



# **ORANGE COUNTY**

PLANNING DIVISION

## **2020-1 SMALL-SCALE DEVELOPMENT AMENDMENTS (EAST COLONIAL STUDENT HOUSING)**

2010 - 2030 COMPREHENSIVE PLAN

**BOARD OF COUNTY  
COMMISSIONERS**

**JANUARY 12, 2021  
ADOPTION PUBLIC HEARING**

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

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION

# **2020-1 SMALL-SCALE DEVELOPMENT**

## **AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN**

### **BOARD OF COUNTY COMMISSIONERS ADOPTION BOOK**

#### **INTRODUCTION**

This is the Board of County Commissioners (BCC) adoption public hearing book for the proposed Small-Scale Development Amendments (2020-1) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearings for these amendments were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on June 18, 2020. The amendments are scheduled for BCC adoption public hearings on January 12, 2021.

The 2020-1 Small-Scale Development Amendments scheduled for consideration on January 12 entail one privately-initiated Future Land Use Map Amendment located in District 5 with a concurrent rezoning request and one associated staff-initiated text amendment. If the BCC adopts the proposed Small-Scale Development Amendments, they will become effective 31 days after the public hearings, provided no challenges are brought forth for any of the amendments.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or [Alberto.Vargas@ocfl.net](mailto:Alberto.Vargas@ocfl.net) or Greg Golgowski, AICP, Chief Planner, Comprehensive Planning Section, at (407) 836-5624 or [Gregory.Golgowski@ocfl.net](mailto:Gregory.Golgowski@ocfl.net).



2020-1Small-Scale Development Comprehensive Plan Amendments														
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 5														
2020-1-S-5-2 (East Colonial Student Housing)	LUP-20-02-069	KMP Properties LLC, East Colonial Investments, LLC, and Cordner IV LLC	Dustin Aukland/Toll Brothers Apartment Living	23-22-31-0000-00-004/010/074		Commercial (C) and Low-Medium Density Residential (LMDR)	Planned Development-High Density Residential (PD-HDR) (Student Housing)	C-1 (Retail Commercial District) and R-2 (Residential District)	PD (Planned Development District) (East Colonial Student Housing PD/LUP)	8.18 gross ac.	Jennifer DuBois	Nate Wicke	Adopt and Approve, subject to fifteen (15) conditions	Adopt and Approve, subject to fifteen (15) conditions
ABBREVIATIONS INDEX:			ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residnetial; HDR-High Density Residential; PD-Planned Development; INST-Institutional; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/5-Rural Settlement 1/5; RS 1/2-Rural Settlement 1/2; RS 1/1-Rural Settlement 1/1; GC-Growth Center; USA-Urban Service Area; WB-Water Body; ACMU-Activity Center Mixed Use; EDU-Educational; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; TRAN-Transportation; LUP-Land Use Plan; RZ-Rezoning; A-1-Citrus Rural District; A-2-Farmland Rural District; R-T-Mobile Home Park District; R-CE- Country Estate District; R-1A-Single-Family Dwelling District; R-1-Single-Family Dwelling District; R-3-Multiple-Family Dwelling District; R-2-Residential District; R-T-2-Combination Mobile Home and Single-Family Dwelling District; P-O-Professional Office District; C-1-Retail Commercial District; C-2-General Commercial District; C-3-Wholesale Commercial District; I-1/I-5-Light Industrial District; PD-Planned Development District; RZ-Rezoning; LUP-Land Use Plan; CDR-Change Determination Request; SR-State Road; AC-Acres											
2020-1Small-Scale Development Comprehensive Plan Amendments														
Staff-Initiated Comprehensive Plan 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-2		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								Jennifer DuBois	N/A	Adopt	Adopt

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residnetial; HDR-High Density Residential; PD-Planned Development; INST-Institutional; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/5-Rural Settlement 1/5; RS 1/2-Rural Settlement 1/2; RS 1/1-Rural Settlement 1/1; GC-Growth Center; USA-Urban Service Area; WB-Water Body; ACMU-Activity Center Mixed Use; EDU-Educational; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; TRAN-Transportation; LUP-Land Use Plan; RZ-Rezoning; A-1-Citrus Rural District; A-2-Farmland Rural District; R-T-Mobile Home Park District; R-CE- Country Estate District; R-1A-Single-Family Dwelling District; R-1-Single-Family Dwelling District; R-3-Multiple-Family Dwelling District; R-2-Residential District; R-T-2-Combination Mobile Home and Single-Family Dwelling District; P-O-Professional Office District; C-1-Retail Commercial District; C-2-General Commercial District; C-3-Wholesale Commercial District; I-1/I-5-Light Industrial District; PD-Planned Development District; RZ-Rezoning; LUP-Land Use Plan; CDR-Change Determination Request; SR-State Road; AC-Acres

