE: February 7, 2020

TO: Alberto Vargas, Manager
Planning Division

THROUGH: John Geiger, PE, Sr. Engineer
Environmental Protection Division

FROM: Sarah Bernier, REM, Sr. Environmental Specialist
Environmental Protection Division

SUBJECT: Facilities Analysis and Capacity Report Request for the
2020-1 Small Scale Comprehensive Plan Amendments

As requested, Environmental Protection Division staff reviewed the subject Comprehensive Plan Amendments. We understand that the first public hearing for these requests will be on April 16, 2020 before the Local Planning Agency. Attached is a summary chart with the environmental analysis results.

If you have any questions regarding the information provided, please contact Sarah Bernier at 407-836-1471 or John Geiger at 407-836-1504.

Attachment

SB/JG

cc:

Greg Golgowski, Chief Planner, Comprehensive Planning
Christopher DeManche, Planner, Comprehensive Planning
David Jones, Manager, Environmental Protection Division
Elizabeth Johnson, Assistant Manager, Environmental Protection Division
Tim Hull, Environmental Program Administrator, Environmental Protection Division

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2020-1 Small Scale Comprehensive Plan Amendments

1) Amendment #2020-1-S-1-1

RZ-20-04-068 Wadina Office Project

FLU from Low Density Residential (LDR) to Office (O)

Rezoning from A-1 (Citrus Rural District) to P-O (Professional Office District)

Proposed Development: 1,150 sq. ft. office building

Owner: Paul Wadina

Agent: Alison M. Yurko, P.A.

Parcel: 28-22-28-6689-13-190

Address: 3750 Old Winter Garden Rd

District: 1

Area: 0.20 gross acres

EPD Comments:

This project site may be impacted by soil or groundwater contamination resulting from an incident at the Park Ridge Grocery store across Rowe Avenue. The contaminated area extends beyond the grocery store property boundary, and it is undergoing assessment and remediation. No activity will be permitted that may disturb, influence, or otherwise interfere with areas of soil/groundwater contamination, or any remediation activities, or within the hydrological zone of influence of any contaminated area. Such activities include, but are not limited to, the use of potable or irrigation wells and dewatering. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S. For more information contact the Florida Department of Environmental Protection (FDEP) at 407-897-4100 concerning facility ID 489046956.

2) Amendment #2020-1-S-1-2

CDR-20-01-003 Buena Vista Commons PD

FLU from Office (O) to Activity Center Mixed Use (ACMU)

Rezoning from/to PD (Planned Development)

Proposed Development: 219,542 sq. ft. of non-residential (max under ACMU); PD rezoning request is limited to 17,611 sq. ft. of commercial uses Building 1 & 2

Owner: Karam Duggal

Agent: Constance D Silver, PE, Tri3 Civil Engineering

Parcel: 15-24-28-1080-01-000 (portion)

Address: 11444 S. Apopka Vineland Rd

District: 1

Area: 1.68 acres

EPD Comments:

No comment at this time.

Orange County Environmental Protection Division
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3) Amendment #2020-1-S-1-3

Luv n Care Animal Boutique

FLU from Rural Settlement (1du/ac) RS 1/1 to Office (O) Rural Settlement (RS)

Zoning: R-CE (Country Estate District)

Proposed Development: 5,828 sq. ft. of office use

Owner: Inderjit Singh, Kaur Jasbir

Agent: Joe Saunders

Parcel: 15-23-28-9340-01-030

Address: 8336 Conroy Windermere Rd

District: 1

Area: 0.89 acres

EPD Comments:

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to the Orange County Environmental Protection Division (EPD). For more information or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400.

4) Amendment #2020-1-S-1-4

Sheen Villas

FLU from/to Planned Development (PD)

Rezoning from R-CE (Country Estate District) to PD (Planned Development District)

Proposed Development: Up to 10 du/ac

Owner: Sheen 121, LLC

Agent: Doug Kelly

Parcels: 05-24-28-5844-01-210

Address: 9905 Winter Garden Vineland Rd

District: 1

Area: 4.30 gross / 3.29 net developable acres

EPD Comments:

One Class III wetland of 1.01 acre is located on site. Orange County Conservation Area Determination CAD-19-10-153 was completed for this property on December 16, 2019, in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas. This determination is binding for a period of 5 years.

The net developable area is 3.29 acres, defined as the gross acreage less the wetlands and surface waters acreage. Per Comprehensive Plan Policy FLU1.1.2 C., density and floor area ratio (FAR)

Orange County Environmental Protection Division
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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 Impact (CAI) permit from the Orange County Environmental Protection Division (EPD) in addition to an approved Conservation Area Determination (CAD). Approval of this request does not authorize any direct or indirect conservation area impacts.

The Windermere Water and Navigation Control District has an established Municipal Service Taxing Unit (MSTU) for the purpose of funding lake management services. To the extent that this project is part of the taxing district, this project shall be required to be a participant.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern.) The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). The ecological assessment report dated January 17, 2017 reported that no listed species were observed on site, but recommended a formal gopher tortoise survey prior to development.

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

5) Amendment #2020-1-S-2-1

Smith Property

FLU from Low Density Residential (LDR) to Commercial (C)

Zoning: C-3 (Wholesale Commercial)

Proposed Development: 700-800 sq. ft. commercial modular office (contractor trailer), Permitted (1.5 FAR) 34,630 sq. ft. commercial building

Owner: David S. Smith

Agent:

Parcel: 15-21-28-3280-00-420

Address: 616 E 12th Street, Apopka

District: 2

Area: 0.53 acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

Orange County Environmental Protection Division
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6) Amendment #2020-1-S-2-2

RZ-20-04-072 Jolieview Place

FLU from Office (O) to Low-Medium Density Residential (LMDR)

Rezoning from P-O (Professional Office District) to R-2 (Residential District)

Proposed Development: Up to 5 duplex dwelling units

Owner: Jolieview, LLC

Agent: Junias Desamour

Parcels: 11-21-28-0000-00-058

Address: 310 S. Lake Pleasant Rd.

District: 2

Area: 0.50 gross acres

EPD Comments:

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. These requirements may reduce the net developable acreage. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

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

7) Amendment #2020-1-S-2-3

LUP-19-12-418 Kings Landing

FLU from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR)

Rezoning from A-1 (Citrus Rural District) to PD (Planned Development District)

Proposed Development: Up to 70 townhome units, Permitted up to 10 du/ac (89 maximum)

Owner: Kings Landing

Agent: Kingdom Church Inc., Pastor David Jacques

Parcels: 01-22-28-0000-00-009

Address: N Powers Dr.

District: 2

Area: 8.97 acres

EPD Comments:

This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and

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Protection Act, Section 369.316 F.S. Special area regulations apply. These requirements may reduce the net developable acreage. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

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

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

This project site may have a prior agricultural land use that resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection and Development Engineering Divisions. If an Environmental Site Assessment (ESA) has been completed for this site, please submit a copy with this application.

8) Amendment #2020-1-S-3-1 (fka 2019-2-S-3-5)

RZ-19-10-048 Celenza Property

FLU from Low-Medium Density Residential (LMDR) to Commercial (C)

Rezoning from A-2 (Farmland Rural District) to C-2 (General Commercial District)

Proposed Development: Up to 271,161 sq. ft. of commercial development

Owner: Louis Celenza

Agent: Louis Celenza

Parcels: 14-23-30-5240-07-071/073/074

Address: 6425, 6419 and 6445 Hoffner Ave.

District: 3

Area: 4.15 gross acres

EPD Comments:

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for requirements of Individual On-Site Sewage Disposal as well as the FDOH.

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

Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.

9) Amendment #2020-1-S-3-2

CDR-20-02-032 Valencia College Lane PD

FLU from Planned Development-Commercial (PD-C) to Planned Development-Medium-High Density Residential (PD-MHDR)

Rezoning from/to PD (Planned Development District)

Proposed Development: Up to 252 multi-family dwelling units

Owner: AC Five LLC

Agent: Jon C. Wood

Parcels: 24-22-30-0000-00-005

Address: 8751 Valencia College Lane

District: 3

Area: 7.83 gross

EPD Comments: New CAD in progress

Two Class III wetlands and a Class I canal hydrologically connected to the Little Econlockhatchee River are located on site. Conservation Area Determination application CAD-19-11-192 was submitted for this project and it is in progress. The CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD), in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas, prior to approval of this amendment application. CAD 00-108 was previously completed for this site.

Until wetland permitting is complete, the net developable area is uncertain, estimated at less than 6 acres. The net developable area is the gross area less the wetlands and surface waters area. The buildable area is the net developable area less protective buffer areas required to prevent adverse secondary impacts. The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

Per Comprehensive Plan Policy FLU1.1.2 C., density and floor area ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. 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 Impact (CAI) permit from the Orange County EPD in addition to an approved Conservation Area Determination (CAD). Approval of

Orange County Environmental Protection Division
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this request does not authorize any direct or indirect conservation area impacts.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled (endangered, threatened, or species of special concern.) The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). The ecological assessment dated November 8, 2019 reported that no listed species were observed on site.