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	and	
	Rezoning LUP-20-02-069	
	Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-High Density Residential (PD-HDR) (Student Housing)	
	C-1 (Retail Commercial District) and R-2 (Residential District) to PD (Planned Development District) (East Colonial Student Housing PD/LUP)	

***Staff-Initiated Small-Scale Development Amendment..... Tab 3***

2.	2020-1-S-FLUE-2 PD Densities and Intensities	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	23
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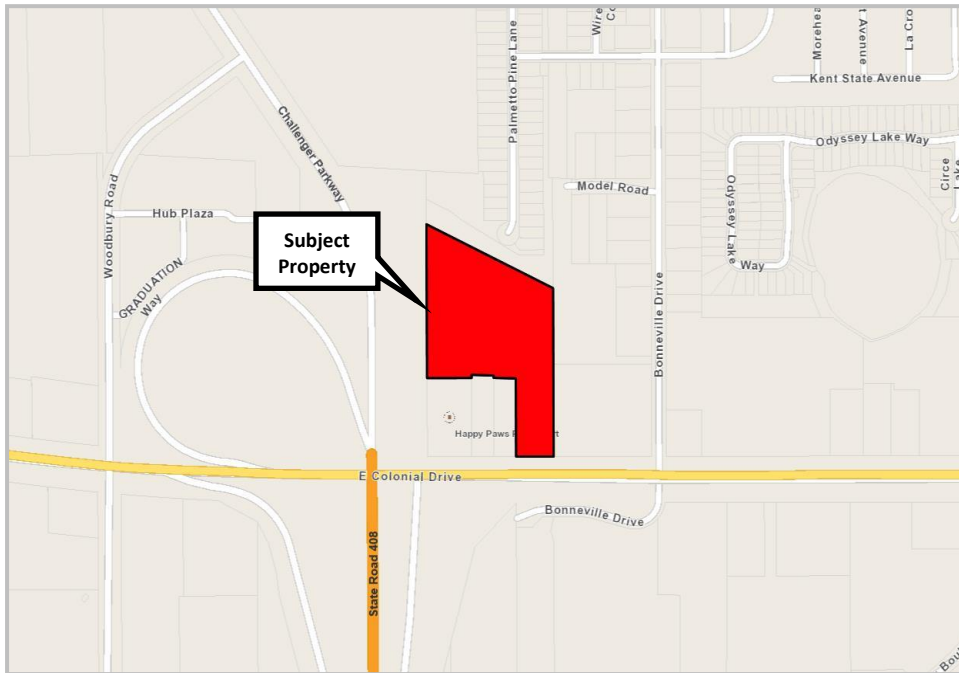
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**Applicant/Owner:**

Dustin Aukland, Toll Brothers Apartment Living/KMP Properties, LLC; East Colonial Investments, LLC; and Cordner IV, LLC

**Location:**

Generally located north of E. Colonial Drive, west of Bonnevill Drive, and east of the Challenger Parkway/State Road 408 interchange

**Existing Use:**

Former preschool, billboard, and undeveloped land

**Parcel ID Numbers:**

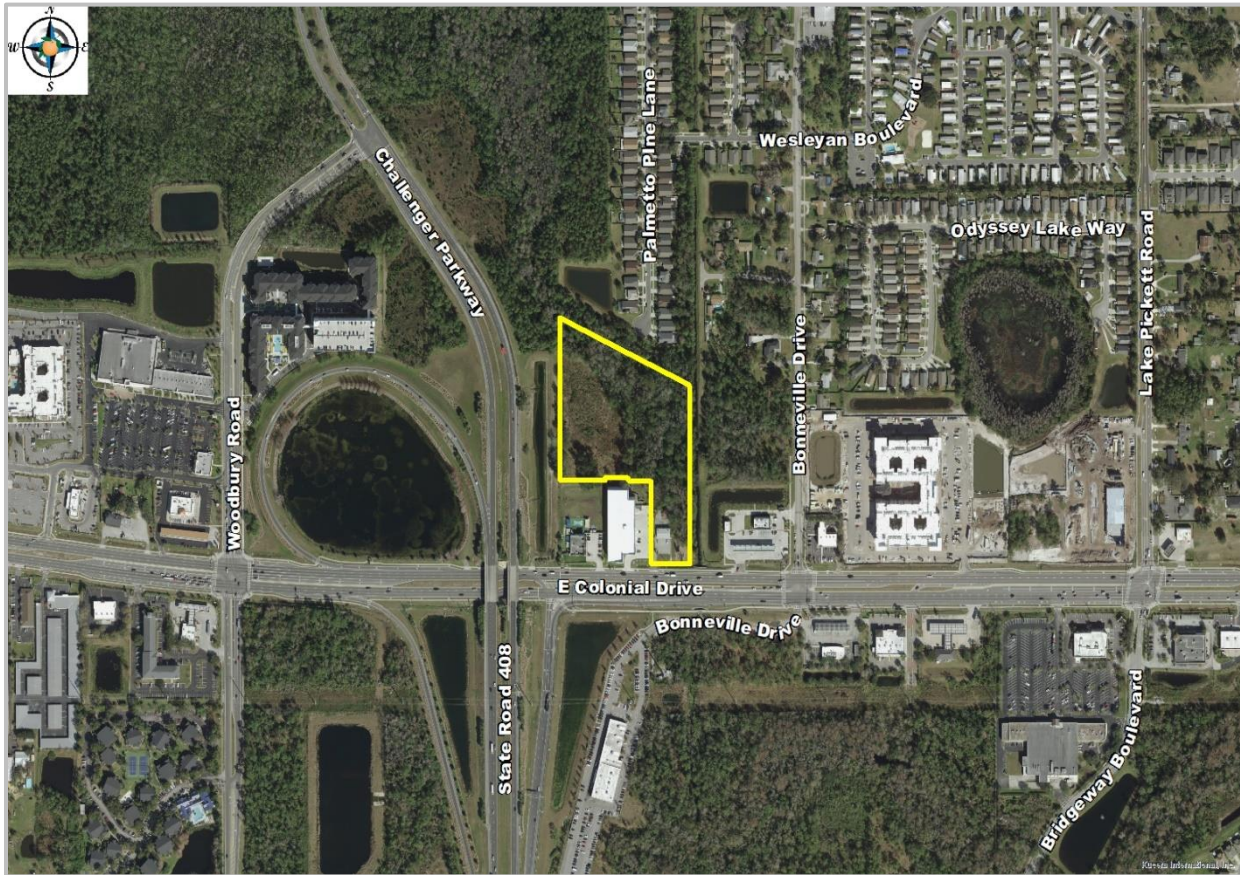
23-22-31-0000-00-004/010/074

**Tract Size:**

8.18 gross/4.023 net acres

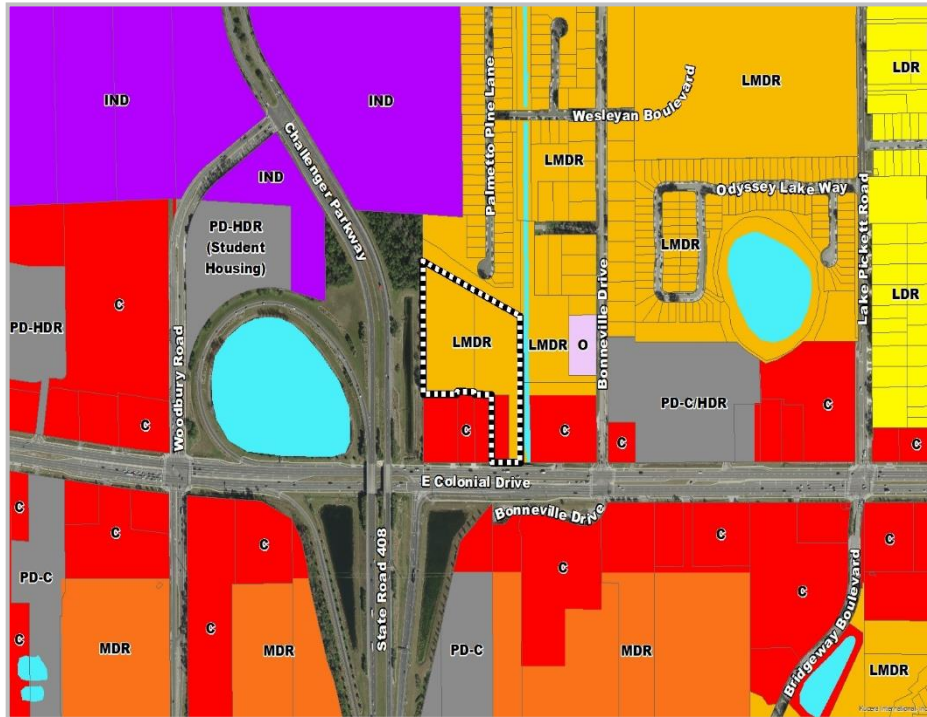
The following meetings and hearings have been held:			Project Information	
Report/Public Hearing		Outcome	Request: Planned Development-High Density Residential (PD-HDR) (Student Housing)	
✓	<ul style="list-style-type: none"> <li>Informational video presentation released June 4, 2020.</li> <li>August 4, 2020 virtual community meeting</li> <li>January 11, 2021 virtual community meeting scheduled</li> </ul>	<ul style="list-style-type: none"> <li>13 responses expressing opposition, 3 supportive, and 1 neutral</li> <li>1 attendee opposed to the project</li> <li>Outcome to be determined</li> </ul>	<b>Proposed Development Program:</b> Student housing complex featuring up to 208 units/680 beds	
✓	Staff Report	Recommend adoption of the proposed amendment	<b>Concurrent Rezoning:</b> Case LUP-20-02-069 C-1 (Retail Commercial District) and R-2 (Residential District) to PD (Planned Development District) (East Colonial Student Housing PD/LUP)	
✓	LPA Adoption Hearing June 18, 2020	Recommend adoption (7-0)	<b>Public Facilities and Services:</b> Please see the Public Facilities & Services Appendix for specific analyses of each public facility.	