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

10) Amendment #2020-1-S-3-3 (fka 2019-1-S-3-2) WITHDRAWN

Carse Property

FLU from Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-Commercial/Medium Density Residential (PD-C/MDR)

Proposed Development: Up to 15,000 sq. ft. commercial and up to 37 multi-family townhomes (based on survey submitted in previous cycle, property is allowed a maximum of 34 units)

Owner: Carse Limited Partnership

Agent: Rebecca Wilson

Parcels: 06-23-30-1432-02-010/030/041

Address: 1700 S. Bumby Ave. and Henderson Dr.

District: 3

Area: 1.74 gross acres

EPD Comments:

The Carse Oil / Citgo Food Mart at 1700 S Bumby Ave is a location of ongoing petroleum contamination remediation. No activity will be permitted on the site that may disturb, influence or interfere with: areas of soil or groundwater contamination, any remediation activities, or within the hydrological zone of influence of any contaminated area, unless prior approval has been obtained through the Florida Department of Environmental Protection (FDEP) and such approval has been provided to the Environmental Protection Division (EPD) of Orange County. An owner/operator who exacerbates any existing contamination or does not properly dispose of any excavated contaminated media may become liable for some portion of the contamination pursuant to the provisions in section 376.308, F.S. For more information contact the FDEP concerning Facility No. 48-8628047.

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11) Amendment #2020-1-S-3-4

RZ-20-04-074 Palumbo & Bertrand

FLU from Low-Medium Density Residential (LMDR) to Office (O)

Rezoning from R-3 (Multiple Family Dwelling District) to P-O (Professional Office District)

Proposed Development: 1,900 sq. ft. office uses

Owner: Palumbo & Bertrand, PA

Agent: Elizabeth Bertrand, Palumbo & Bertrand, P.A.

Parcel: 06-23-30-1420-02-011

Address: 2500 S. Bumby Ave at E Crystal Lake Ave

District: 3

Area: 0.17 gross acres

EPD Comments:

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for details on Individual On-Site Sewage Disposal as well as the FDOH.

Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to the Orange County Environmental Protection Division (EPD). For more information or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400.

12) Amendment #2020-1-S-4-1

LUP-20-01-001 The Gardens at Waterford Lakes

FLU from Low-Medium Density Residential (LMDR) to Medium Density Residential (MDR)

Rezoning from R-2 (Residential District) to PD (Planned Development District)

Proposed Development: Up to 63 dwelling units

Owner: DC Investments Orlando, Inc.

Agent: Carlos A Rivero

Parcels: 26-22-31-0000-00-014

Address: 707 Woodbury Rd.

District: 4

Area: 1.80 acres

EPD Comments:

Orange County Conservation Area Determination CAD-19-09-135 and impact permit CAI-19-11-065 were completed to delineate and remove the Class III wetland of 0.4 acre on site. This request shall comply with all related permit conditions of approval.

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

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buffers, wildlife habitat, stormwater, and landscaping with native plant species.

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

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

13) Amendment #2020-1-S-5-1

RZ-20-04-063 Rouse Road #3210 Retail

FLU from Medium Density Residential (MDR) to Commercial (C)

Rezoning from R-1A (Single-Family Dwelling District) to C-1 (Retail Commercial District)

Proposed Development: Up to 15,000 sq. ft. of commercial development

Owner: Olton Properties

Agent: StoryBook Holdngs, LLC, Jose Chaves, P.E.

Parcels: 09-22-31-0000-00-004

Address: 3210 Rouse Road

District: 5

Area: 5.61 gross / 3.98 net developable acres

EPD Comments: CAD in Progress

Wetlands connected to the Little Econlockhatchee River are located on site. Conservation Area Determination application CAD-19-11-171 was submitted for this project and it is in progress. The CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD), in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas, prior to approval of this amendment application.

Until wetland permitting is complete, the net developable acreage is uncertain, estimated at less than 4 acres. The net developable acreage is the gross acreage less the wetlands and surface waters acreage. The buildable area is the net developable acreage less protective buffer areas required to prevent adverse secondary impacts. The applicant is advised not to make financial decisions based upon development within the wetland or the upland protective buffer areas. Any plan showing development in such areas without Orange County and other jurisdictional governmental agency wetland permits is speculative and may not be approved.

Per Comprehensive Plan Policy FLU1.1.2 C., density and floor area ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. 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 Impact (CAI) permit from the Orange County EPD in addition to an approved Conservation Area Determination (CAD). Approval of

Orange County Environmental Protection Division
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this request does not authorize any direct or indirect conservation area impacts.

This project site is located within the geographical limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations apply per Orange County Code Chapter 15 Article XI Section 15-442. The basin-wide regulations include, but are not limited to, wetlands and protective buffers, wildlife habitat, stormwater management, and landscaping with native plant species. Within the Econ protection area, wetlands designated as Class I or II require a 50 foot wide average upland buffer, and impacts require approval from the Orange County Board of County Commissioners.

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

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

14) Amendment #2020-1-S-5-2

Colonial Student Housing

FLU from Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-High Density Residential (PD-HDR) (Student Housing)
Rezoning from C-1 (Retail Commercial District) and R-2 (Residential District) to PD (Planned Development District)

Proposed Development: Student housing complex with up to 680 bedrooms in 210 apartments

Owner: KMP Properties LLC, East Colonial Investments, LLC, and Cordner IV LLC

Agent: Dustin Aukland/Toll Brothers Apartment Living

Parcels: 23-22-31-0000-00-004/010/074

Address: 12727 E. Colonial Dr.

District: 5

Area: 8.17 gross acres

EPD Comments: CAD in Progress

Class I wetlands that extend offsite are located onsite. Conservation Area Determination application CAD-19-12-203 was submitted for this project and it is in progress. The CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD), in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas, prior to approval of this amendment application.

Until wetland permitting is complete, the net developable area is uncertain, estimated at less than 2 acres. The net developable area is the gross acreage less the wetlands and surface waters area. The buildable area is the net developable area less protective buffer areas required to prevent adverse secondary impacts. The applicant is advised not to make financial decisions based upon

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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.

Per Comprehensive Plan Policy FLU1.1.2 C., density and floor area ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. 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 Impact (CAI) permit from the Orange County EPD in addition to an approved Conservation Area Determination (CAD). Approval of this request does not authorize any direct or indirect conservation area impacts.

This project site is located within the geographical limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations apply per Orange County Code Chapter 15 Article XI Section 15-442. The basin-wide regulations include, but are not limited to, wetlands and protective buffers, wildlife habitat, stormwater management, and landscaping with native plant species. Within the Econ protection area, wetlands designated as Class I or II require a 50 foot wide average upland buffer, and impacts require approval from the Orange County Board of County Commissioners.

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

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

15) Amendment #2020-1-S-6-2

RZ-20-04-067 Rio Grande Homes

FLU from Low Density Residential (LDR) to Low-Medium Density Residential (LMDR)

Rezoning from R-1A (Single-Family Dwelling District) to R-1 (Single-Family Dwelling District)

Proposed Development: 2 single-family homes

Owner: Adriana I. Hincapie

Agent: Rafael Santiago Casallas

Parcel: 10-23-29-6152-04-110

Address: 4301 S. Rio Grande Ave

District: 6

Area: 0.30 gross acre

EPD Comments:

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article

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XVII for requirements of Individual On-Site Sewage Disposal as well as the FDOH.

16) Amendment #2020-1-S-6-3

Waste Pro Southeast

FLU from Neighborhood Residential (NR) to Commercial (C)

Zoning C-3 (Wholesale Commercial)

Proposed Development: Compressed Natural Gas (CNG) Station, truck parking, offices;
Permitted (1.5 FAR) 126,759 sq. ft. commercial development

Owner: Waste Pro Southeast

Agent: Harland Chadbourne

Parcels: 34-22-29-6316-00-252 (portion)

Address: 1400 S Orange Blossom Trail

District: 6

Area: 1.94 acres

EPD Comments:

The project site is located within the Holden Heights ROCC (Redeveloping Orange County Communities) per Orange County Board of County Commissioners resolution #2007-M-31 approved on 8/28/2007, designating certain land as a Brownfield Area for the purpose of environmental remediation, rehabilitation and economic development pursuant to Section 376.80(2)(c), Florida Statutes.

Vehicle refueling stations and associated storage are exempt from air quality management permitting requirements per Rule 62-210.300(3)(a)19., F.A.C., as long as they remain below the Title V major source thresholds.

Pressurized vessels are not regulated under storage tanks rules other than registration.

The facility does not require a solid waste management facility permit under Orange County Code Chapter 32 Article V as long as it is not the intent of this application to allow the operation of a solid waste management facility, including but not limited to a transfer station.

17) Amendment #2020-1-S-6-4

Burroughs Drive Retail

FLU from Medium Density Residential (MDR) to Commercial (C)

Zoning: C-1 (Retail Commercial District)

Proposed Development: Up to 14,000 sq. ft. of C-1 retail uses

Owner: Virtus North America, LLC

Agent: Andrea Cardo, Interplan, LLC

Parcels 13-22-28-0000-00-044

Address: Burroughs Dr, west of Environs Blvd, east of N. Hiawassee Rd, north of Silver Star Rd

District: 6

Area: 1.42 gross acres

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2020-1 Small Scale Comprehensive Plan Amendments

EPD Comments:

This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. These requirements may reduce the net developable acreage. Regulations include, but are not limited to: septic tank criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

The project site is located within the Pine Hills ROCC (Redeveloping Orange County Communities) per Orange County Board of County Commissioners resolution #2013-M-14 approved on 4/23/2013, designating certain land as a Brownfield Area for the purpose of environmental remediation, rehabilitation and economic development pursuant to Section 376.80(2)(c), Florida Statutes.

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

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

Any miscellaneous garbage, hazardous waste, yard waste (including excess fertilizers, herbicides and pesticides), and construction or demolition debris shall be disposed of off-site according to the solid waste and hazardous waste regulations. Call the Orange County Solid Waste Hotline at 407-836-6601 for information.

18) Amendment #2020-1-S-6-5

RZ-20-04-075 Truck Parking

FLU from Low Density Residential (LDR) to Industrial (IND)

Rezoning from R-1 (Single-Family Dwelling District) to I-2/I-3 (Industrial District)

Proposed Development: Truck parking, Permitted: (.75 FAR) 7,514 sq. ft. commercial/industrial

Owner: Debicai Lachman

Agent: Debicai Lachman

Parcels: 30-22-29-6244-03-050/070

Address: 318 & 324 Metcalf Ave

District: 6

Area: 0.23 acre

Orange County Environmental Protection Division
Comments to the Local Planning Agency for the
2020-1 Small Scale Comprehensive Plan Amendments

EPD Comments:

If a septic system is required or in use, the applicant shall notify the Florida Department of Health (FDOH), Environmental Health Division (407-858-1497), about the septic system permit application, modification or abandonment. Also refer to Orange County Code Chapter 37, Article XVII for requirements of Individual On-Site Sewage Disposal as well as the FDOH.



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: February 7, 2020

To: Christopher DeManche, Planner III
 Orange County Planning Division

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

Subject: Facilities Analysis 2020-1 Small Scale Cycle Amendments
 Fire Rescue Comments

Amendment #	Fire Station First Due	Distance from Fire Station	Est. Emergency Travel Time	Current Density	Travel Time Benchmark
2020-1-S-1-1 (Wadina Office Project)	33	3.1 miles	8 min	Urban Low	7 min
2020-1-S-1-2 (Buena Vista Commons)	36	2.0 miles	6 min	Urban Low	7 min
2020-1-S-1-3 (Luv n Care)	33	2.6 miles	6 min	Urban Low	7 min
2020-1-S-1-4 (Sheen Villas)	36	3.1 miles	4 min	Urban Low	7 min
2020-1-S-1-5	32	3.7 miles	8 min	Rural High	9 min
2020-1-S-2-1 (Smith Property)	27	4.2 miles	10 min	Urban Low	7 min
2020-1-S-2-2 (Jolieview Place)	27	2.0 miles	4 min	Urban High	5 min
2020-1-S-2-3 (Kings Landing)	40	2.4 miles	5 min	Urban High	5 min
2020-1-S-3-1 (fka 2019-2-S-3-5) Celenza Property	71	0.8 miles	2 min	Urban Low	7 min
2020-1-S-3-2 (Valencia College Lane)	63	3.1 miles	6 min	Urban High	5 min
2020-1-S-3-4 (2500 S. Bumby Ave.)	72	2.6 miles	6 min	Urban High	5 min
2020-1-S-4-1 (The Gardens at Waterford Lakes)	83	1.3 miles	4 min	Urban High	5 min
2020-1-S-5-1 (3210 Rouse Road Retail)	67	0.6 miles	1 min	Urban Low	7 min

2020-1-S-5-2 (Colonial Student Housing)	80	0.6 miles	1 min	Urban Low	7 min
2020-1-S-6-2 (430 S Rio Grande Ave)	50	1.0 miles	3 min	Urban High	5 min
2020-1-S-6-3 (Waste Pro)	50	1.2 miles	3 min	Urban Low	7 min
2020-1-S-6-4 (Burroughs Drive)	42	1.3 miles	3 min	Urban High	5 min
2020-1-S-6-5 (Truck Parking)	30	1.0 miles	3 min	Urban Low	7 min

Four of the proposed amendments present response challenges for the Orange County Fire Rescue Department (OCFRD). The most significant of these is the Smith Property, with an estimated travel time of ten minutes. Because this property is within a county enclave surrounded by the City of Apopka, the possibility of a new OCFRD fire station in the area is extremely low.

Although the Wadina Office Project exceeds the time travel benchmark for the closest Orange County fire station, it lies in an area where OCFRD has currently established an automatic aid relationship with the Ocoee Fire Department. This agreement is subject to change at any time, and currently includes a fire engine response but not an ambulance (which would still be provided by OCFRD). The estimated travel time from the nearest Ocoee fire station is five minutes.

OCFRD currently has no plans for new stations that would provide improved service delivery to the Valencia College Lane or S. Bumby Avenue sites.

Also of note is Amendment 2020-1-S-1-5. Depending upon the scale of this development, it could potentially increase the density for that area to Urban Low, in which case the estimated travel time would exceed the benchmark. This would be mitigated, however, by the planned relocation of Station 32.

c: Anthony Rios, Division Chief



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>

February 18, 2020

TO: Alberto Vargas, Manager, Planning

FROM: Cedric M. Moffett, Principal Planner, Parks and Recreation

SUBJECT: Facilities Analysis and Capacity Report
2020-1 Small Scale Cycle Comprehensive Policy Plan Amendments

The Parks and Recreation Division have reviewed the 2020-1 Small Scale 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.

CM:cm

c: Matt Suedmeyer, Manager, Parks and Recreation
Regina Ramos, Project Manager, Parks and Recreation
File: Comp Plan Amendments

Facilities Analysis and Capacity Report
2020-1 Small Scale 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)
2020-1-S-1-4(Sheen Villas)	Planned Development (PD)	40	102.4	0.154	0.614
2020-1-S-2-2(Jolieview Place)	Low-Medium Density Residential (LMDR)	5	12.8	0.019	0.077
2020-1-S-2-3(Kings Landing)	Low-Medium Density Residential (LMDR)	70	179.2	0.269	1.075
2020-1-S-3-2(Valencia College Lane)	Planned Development-Medium-High Density Residential (PD-MHDR)	252	645.12	0.968	3.870
2020-1-S-4-1(The Gardens at Waterford Lakes)	Medium Density Residential (MDR)	63	161.28	0.242	0.968
2020-1-S-5-2(Colonial Student Housing)	Planned Development-High Density Residential (PD-HDR) (Student Housing)	680	680	1.020	4.080
2020-1-S-6-2(430 S Rio Grande Ave)	Low-Medium Density Residential (LMDR)	2	5.12	0.008	0.012
Total Acreage Impact				2.680	10.696
Available Capacity (as of July 2019)				377.440	7584.570



Sheriff John W. Mina

ORANGE COUNTY SHERIFF'S OFFICE

INTEROFFICE MEMORANDUM

February 7, 2020

TO: Christopher M. DeManche
Orange County Planning Division

FROM: Daniel Divine, Manager
Research & Development

A handwritten signature in blue ink, appearing to be "DD", written over the name "Daniel Divine" in the "FROM" field.

SUBJECT: 2020-1 Small Scale Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2020-1 Small Scale Comprehensive Policy Plan Amendments (CPPA). Based on the proposed development scenarios, the Sheriff's Office staffing needs are 1.94 deputies and 0.88 support personnel to provide the standard level of service (LOS) to these developments. The development scenarios for existing did not generate the need for additional personnel.

Comprehensive Policy Plan Amendment #2020-1-S-2-1 is a proposed commercial modular office, **#2020-1-S-2-2** and **#2020-1-S-2-3** are proposed multifamily developments. These developments are located in Sheriff's Office Patrol **Sector One**. Sector One is located in the northwestern portion of Orange County and is approximately 116.588 square miles. In 2019 the Sheriff's Office had 1,307,923 calls for service and 148,313 of these calls were in Sector One. In 2019 the average response times to these calls were 00:16:54 minutes for Code 1 [non emergency service calls]; 00:30:51 minutes Code 2 [non life threatening emergency calls]; and 00:06:42 minutes Code 3 [life-threatening emergency calls].

Comprehensive Policy Plan Amendments #2020-1-S-3-2 is a proposed multi-family use development, **#2020-1-S-4-1** and **#2020-1-S-5-1** are proposed commercial use developments and **#2020-1-S-5-2** is a proposed student housing and apartment use development. These developments are in Sheriff's Office Patrol **Sector Two**. Sector Two is located in the eastern portion of Orange County and is approximately 400.285 square miles, our largest sector geographically. In 2019 Sector Two had 270,141 calls for service. In 2019 the average response times to these calls were 00:18:01 minutes Code 1; 00:30:15 minutes Code 2; and 00:06:30 minutes Code 3.

Comprehensive Policy Plan Amendments #2020-1-S-1-1 and **#2020-1-S-1-3** are proposed office use developments and **#2020-1-S-6-4** is a proposed commercial use development located in **Sector Three**. Sector Three is situated in the Middle Western portion of Orange County and is approximately 82.745 square miles. In 2019 Sector Three had 176,334 calls for service. In 2019 the average response times to these calls were 00:17:56 minutes for Code 1; 00:30:29 minutes for Code 2; and 00:06:31 minutes for Code 3.