✓	PZC Rezoning Hearing December 17, 2020	Recommend approval, subject to fifteen (15) conditions (7-0)	<b>Environmental:</b> Conservation Area Determination CAD-19-12-203 was issued April 10, 2020, with an expiration date of April 10, 2025. The BCC will consider a Conservation Area Impact (CAI) Permit application, CAI-20-02-020, entailing proposed impacts to 1.67 acres of Class I wetlands, 1.45 acres of the required 50-foot upland buffer, and 0.54 acre of secondary impacts, prior to the hearings for this requested amendment and rezoning.	
	BCC Adoption Hearing	January 12, 2021	<b>Utilities:</b> The subject property is located within Orange County Utilities' (OCU's) potable water and wastewater service areas. Reclaimed water is presently unavailable.	
			<b>Schools:</b> As this is a proposed student housing project, a Capacity Enhancement Agreement (CEA) will not be required.	

## SITE AERIAL





## FUTURE LAND USE – CURRENT



**Current Future Land Use:**  
Commercial (C) and Low-Medium Density Residential (LMDR)

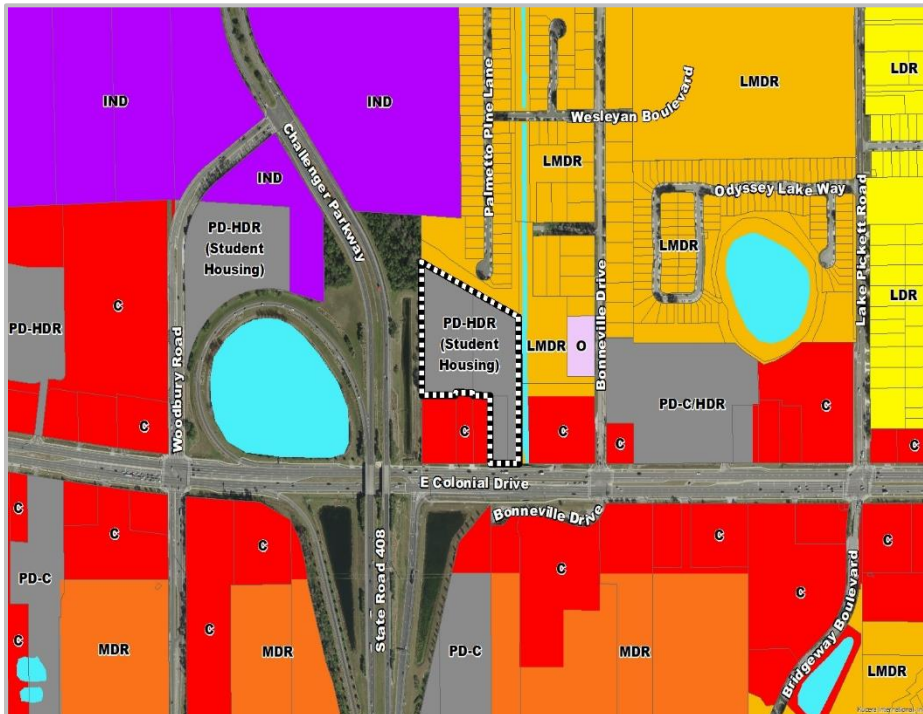
**Special Area Information:**  
Overlay District: The subject property is located within the Econlockhatchee River Protection Area.