Christopher M. Demanche

February 7, 2020

Page 2 of 2

Comprehensive Policy Plan Amendment #2020-1-S-3-4 is a proposed office use development and **#2020-1-S-6-2** is a proposed single family use development. These developments are located in **Sector Four**. Sector Four is centrally located and is approximately 70.534 square miles. In 2019 Sector Four had 255,630 calls for service. In 2019 the average response times to these calls were 00:22:04 minutes for Code 1; 00:36:27 minutes Code 2; and 00:06:20 for minutes Code 3.

Comprehensive Policy Plan Amendment #2020-1-S-1-2 is a proposed commercial use development located in **Sector Five**. In 2019 Sector Five had 125,389 calls for service. In 2019 the average response times to these calls were 00:11:07 minutes for Code 1; 00:11:10 minutes Code 2; and 00:04:18 minutes Code 3.

Comprehensive Policy Plan amendment #2020-1-S-1-4 has 10 proposed dwellings units located in **Sector Six**. Sector Six is located in the Southern portion of Orange County and is approximately 31.472 square miles. The Cities of Bay Lake and Lake Buena Vista are within this sector. In 2019 Sector Six had 136761 calls for service. In 2019 the average response times to these calls were 00:12:22 minutes for Code 1; 00:15:24 minutes Code 2; and 00:06:37 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 2018 update to the Law Enforcement Impact Fee Ordinance, the Sheriff's Office Level of Service was 282 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 282 = 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.

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.

DPD/bga

Attachments

cc: Undersheriff Mark J. Canty, Chief Deputy Nancy Brown, Chief Deputy Larry G. Zwieg, Major Angelo L. Nieves, Major Rick Meli, Captain Mariluz Santana, CALEA 15.1.3

AMENDMENT 2020-1-S-1-1 (Wadina Office Project)

PROJECT SPECIFICS

Parcel ID:	28-22-28-6689-13-190
Location:	3750 Old Winter Garden Road; South of Old Winter Garden Rd., West of Rowe Ave., north of Market St., and east of Division Ave.
Acreage:	0.20 (gross)
Request FLUM:	From: Low Density Residential (LDR) To: Office (O)
Request Zoning:	From: A-1 (Citrus Rural District) To: P-O (Professional Office District)
Existing Development:	Undeveloped
Development Permitted Under Current FLUM:	1 single-family residence
Proposed Density/Intensity:	8,712 sq. ft. office building (1.0 FAR)

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Allowed Use under current FLUM: 1 SF DU	1	100%	1
Existing Use: Undeveloped			
Proposed Use: 8,712 sq. ft. office building	11	92%	10
Net New Trips (Proposed Development less Allowable Development): 10-1=9			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting to change 0.20 acres from LDR to Office and requests approval to develop an 8,712 sq. ft. office building.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase in the number of pm peak trips and therefore will impact the area roadways. However, project trips are well below the 3% significance level on all segments.

However, based on the Concurrency Management System Database, not all roadways within the project impact area operate at acceptable levels of service and capacity is available to be encumbered.

- The subject property not located within the County’s Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 1 pm peak hour trip.
- The proposed use will generate 10 pm peak hour trips resulting in a net increase of 9 pm peak hour trips.
- The subject property is located adjacent to Old Winter Garden Road, a 4-lane Urban Class I road. Based on the Concurrency Management System (CMS) database dated 03-03-2020, this roadway currently operates at Level of Service C and capacity is available to be encumbered. All other roadway segments within the project impact area currently do operate at acceptable levels of service. This information is dated and is subject to change.
- Background traffic was developed based on the annual growth rates based on historical AADT within the project’s impact area. Committed trips were used if they exceed background traffic volumes developed with annual growth rates to account for growth in the area.
- Analysis of short term (5 year) conditions indicate that all roadway segments within the project impact area will continue to operate at acceptable levels of service with and without the proposed development, with the exception

of Florida's Turnpike from East-West Expwy to Lake County Line, which will fail due to background traffic.

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.

AMENDMENT 2020-1-S-1-2 (Buena Vista Commons)

PROJECT SPECIFICS

Parcel ID:	15-24-28-1080-01-000
Location:	11444 S. Apopka Vineland Rd: Generally located south of Daryl Carter Parkway and north of Palm Parkway on S. Apopka Vineland Rd
Acreage:	1.68 acres (Comp Plan Amendment); 8.52 (PD)
Request FLUM:	From: Office (O) To: Activity Center Mixed Use (ACMU)
Request Zoning:	From: Planned Development To: Planned Development
Existing Development:	professional offices
Development Permitted Under Current FLUM:	91,476 sq. ft. of office uses
Proposed Density/Intensity:	219,542 sq. ft. of non-residential (max under ACMU); PD rezoning request is limited to 17,611 sq. ft. of commercial uses Building 1 & 2

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Allowance: 17,611 SF Professional offices (per consultant study)	22	92%	20
Existing Use: professional offices			
Proposed Use: 219,542 sq. ft. of non-residential; PD rezoning request is limited to 17,611 sq. ft. of commercial uses Building 1 & 2	150	56%	84
Net New Trips (Proposed Development less Allowable Development):	84-20=64		

Future Roadway Network

Road Agreements: None
Planned and Programmed Roadway Improvements: None
Right of Way Requirements: None

Summary

The applicant is requesting to change 1.68 acres from Office to ACMU and requests approval to develop up to 219,542 sq. ft. of non-residential (maximum for ACMU). The PD rezoning request is limited to 17,611 sq. ft. of commercial uses for the existing Building 1 & 2.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase in the number of pm peak trips and therefore will impact the area roadways.

Based on the Concurrency Management System Database, all roadways within the project impact area operate at acceptable levels of service, however due to committed trips, capacity is not available to be encumbered.

- The subject property is not located within the County’s Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 20 pm peak hour trips.
- The proposed use will generate 84 pm peak hour trips resulting in a net increase of 64 pm peak hour trips.
- The subject property is located adjacent to Apopka-Vineland Road, a 4-lane Urban Class I road. Based on the Concurrency Management System (CMS) database dated 03-16-2020, this roadway currently operates at Level of Service C and capacity is available to be encumbered. All other roadway segments within the project impact area do operate at acceptable levels of service. This information is dated and is subject to change.
- Background traffic was developed based on the annual growth rates based on historical AADTs within the project’s impact area. Committed trips were used if they exceed background traffic volumes developed with annual growth rates to account for growth in the area.

- Analysis of short term (5 year) conditions indicate that not all roadway segments within the project impact area will continue to operate at acceptable levels of service with and without the proposed development. The following are expected to fail as a result of background traffic growth:
 1. Winter Garden-Vineland Rd from I-4 to Apopka-Vineland Rd and from Apopka-Vineland Rd to Buena Vista Dr.

The deficiencies on these roadway segments will occur with and without the addition of the proposed project trips.

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.

AMENDMENT 2020-1-S-2-2 (Jolieview)

PROJECT SPECIFICS

Parcel ID:	11-21-28-0000-00-058
Location:	310 S. Lake Pleasant Rd.; Generally located on the west side of S. Lake Pleasant Rd., north of E. Semoran Blvd., south of Wekiva Crossing Blvd., and east of Semoran Commerce Pl.
Acreage:	0.50
Request FLUM:	From: Office (O) To: Low-Medium Density Residential (LMDR)
Request Zoning:	From: P-O (Professional Office District) To: R-2 (Residential District)
Existing Development:	Undeveloped
Development Permitted Under Current FLUM:	Up to 20,418 sq. ft. of office uses
Proposed Density/Intensity:	Proposed: Up to 5 duplex dwelling units Permitted: Up to 3 duplex units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing FLUM Allowance: 20.4 KSF Office	25	92%	23
Existing Use: Undeveloped			
Proposed Use: Up to 5 duplex dwelling units (Assumed 10 MF DU)	8	100%	8
Net New Trips (Proposed Development less Allowable Development): 8-23=-15			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting to change 0.50 acres from Office to LMDR and requests approval to develop an up to 5 duplex units.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in a decrease in the number of pm peak trips and therefore will not impact the area roadways.

However, based on the Concurrency Management System Database, all roadways within the project impact area operate at acceptable levels of service and capacity is available to be encumbered.

- The subject property not located within the County’s Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 23 pm peak hour trips.
- The proposed use will generate 8 pm peak hour trips resulting in a net decrease of 15 pm peak hour trips.
- The subject property is located adjacent to Semoran Blvd, an 8-lane Urban Class I road. Based on the Concurrency Management System (CMS) database dated 03-03-2020, this roadway currently operates at Level of Service C and capacity is available to be encumbered. All other roadway segments within the project impact area do operate acceptable levels of service. This information is dated and is subject to change.
- Background traffic was developed based on the annual growth rates based on historical AADT within the project’s impact area. Committed trips were used if they exceed background traffic volumes developed with annual growth rates to account for growth in the area.
- Analysis of short term (5 year) conditions indicate that all roadway segments within the project impact area will

continue to operate at acceptable levels of service with and without the proposed 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.