Rural Settlement: N/A

JPA: N/A

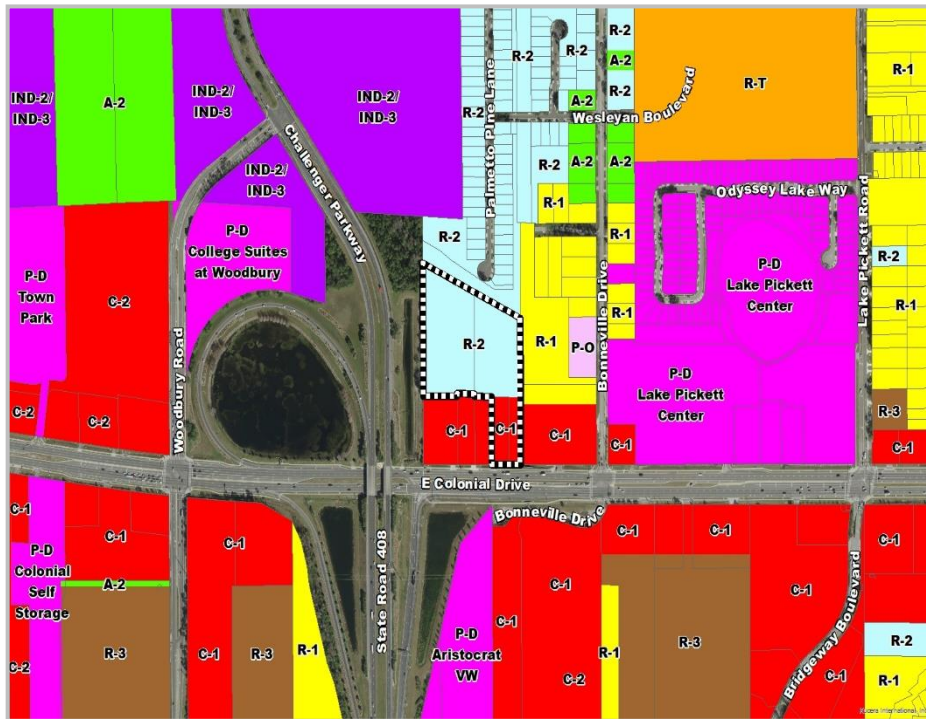
Airport Noise Zone: N/A

## FUTURE LAND USE – AS PROPOSED



**Proposed Future Land Use:**  
Planned Development-High Density Residential (PD-HDR) (Student Housing)

## ZONING – CURRENT



**Zoning:** C-1 (Retail Commercial District) and R-2 (Residential District)

**Existing Uses:**

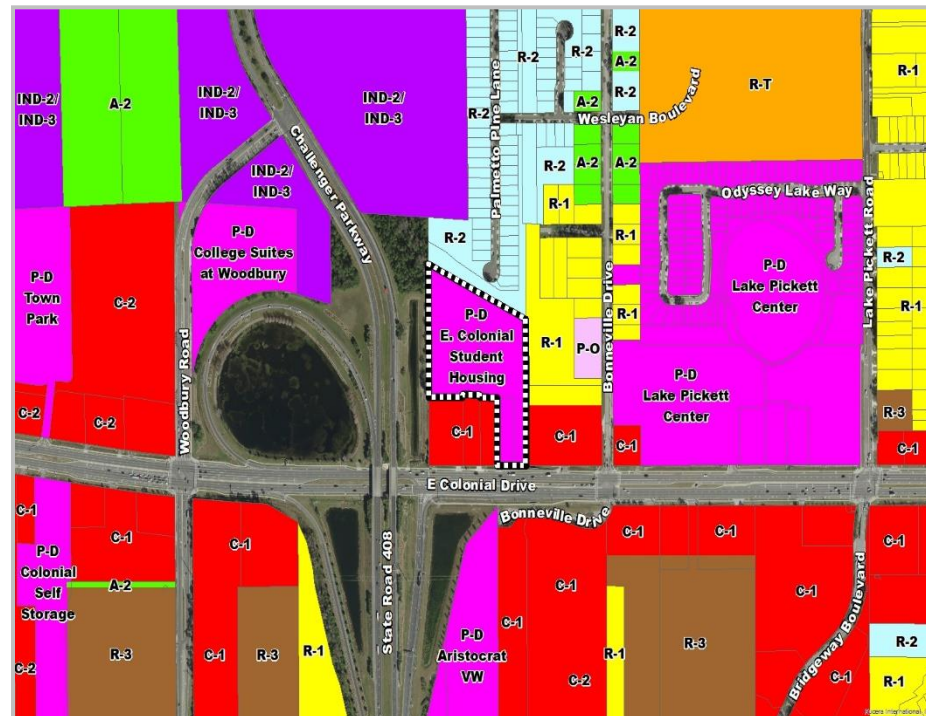
N: Pine Creek (single-family residential subdivision)

S: CubeSmart (self-storage facility), Happy Paws Pet Resort, Napleton VW dealership, and undeveloped land

E: Drainage canal and 7-Eleven

W: Challenger Parkway

## ZONING – AS PROPOSED



**Proposed Zoning:**  
PD (Planned Development District)  
(East Colonial Student Housing PD/LUP)

## 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, Objectives FLU2.1, FLU2.2, and FLU8.2, and Policies FLU1.1.1, FLU1.1.2.F, FLU1.1.5, FLU8.2.1, and FLU8.2.2; and Housing Element Goal H1 and Objective H1.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2020-1-S-5-2, Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-High Density Residential (PD-HDR) (Student Housing).
2. **REZONING (December 17, 2020, PZC Recommendation):** Make a finding of **consistency** with the Comprehensive Plan and **APPROVE** Rezoning Case LUP-20-02-069, East Colonial Student Housing Planned Development/Land Use Plan (PD/LUP) dated "Received November 9, 2020", subject to the following fifteen (15) conditions:
  1. Development shall conform to the East Colonial Student Housing Land Use Plan (LUP) dated "Received November 9, 2020," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received November 9, 2020," the condition of approval shall control to the extent of such conflict or inconsistency.
  2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.
  3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state



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

4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
7. Prior to mass grading, clearing, grubbing or construction, the applicant is hereby noticed that this site must comply with habitat protection regulations of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
8. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
9. Prior to construction plan approval, hydraulic calculations shall be submitted to Orange County Utilities demonstrating that proposed and existing water and wastewater systems have been designed to support all development within the PD.
10. The developer shall obtain water and wastewater service from Orange County Utilities subject to County rate resolutions and ordinances.