AMENDMENT 2020-1-S-2-3 (Kings Landing PD)

PROJECT SPECIFICS

Parcel ID:	01-22-28-0000-00-009
Location:	N Powers Drive
Acreage:	8.97
Request FLUM:	From: Low Density Residential (LDR) To: Low-Medium Density Residential (LMDR)
Request Zoning:	From: A-1 To: PD (Planned Development District)
Existing Development:	Undeveloped
Development Permitted Under Current FLUM:	Up to 4 du/ac
Proposed Density/Intensity:	Up to 10 du/ac (41 SF DU proposed)

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Development Permitted Under Current FLUM: Up to 4 du/ac (16 SF DU)	17	100%	17
Existing Use: Undeveloped			
Proposed Use: Up to 10 du/ac (41 SF DU)	43	100%	43
Net New Trips (Proposed Development less Allowable Development): 43-17=26			

Future Roadway Network

Road Agreements: None
Planned and Programmed Roadway Improvements: None
Right of Way Requirements: None

Summary

Note: This is in the AMA, however a study was submitted including a segment capacity analysis which is also summarized below.

The applicant is requesting to change 4.22 acres from PD to PD and requests approval to develop up to 10 dwelling units an acre.

Analysis of the project trips from the currently approved future land use versus the proposed use indicates that the proposed development will result in an increase in the number of pm peak trips and therefore will impact the area roadways.

However, based on the Concurrency Management System Database, all roadways within the project impact area operate at acceptable levels of service and capacity is available to be encumbered.

- The subject property is located within the County’s Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 17 pm peak hour trips.
- The proposed use will generate 43 pm peak hour trips resulting in a net increase of 26 pm peak hour trips.
- The subject property is located adjacent to Winter-Garden Vineland Road, a 4-lane Horizons West Class 1 road. Based on the Concurrency Management System (CMS) database dated 11-20-2020, this roadway currently operates at Level of Service E and capacity is not available to be encumbered due to committed trips. This information is dated and is subject to change.
- Background traffic was developed based on the 6% annual growth rate based on historical AADT within the project’s impact area. Committed trips were used if they exceed background traffic volumes developed with annual growth rates to account for growth in the area.
- Analysis of short term (5-year) conditions indicate that Winter-Garden Vineland Rd. is projected to fail due to committed trips, with or without the addition of the proposed project trips.

- Analysis of long term (10 year) conditions indicate that Winter-Garden Vineland Rd. is projected to fail due to committed trips, with or without the addition of the proposed project trips.
- A survey of existing sidewalks and pedestrian facilities was conducted using aerial photography in addition to a field visit within a quarter-mile radius of the site. Power Dr. is improved with county maintained sidewalks on both sides of the road and crosswalks at major intersections. On the south side of Clarcona-Ocoee Rd. there are county maintained sidewalks and on the north side is an 8-foot wide concrete paved trail. Residential communities are also intermittently improved with sidewalks. A signalized pedestrian crossing is provided at the intersection of Clarcona-Ocoee Rd. and Powers Dr. to the north of the site. A mid-block pedestrian crossing is provided on Powers Drive at Fox Briar Tr., to the south.
- There are no dedicated bicycle lanes or paths in the vicinity of the site other than the trail on the north side of Clarcona-Ocoee Rd.
- The area is served by Lynx 443 Winter Park/Pine Hills, running on Powers Drive and Clarcona-Ocoee Rd. There exist four (4) bus stops along Powers Drive, all of which are simple pole stops without any amenities.
- It should be noted that the northbound bus stop at Fox Briar Trail appears to be in disrepair and is missing the Lynx sign designating it as a stop.

AMENDMENT 2020-1-S-3-2 (Valencia College Lane)

PROJECT SPECIFICS

Parcel ID:	24-22-30-0000-00-005
Location:	8751 Valencia College Lane; generally located north of Valencia College Lane, west of State Road 417 and east of John Wesley Way
Acreage:	7.83 gross/7.2 net ac.
Request FLUM:	From: Planned Development-Commercial (PD-C) To: Planned Development-Medium-High Density Residential (PD-MHDR)
Request Zoning:	From: PD (Planned Development District) (Valencia College Lane PD/LUP) To: PD (Planned Development District (Valencia College Lane PD/LUP)
Existing Development:	Undeveloped land
Development Permitted Under Current FLUM:	Up to 75,000 square feet of C-1 uses, with restrictions
Proposed Density/Intensity:	Up to 252 multi-family dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Allowable Use: 512 KSF of Commercial (per the traffic study)	1606	-	1606
Existing Use: Undeveloped land			
Proposed Use: 274 multi-family dwelling units (per the traffic study)	121	100%	121
Net New Trips (Proposed Development less Allowable Development): 1606-121= (-1525)			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	Valencia College Lane, from SR 417 to Goldenrod Rd., is on the 10-year Long-term Transportation Program. Design is slated for 2025 and construction is anticipated to be completed by 2028
Right of Way Requirements:	None

Summary

The applicant is requesting to change 7.2 acres from PD-C to PD-MHDR and request approval to develop up to 274 multi-family dwelling units.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed 252 multi-family dwelling units will result in net decrease in the number of pm peak trips and therefore, there is no impact to the study area roadways.

- The subject property is located within the County’s Alternative Mobility Area.
- The allowable development based on the approved future land use will generate 1606 pm peak hour trip.
- The proposed use will generate 121 new pm peak hour trips resulting in net decrease of 1525 pm peak hour trips.
- The subject property is located adjacent to Valencia College Ln, a 4-lane road.
- The following is a list of alternative modes within the project area: There are existing County maintained sidewalks for the entire length of Valencia College Drive within the one-quarter mile study radius and continues both east and west outside the study radius. Sidewalk also exists on both sides of William C. Coleman Drive. There are accessible crosswalks serving east/west pedestrians along the roadway, but no north/south crossings within one-half mile to the site at this time. The nearest existing trail is the Little Econ Greenway Trail, which is approximately 1.3 miles north of the site. The Azalea Park Trail is proposed to be approximately 1 mile west of the proposed site. LYNX bus link 15 services the area. This LYNX route provides connections to destinations including LYNX Central Station, AdventHealth East Orlando, and Valencia College East. There are 2 bus stops (0 sheltered) within the project area. Several more stops (benches) and one shelter exist along Valencia College Ln outside of the quarter mile study radius.
- There are dedicated bicycle lanes within the project impact area along Valencia College Ln and William C. Coleman Dr. on both sides of the road.

AMENDMENT 2020-1-S-4-1 (2500 S. Bumby Ave.)

PROJECT SPECIFICS

Parcel ID:	06-23-30-1420-02-011
Location:	2500 S. Bumby Ave.; Generally located on the west side of S. Bumby Ave., south of E. Crystal Lake Ave., east of Gowen St., and north of E. Jersey Ave.
Acreage:	0.17 gross
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Office (O)
Request Zoning:	From: R-3 (Multiple-Family Dwelling District) To: P-O (Professional Office District)
Existing Development:	1 Single-family residence
Development Permitted Under Current FLUM:	1 Single-family residence
Proposed Density/Intensity:	1,900 sq. ft. office building

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Use/Existing Allowable Development: 1 Single-family residence	1	100%	1
Proposed Use: 1,900 sq. ft. office building	3	92%	3
Net New Trips (Proposed Development less Allowable Development): 3-1=2			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting to change 0.17 acres from LMDR to Office and requests approval to develop a 1,900 sq. ft. office building.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed office building will result in an increase of 2 pm peak trips and therefore has an insignificant impact on the study area roadways.

However, based on the Concurrency Management System Database, all roadways within the project impact area do operate at acceptable levels of service and capacity is available to be encumbered. Note:

- The subject property is located within the County’s Alternative Mobility Area.
- The allowable development based on the approved future land use will generate 1 pm peak hour trip.
- The proposed use will generate 3 new pm peak hour trips resulting in net increase of 2 pm peak hour trips.
- The subject property is located adjacent to S Bumby Avenue, a 2-lane Urban Class II road. This facility currently does not have any deficient roadway segments within the project’s impact area.
- The following is a list of alternative modes within the project area: There are existing county maintained sidewalks along S Bumby Ave. (both sides S of E Crystal Lake Ave. and N of E Grant Ave.), E Grant Ave. (E of S Bumby Ave.) and E Michigan St. (E of S Bumby Ave.), Clark St., and Fielding Ct. There are existing city maintained sidewalks along E Michigan St. (W of S Bumby Ave.). There exist marked crosswalks at the intersection of E Michigan St and S Bumby Ave to the South, and E Grant Ave and S Bumby Ave to the North. The intersections along S Bumby Ave between E Michigan St and E Grant Ave do not have any marked crosswalks. LYNX bus link 3 Lake Margaret services the area. There are (8) bus stops (1 sheltered) within the project area.
- There are not any bicycle routes/lanes within the project impact area.

AMENDMENT 2020-1-S-4-1 (The Gardens at Waterford Lakes)

PROJECT SPECIFICS

Parcel ID:	26-22-31-0000-00-014
Location:	707 Woodbury Road; Generally located south of Lake Underhill Road, east of Woodbury Road, north of Woodbury Pines Circle, and east of Lexingdale Drive
Acreage:	1.8 (gross)
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Medium Density Residential (MDR)
Request Zoning:	From: R-2 (Residential District) To: PD (Planned Development)
Existing Development:	Undeveloped
Development Permitted Under Current FLUM:	Up to 18 dwelling units
Proposed Density/Intensity:	Up to 63 dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing FLUM Allowance: 18 MF DU	13	100%	13
Existing Use: Undeveloped			
Proposed Use: Up to 63 Senior Attached dwelling units	17	100%	17
Net New Trips (Proposed Development less Allowable Development): 17-13=4			

Future Roadway Network

Road Agreements: None

Planned and Programmed Roadway Improvements: Woodbury Road RCA. The widening of Woodbury Road to a four-lane divided roadway from Lake Underhill Road to State Road (SR) 50. The study will also evaluate improvements to the intersection of Waterford Lakes Parkway and Woodbury Road. The RCA study is anticipated to begin May 2020 and to be completed by the end of July 2021. Construction is anticipated to begin 2026 and be completed by 2028.

Right of Way Requirements: Yes, Right-of-way needed for Woodbury Road and Lake Underhill Road intersection improvements.

Summary

The applicant is requesting to change 1.8 acres from LMDR to MDR and requests approval to develop an up to 63 dwelling units.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase in the number of pm peak trips and therefore will impact the area roadways.

However, based on the Concurrency Management System Database, not all roadways within the project impact area operate at acceptable levels of service and capacity is not available to be encumbered.

- The subject property not located within the County’s Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 13 pm peak hour trips.
- The proposed use will generate 17 pm peak hour trips resulting in a net increase of 4 pm peak hour trips.
- The subject property is located adjacent to Woodbury Road, a 2-lane Urban Class II road. Based on the Concurrency Management System (CMS) database dated 03-03-2020, this roadway currently operates at Level of Service D and capacity is available to be encumbered. All other roadway segments within the project impact area do not operate acceptable levels of service. This information is dated and is subject to change.
- Based on the concurrency management system database dated 03-03-2020, the following roadway segments are operating below the adopted level of service standard within the project impact area:
 1. Alafaya Tr. from Science Dr. to E Colonial Dr. and from Lake Underhill Rd to Curry Ford Rd

2. E Colonial Dr. from Avalon Park Blvd to South Tanner Rd
3. Lake Underhill Rd between Dean Rd and Rouse Rd
4. Woodbury Rd from Waterford Lakes Pkwy to E Colonial Dr.

This information is dated and subject to change.

- Background traffic was developed based on the larger of a 2% annual growth rate or historical AADT trends within the project's impact area. Committed trips were used if they exceed background traffic volumes developed with annual growth rates to account for growth in the area.
- Analysis of short term (5 year) conditions indicate that several roadway segments within the project area are projected to operate below the adopted level of service standard in the PM Peak Hour:
 1. Alafaya Tr. from Science Dr. to Golfway Blvd.
 2. Challenger Parkway from Woodbury Rd to Ingenuity Dr.
 3. E Colonial Dr. from Woodbury Rd to Avalon Park Blvd
 4. Woodbury Rd from Lake Underhill Rd to E Colonial Dr.
- Analysis of long term analysis year (2030) indicated that the same deficiencies will continue on the current deficient roadway segments and the proposed project will NOT impact the failing segments. The following roadway segments are projected to operate below the adopted Level of Service standards:
 1. Alafaya Tr. from Science Dr. to Avalon Park Blvd.
 2. Avalon Park Blvd from E Colonial Dr. to Timber Springs/Crown Hill Rd
 3. Challenger Parkway from Woodbury Rd to Ingenuity Dr.
 4. Curry Ford Rd from Dean Rd to Alafaya Tr.
 5. E Colonial Dr. from Rouse Rd to South Tanner Rd.
 6. Golfway Blvd from Woodbury Rd to Lone Palm Rd.
 7. Lake Pickett Rd from E Colonial Dr. to Kellygreen Drive/Seascape Ave.
 8. Woodbury Rd. from Golfway Blvd. to E Colonial Dr.

The deficiencies on these roadway segments will occur with and without the addition of the proposed project trips. These deficiencies can be attributed to background traffic. None of the net project trips per segment exceed the 3% of capacity significance level (highest @ 0.1%).

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.

AMENDMENT 2020-1-S-4-1 (The Gardens at Waterford Lakes)

PROJECT SPECIFICS

Parcel ID:	26-22-31-0000-00-014
Location:	707 Woodbury Road; Generally located south of Lake Underhill Road, east of Woodbury Road, north of Woodbury Pines Circle, and east of Lexingdale Drive
Acreage:	1.8 (gross)
Request FLUM:	From: Low-Medium Density Residential (LMDR) To: Medium Density Residential (MDR)
Request Zoning:	From: R-2 (Residential District) To: PD (Planned Development)
Existing Development:	Undeveloped
Development Permitted Under Current FLUM:	Up to 18 dwelling units
Proposed Density/Intensity:	Up to 63 dwelling units

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing FLUM Allowance: 18 MF DU	13	100%	13
Existing Use: Undeveloped			
Proposed Use: Up to 63 Senior Attached dwelling units	17	100%	17
Net New Trips (Proposed Development less Allowable Development): 17-13=4			

Future Roadway Network

Road Agreements: None

Planned and Programmed Roadway Improvements: Woodbury Road RCA. The widening of Woodbury Road to a four-lane divided roadway from Lake Underhill Road to State Road (SR) 50. The study will also evaluate improvements to the intersection of Waterford Lakes Parkway and Woodbury Road. The RCA study is anticipated to begin May 2020 and to be completed by the end of July 2021. Construction is anticipated to begin 2026 and be completed by 2028.

Right of Way Requirements: Yes, Right-of-way needed for Woodbury Road and Lake Underhill Road intersection improvements.

Summary

The applicant is requesting to change 1.8 acres from LMDR to MDR and requests approval to develop an up to 63 dwelling units.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed development will result in an increase in the number of pm peak trips and therefore will impact the area roadways.

However, based on the Concurrency Management System Database, not all roadways within the project impact area operate at acceptable levels of service and capacity is not available to be encumbered.

- The subject property not located within the County’s Alternative Mobility Area.
- The subject property is not located along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 13 pm peak hour trips.
- The proposed use will generate 17 pm peak hour trips resulting in a net increase of 4 pm peak hour trips.
- The subject property is located adjacent to Woodbury Road, a 2-lane Urban Class II road. Based on the Concurrency Management System (CMS) database dated 03-03-2020, this roadway currently operates at Level of Service D and capacity is available to be encumbered. All other roadway segments within the project impact area do not operate acceptable levels of service. This information is dated and is subject to change.
- Based on the concurrency management system database dated 03-03-2020, the following roadway segments are operating below the adopted level of service standard within the project impact area:
 1. Alafaya Tr. from Science Dr. to E Colonial Dr.

2. Alafaya Tr. from Lake Underhill Rd to Curry Ford Rd
3. E Colonial Dr. from Avalon Park Blvd to South Tanner Rd
4. Lake Underhill Rd between Dean Rd and Rouse Rd
5. Woodbury Rd from Waterford Lakes Pkwy to E Colonial Dr.

This information is dated and subject to change.

- Background traffic was developed based on the larger of a 2% annual growth rate or historical AADT trends within the project's impact area. Committed trips were used if they exceed background traffic volumes developed with annual growth rates to account for growth in the area.
- Analysis of short term (5 year) conditions indicate that several roadway segments within the project area are projected to operate below the adopted level of service standard in the PM Peak Hour:
 1. Alafaya Tr. from Science Dr. to E Colonial Dr.
 2. Alafaya Tr. from E Colonial Dr. to Lake Underhill Rd.
 3. Alafaya Tr. from Lake Underhill Rd to Curry Ford Rd.
 4. Alafaya Tr. from Curry Ford Rd to Golfway Blvd
 5. Challenger Parkway from Woodbury Rd to Ingenuity Dr.
 6. E Colonial Dr. from Woodbury Rd to Lake Pickett Rd
 7. E Colonial From Lake Pickett Rd to Avalon Park Blvd
 8. Woodbury Rd from Lake Underhill Rd to Waterford Lakes Pkwy
 9. Woodbury Rd from Waterford Lakes Pkwy to E Colonial Dr.
- Analysis of long term analysis year (2030) indicated that the same deficiencies will continue on the current deficient roadway segments and the proposed project will NOT impact the failing segments. The following roadway segments are projected to operate below the adopted Level of Service standards:
 10. Alafaya Tr. from Science Dr. to E Colonial Dr.
 11. Alafaya Tr. from E Colonial Dr. to Lake Underhill Rd.
 12. Alafaya Tr. from Lake Underhill Rd to Curry Ford Rd.
 13. Alafaya Tr. from Curry Ford Rd to Golfway Blvd.
 14. Alafaya Tr. from Golfway Blvd to Avalon Park Blvd.
 15. Avalon Park Blvd from E Colonial Dr. to Waterford Chase Pkwy
 16. Avalon Park Blvd from Waterford Chase Pkwy to Timber Springs/Crown Hill Rd
 17. Challenger Parkway from Woodbury Rd to Ingenuity Dr.
 18. Curry Ford Rd from Dean Rd to Cypress Springs Pkwy
 19. Curry Ford Rd from Cypress Springs Pkwy to Alafaya Tr.
 20. E Colonial Dr. from Rouse Rd to Alafaya Tr.
 21. E Colonial Dr. from Alafaya Tr. to Woodbury Rd.
 22. E Colonial Dr. from Woodbury Rd to Lake Pickett Rd.
 23. E Colonial Dr. from Lake Pickett Rd to Avalon Park Blvd.
 24. E Colonial Dr. from Avalon Park Blvd to South Tanner Rd.
 25. Golfway Blvd from Woodbury Rd to Lone Palm Rd.
 26. Lake Pickett Rd from E Colonial Dr. to Percival Rd.
 27. Lake Underhill Rd from Rouse Rd to Alafaya Tr.
 28. Lake Underhill Rd from Alafaya Tr. to Woodbury Rd.
 29. Lake Underhill Rd from Woodbury Rd. to Kellygreen Drive/Seascape Ave.
 30. Woodbury Rd. from Golfway Blvd. to Lake Underhill Rd.
 31. Woodbury Rd. from Waterford Lakes Pkwy to E Colonial Dr.