11. Pole signs and new billboards shall be prohibited. All other signage shall comply with Chapter 31.5 of the Orange County Code
12. Tree removal/earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan, with a tree removal and mitigation plan, have been approved by Orange County.
13. If this student housing use converts to market rate housing, then this PD shall comply with any County and OCPs school capacity procedures prior to scheduling for BCC.
14. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
15. The following waivers from Orange County Code are granted:
  - a. A waiver from Section 38-1259(b) to allow the student housing zoned property to maintain a minimum distance separation of zero (0) feet from any single-family zoned property as measured from the east side and north side property lines of the proposed student housing development to the nearest property line of the single-family zoned property, in lieu of four hundred (400) feet.
  - b. A waiver from Section 38-1259(h) to allow the student housing buildings to be a maximum of five (5) stories, fifty (50) feet and the student housing parking garage a maximum height of five (5) stories sixty (60) feet, in lieu of the maximum building height of three (3) stories forty (40) feet.
  - c. A waiver from Section 38-1272(a)(1) to allow a maximum impervious area coverage not to exceed eighty (80) percent of the net land area, in lieu of the seventy (70) percent of the net land area.
  - d. A waiver from Section 38-1254(2)(d) to allow the minimum building setback abutting an expressway to be twenty-five (25) feet, in lieu of seventy-five (75) feet.
  - e. A waiver from Section 38-1258(f) to allow no wall when a multi-family development is located adjacent to any single-family zoned property, in lieu of a six (6) foot high masonry, brick or block wall.
  - f. A waiver from Section 38-1258(a) to allow five (5) story, sixty (60) foot tall multi-family buildings to be twenty-five (25) feet from single-family zoned property (only north and east of subject property), in lieu of multi-family buildings within 100 feet of single-family zoned property being limited to one (1) story in height.
  - g. A waiver from Section 38-1258(b) to allow five (5) story, sixty (60) foot tall multi-family buildings to be between 100 and 150 feet of a single-family zoned property (only north and east of subject property), in lieu of varying in building heights with maximum of fifty (50) percent of the building being three (3) stories, not to exceed forty (40) feet in height, with the remaining building being one (1) story or two (2) stories in height.