The deficiencies on these roadway segments will occur with and without the addition of the proposed project trips. These deficiencies can be attributed to background traffic. None of the net project trips per segment exceed the 3% of capacity significance level (highest @ 0.1%).

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.

AMENDMENT 2020-1-S-6-2 (4301 S Rio Grande Ave)

PROJECT SPECIFICS

Parcel ID:	10-23-29-6152-04-110
Location:	4301 S. Rio Grande Avenue; generally located east of S. Rio Grande Avenue and south of 43rd Street, west of S. Orange Blossom Trail.
Acreage:	0.30 (gross)
Request FLUM:	From: Low Density Residential (LDR) To: Low-Medium Density Residential (LMDR)
Request Zoning:	From: R-1A (Single-Family Residential District) To: R-1 (Single-Family Dwelling District)
Existing Development:	Undeveloped land
Development Permitted Under Current FLUM:	1 single-family home
Proposed Density/Intensity:	2 single-family homes

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Allowable Land Use: 1 SF DU	1	100%	1
Existing Use: Undeveloped land			
Proposed Use: 2 single-family homes	2	100%	2
Net New Trips (Proposed Development less Allowable Development): 2-1=1			

Future Roadway Network

Road Agreements: None
Planned and Programmed Roadway Improvements: A project is planned which will shift the eastbound approach north into the median to allow for construction of sidewalk from existing sidewalk on the south side of Texas Avenue to Rio Grande. The project also includes the construction of the sidewalk connection. Construction is anticipated to begin in April 2020 and be completed by the end of 2020.
Right of Way Requirements: None

Summary

The applicant is requesting to change 0.30 acres from LDR to LMDR and requests approval to develop 2 single-family homes. Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed single-family dwelling units will result in an increase of 1 pm peak trips. However, based on the Concurrency Management System Database, all roadways within the project impact area do operate at acceptable levels of service and capacity is available to be encumbered.

- The subject property is located within the County’s Alternative Mobility Area.
- The allowable development based on the approved future land use will generate 1 pm peak hour trip.
- The proposed use will generate 2 new pm peak hour trip resulting in net increase of 1 pm peak hour trips.
- The subject property is located adjacent to S Rio Grande Ave., a 2-lane Urban Class II road. This facility currently does not have any deficient roadway segments within the project’s impact area.
- The following is a list of alternative modes within the project area: There are existing county maintained sidewalks along S Texas Ave. (North side), S Rio Grande Ave. (Both sides), 40th St (South side), 43rd St. (North side), 45th St. (North Side), and S Nashville Ave. (West side). There are also State maintained sidewalks along both sides of S Orange Blossom Tr. There exist marked crosswalks along Rio Grande Ave and along S Orange Blossom Tr within the impact area. There exists one marked crosswalk across Rio Grande Ave at 43rd St. LYNX bus links 441 FastLynx 441, 107 Downtown Orlando/Florida Mall, 8 W. Oak Ridge Rd./International Dr., 304 Lynx 3D: Rio Grande/ Vistana Resort, and 40 American Blvd./Universal Orlando service the area. There are (9) bus stops (4 sheltered) within the project area.

AMENDMENT 2020-1-S-6-3 (Waste Pro)

PROJECT SPECIFICS

Parcel ID:	34-22-29-6316-00-252
Location:	1400 S Orange Blossom Trail. Generally located west of S. Orange Blossom Trail, south of Indiana Street, north of West Miller Ave., east of south Rio Grande Ave.
Acreage:	1.94
Request FLUM:	From: Neighborhood Residential (NR) To: Commercial (C)
Request Zoning:	From: C-3 (Wholesale Commercial) To: N/A
Existing Development:	Waste Pro Offices
Development Permitted Under Current FLUM:	Up to 20 du/ac, 0.4 FAR
Proposed Density/Intensity:	Proposed: CNG Station Permitted: (1.5 FAR) 126, 759 sq. ft. commercial development

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Allowable use: 39 SF DU	39	100%	39
Existing Use: Waste Pro Offices			
Proposed Use: Proposed: CNG Station	648	67%	434
Permitted: (1.5 FAR) 126, 759 sq. ft. commercial development			
Trips calculated based on commercial development			
Net New Trips (Proposed Development less Allowable Development): 434-39=395			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting to change 1.94 acres from NR to Commercial and requests approval to develop a Compressed Natural Gas station, truck parking and Waste Pro offices.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed commercial development will result in an increase in the number of pm peak trips and therefore impact the area roadways.

However, based on the Concurrency Management System Database, roadways within the project impact area do operate at acceptable levels of service and capacity is available to be encumbered.

- The subject property is located within the County’s Alternative Mobility Area.
- The allowable development based on the approved future land use will generate 39 pm peak hour trips.
- The proposed use will generate 434 new pm peak hour trips resulting in net increase of 395 pm peak hour trips.
- The subject property is located adjacent to S Orange Blossom Trail, a 4-lane Urban Class II road. This facility currently does not have any deficient roadway segments within the project’s impact area.
- The following is a list of alternative modes within the project area: There are existing county maintained sidewalks along Grand St. (Both sides between S Rio Grande Ave. and S Orange Blossom Tr., mixed in with city maintained sidewalks, with intermittent coverage to the East and West), S Rio Grande Ave. (both sides), Indiana St. (intermittent both sides), Lowrie Ave., Wilton Ave., W Miller Ave., S Nashville Ave., 18th St., and 19th St. (intermittent both sides). There also exist State maintained sidewalks along S Orange Blossom Trail (S of Grand St.). There exist marked

crosswalks along Orange Blossom Tr crossing Grand St to the NorthEast and Indiana St adjacent to the site. Note the crosswalks across Indiana St are severely faded. LYNX bus links 304 Lynx 3D: Rio Grande/Vistana Resort, 36 Lake Richmond, 107 Downtown Orlando/Florida Mall, and 8 W Oak Ridge Rd./International Dr. service the area. There are eleven (11) bus stops (0 sheltered) within the project area.

- There are no dedicated bicycle routes/lanes within the project impact area.

AMENDMENT 2020-1-S-6-4 (Burroughs Drive)

PROJECT SPECIFICS

Parcel ID:	13-22-28-0000-00-044
Location:	Generally located south of Burroughs Court, west of Environs Boulevard and east of N. Hiawassee Road.
Acreage:	1.42 (gross)
Request FLUM:	From: Medium Density Residential (MDR) To: Commercial (C)
Request Zoning:	From: C-1 (Retail Commercial District) To: N/A
Existing Development:	Undeveloped land
Development Permitted Under Current FLUM:	Up to 28 dwelling units
Proposed Density/Intensity:	Up to 14,000 square feet of C-1 (Retail Commercial District) uses

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Allowable Development: 28 SF DU	28	100%	28
Existing Use: Undeveloped land			
Proposed Use: Up to 14,000 square feet of C-1 (Retail Commercial District) uses	127	56%	71
Net New Trips (Proposed Development less Allowable Development): 71-28=43			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting to change 1.42 acres from MDR to Commercial and requests approval to develop Up to 14,000 square feet of C-1 (Retail Commercial District) uses.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed commercial development will result in an increase in the number of pm peak trips and therefore impact the area roadways.

However, based on the Concurrency Management System Database:

- The subject property is located within the County’s Alternative Mobility Area.
- The allowable development based on the approved future land use will generate 28 pm peak hour trip.
- The proposed use will generate 71 new pm peak hour trips resulting in net increase of 43 pm peak hour trips.
- The subject property is located adjacent to N Hiawassee Rd., a 2-lane Urban Class I road. This facility currently does have deficient roadway segments within the project’s impact area. Powers Dr. from Silver Star Rd. to North Lane is currently operating above the Maximum Service Volume in the pm peak hour.
- The following is a list of alternative modes within the project area: There are existing county maintained sidewalks along N Hiawassee Rd. (both sides), Redwood Oaks Dr. (both sides), Livewood Oaks Dr. (both sides), and Hickory Branch Cr. (South side). There also exist State maintained sidewalks along both sides of Silver Star Rd. There exist marked crosswalks at the intersection of N Hiawassee Rd and Silver Star Rd to the SouthWest of the site. To the SouthEast, crosswalks exist on Silver Star Rd crossing Sandy Ln and Healy Dr. No crosswalks exist along or across Environs Blvd (where the site is located). LYNX bus links 44 Clarcona/Zellwood, 48 W Colonial Dr./Park Promenade Plaza, 125 Silver Star Road Crosstown, 443 Lee Rd. Crosstown, and 301 LYNX 3D: Pine Hills/Animal Kingdom service the area. There are eleven (11) bus stops (5 sheltered) within the project area.

AMENDMENT 2020-1-S-6-5 (Truck Parking)

PROJECT SPECIFICS

Parcel ID:	30-22-29-6244-03-070; -050
Location:	318, 324 Metcalf Ave. Located South of Old Winter Garden Road; West of Tremont Ave; West of Ring Road; North of Huppel Ave.
Acreage:	0.23
Request FLUM:	From: Low Density Residential (LDR) To: Industrial (IND)
Request Zoning:	From: R-1 (Single-Family Dwelling District) To: I-2/I-3 (Industrial District)
Existing Development:	Single-family residence, undeveloped parcel
Development Permitted Under Current FLUM:	1 Single-family residence
Proposed Density/Intensity:	Proposed: truck parking Permitted: (.75 FAR) 7,514 sq. ft. commercial/industrial development

Trip Generation (ITE 10th Edition)

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Current FLUM Allowance: 1 SF DU	1	100%	1
Existing Use: Single-family residence, undeveloped parcel			
Proposed Use: Proposed: truck parking	80	56%	45
Permitted: (.75 FAR) 7,514 sq. ft. commercial/industrial development			
Net New Trips (Proposed Development less Allowable Development): 45-1=44			

Future Roadway Network

Road Agreements:	None
Planned and Programmed Roadway Improvements:	None
Right of Way Requirements:	None

Summary

The applicant is requesting to change 0.23 acres from LDR to Industrial and requests approval to develop truck parking. Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed use will result in an increase in the number of pm peak trips and therefore impact the area roadways. However, based on the Concurrency Management System Database, roadways within the project impact area do operate at acceptable levels of service and capacity is available to be encumbered. Note the following;

- The subject property is located within the County’s Alternative Mobility Area.
- The allowable development based on the approved future land use will generate 1 pm peak hour trip.
- The proposed use will generate 45 new pm peak hour trips resulting in net increase of 44 pm peak hour trips.
- The subject property is located adjacent to Metcalf Road, a 2-lane road (closest classified roadway is Old Winter Garden Rd., a 4-lane Urban Class I road). This facility currently does not have any deficient roadway segments within the project’s impact area.
- The following is a list of alternative modes within the project area: There are existing county maintained sidewalks along Old Winter Garden Rd. (both sides) and Ring Rd. (sparse, just S of Old Winter Garden Rd.). There are no existing crosswalks within the impact area. LYNX bus link 54 Old Winter Garden Rd. services the area. There are (3) bus stops (0 sheltered) within the project area.
- There are not any bicycle routes/lanes within the project impact area.



Interoffice Memorandum

Date: February 5, 2020
To: Alberto A. Vargas, MArch, Manager
Orange County Planning Division
From: J. Andres Salcedo, P.E., Deputy Director
Utilities Engineering Division

*J. Andres Salcedo
2/12/20*

**Subject: Facilities Analysis and Capacity Report
2020-1 Small 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
Lindy Wolfe, P.E., Assistant Manager, Utilities Engineering Division *lw 2/12/20*
Laura Tatro, P.E., Chief Engineer, Utilities Engineering Division *LT 2/11/2020*
Gregory Golgowski, Chief Planner, Planning Division
Misty Mills, Planner, Planning Division
File: 37586; 2020-1 Small Cycle

Potable Water and Wastewater Facilities Analysis for 2020-1 Small 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
2020-1-S-1-1 (Wadina Office Project)	28-22-28-6689-13-190	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch water main within Old Winter Garden Rd right-of-way Not currently available, 8-inch gravity main near the intersection of Citrus Oaks and Azalea Ridge WW: Orange County Utilities RW: Not currently available	Office Building (O)			1,150	0.000	0.000	0.000	0.000	No	West
2020-1-S-1-2 (Buena Vista Commons)	15-24-28-1080-01-000	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 16-inch water main within S Apopka Vineland Rd right-of-way 12-inch force main within S Apopka Vineland Rd right-of-way WW: Orange County Utilities RW: Not currently available	Activity Center Mixed Use (ACMU)			219,542	0.020	0.016	0.020	0.016	No	South
2020-1-S-1-3 (Luv N Care)	15-23-28-9340-01-030	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 16-inch watermain within Conroy-Windermere right-of-way WW: Not currently available RW: 12-inch reclaimed watermain within Conroy-Windermere right-of-way	Office (O); Rural Settlement (RS)			5,828	0.001	0.000	0.001	0.000	Yes	West
2020-1-S-1-4 (Sheen Villas)	05-24-28-5844-01-210	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch water main within Winter Garden Vineland Rd right-of-way WW: 16-inch foremain within Winter Garden Vineland Rd right-of-way RW: 16-inch reclaimed water main within Winter Garden Vineland Rd right-of-way	Planned Development (PD)	42			0.012	0.009	0.012	0.009	Yes	South
2020-1-S-2-1 (Smith Property)	15-21-28-3280-00-420	PW: City of Apopka WW: City of Apopka RW: City of Apopka	PW: Contact City of Apopka WW: Contact City of Apopka RW: Contact City of Apopka	Commercial (C)			800	N/A	N/A	N/A	N/A	N/A	N/A
2020-1-S-2-2 (Jolieview Place)	11-21-28-0000-00-058	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 16-inch water main within S Lake Pleasant Rd right-of-way 8-inch gravity main within Wekiva Crossing Boulevard right-of-way RW: Not currently available	Low-Medium Density Residential (LMDR)	5			0.001	0.001	0.001	0.001	No	West
2020-1-S-2-3 (Kings Landing)	01-22-28-0000-00-009	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 10-inch water main within N Powers Drive right-of-way WW: 4-inch forcemain within N Powers right-of way, approx 500 ft south of the property RW: Not currently available	Low-Medium Density Residential (LMDR) and PD	70			0.019	0.016	0.019	0.016	No	West
2020-1-S-3-1 (Celenza Property)	14-23-30-5240-07-071; 073; 074	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 16-inch water main within Hoffner Ave right-of-way 4-inch forcemain near the intersection of Hoffner and Patch, 8-inch forcemain near the intersection of Hoffner and Distribution RW: Not currently available	Commercial			271,161	0.025	0.020	0.025	0.020	No	East
2020-1-S-3-2 (Valencia College Lane)	24-22-30-0000-00-005	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 16-inch water main within Valencia College Lane right-of-way 6-inch forcemain within Valencia College Lane right-of-way RW: Not currently available	Planned Development - Medium High Density Residential (PD-C)	252			0.069	0.057	0.069	0.057	No	East
2020-1-S-3-3 (Carse Property)	06-23-30-1432-02-010; 030; 041	PW: Orlando Utilities Commission WW: City of Orlando RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: Contact City of Orlando RW: Contact City of Orlando	Planned Development - Commercial/Medium Density Residential (PC-C/MDR)	37		15,000	N/A	N/A	N/A	N/A	N/A	N/A
2020-1-S-3-4 (2500 S. Bumby Ave)	06-23-30-1420-02-011	PW: Orlando Utilities Commission WW: City of Orlando RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: Contact City of Orlando RW: Contact City of Orlando	Office (O) and P-O			1,900	N/A	N/A	N/A	N/A	N/A	N/A

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2020-1-S-4-1 (The Gardens at Waterford Lakes)	26-22-31-0000-00-014	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch water main within Lake Underhill Rd right-of-way, 24-inch water main within Woodbury Rd right-of-way WW: 10-inch force main within Lake Underhill Rd right-of-way RW: Not currently available	Medium Density Residential (MDR) and PD	63			0.017	0.014	0.017	0.014	No	East
2020-1-S-5-1 (3210 Rouse Road Retail)	09-22-31-0000-00-004	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch water main within Rouse right-of-way WW: 20-inch forcemain within Rouse right-of-way, approximately 500 feet south of the property. 30-inch gravity main within Rouse right-of-way RW: Not currently available	Commercial (C-1)			15,000	0.001	0.001	0.001	0.001	No	East
2020-1-S-5-2 (E. Colonial Student Housing)	23-22-31-0000-00-004; 074; 010	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 30-inch water main within E Colonial right-of-way WW: 30-inch forcemain within E Colonial right-of-way RW: Not currently available	Planned Development - High Density Residential (PD-HDR)	210			0.058	0.047	0.058	0.047	No	East
2020-1-S-6-2 (430 S Rio Grande Ave)	10-23-29-6152-04-110	PW: Orlando Utilities Commission WW: Orange County Utilities RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: Not currently available, 8-inch gravity main west of the intersection of Rio Grande and Texas RW: City of Orlando	Low-Medium Density Residential (LDMR) and R-1	2			NA	0.000	NA	0.000	No	South
2020-1-S-6-3 (Waste Pro)	34-22-29-6316-00-252	PW: Orlando Utilities Commission WW: Orange County Utilities RW: City of Orlando	PW: Contact Orlando Utilities Commission WW: 8-inch gravity sewer within Indiana St right-of-way RW: City of Orlando	Commercial (C)			21,827	N/A	0.002	N/A	0.002	No	South
2020-1-S-6-4 (Burroughs Drive)	13-22-28-0000-00-044	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 30-inch forcemain within N Hiwassee right-of-way, 8-inch gravity main adjacent to property RW: Not currently available	Commercial (C)			14,000	N/A	0.001	N/A	0.001	No	West
2020-1-S-6-5 (Truck Parking)	30-22-29-6244-03-070; 050	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: 8-inch gravity sewer near the intersection of Ring Road and South Street RW: Not currently available	Industrial (IND)			7,514	N/A	0.001	N/A	0.001	No	West

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 abuts the Urban Service Area boundaries, and 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.

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;