- h. A waiver from Section 38-1258(c) to allow five (5) story, sixty (60) foot tall multi-family buildings to be twenty-five (25) feet from single-family zoned property (only north and east of subject property), in lieu of multi-family buildings within 150 feet of single-family zoned property being limited to three (3) stories and forty (40) feet in height.
- i. A waiver from Section 38-1476 to allow a minimum nine-tenths (0.9) parking space per one (1) bedroom, in lieu of one (1) parking space per one (1) bedroom.

## Analysis

### 1. Background and Development Program

The applicant, Dustin Aukland of Toll Brothers Apartment Living, is seeking to change the Future Land Use Map (FLUM) designation of the 8.18-acre subject property, comprised of three individual parcels, from Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-High Density Residential (PD-HDR) (Student Housing). The property—consisting of 4.023 upland acres and 4.154 acres of Class I wetlands, is located within the County's Urban Service Area and possesses frontage on E. Colonial Drive, a principal arterial roadway characterized by a mix of commercial, office, and multi-family residential development. As the site visit and aerial photographs show, the former First Steps Preschool & Development Center and a billboard occupy the portion of the property fronting E. Colonial Drive, with the remainder of the site comprised of undeveloped wooded land and wetlands.

At this time, the applicant is proposing to change the FLUM designation of the subject site to PD-HDR (Student Housing) to allow for the development of a student housing community featuring up to 208 units/680 beds. The property is situated approximately 1.5 miles south of the University of Central Florida's main campus. In addition to its proximity to UCF, the site is located approximately one mile south of two smaller educational institutions—Florida Technical College and Strayer University—and roughly five miles east of the Barry University School of Law, making it ideally suited for student housing.

As stated in **Future Land Use Element Policy FLU1.1.2.F**, student housing may be permitted only on property with a future land use designation of Medium Density Residential, Medium-High Density Residential, High Density Residential, or Planned Development (in which medium or high density student housing is included as a single use or part of a mix of uses). **Policy FLU1.1.2.F** further mandates that a Planned Development zoning classification shall be required for all student housing projects. In conjunction with the requested FLUM Amendment, the applicant is petitioning to rezone the property from C-1 (Retail Commercial District) and R-2 (Residential District) to PD (Planned Development District) to create the East Colonial Student Housing PD and establish design and development standards for the project. This rezoning application, Case LUP-20-02-069, and the associated PD Land Use Plan (LUP) were reviewed by the Orange County Development Review Committee (DRC), which issued a November 18, 2020, recommendation of approval, subject to fifteen (15) conditions. On December 17, 2020, the Orange County Planning and Zoning Commission (PZC) concurred with the DRC's position and likewise recommended approval, subject to the fifteen (15) conditions listed in this staff report.

As established in **Future Land Use Element Policy FLU1.1.2(B)**, the applicant's requested HDR future land use designation permits development at a maximum density of 50 dwelling units per net developable acre. **Future Land Use Element Policy FLU1.1.2.C** defines net developable land area for density and floor area ratio (FAR) calculation (intensity) as the gross land area, excluding surface

waters and certain conservation areas from the land area calculations. In order to include new Class I, II, and III conservation areas in the density and FAR calculations, the parcels must have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) Permit from the Orange County Environmental Protection Division (EPD).

On April 10, 2020, EPD issued Conservation Area Determination CAD-19-12-203, with an expiration date of April 10, 2025. The CAD established the aforementioned upland and wetland acreage. Based on the presence of 4.023 upland acres on the subject site and the HDR category's density cap of 50 units per net developable acre, approval of the requested PD-HDR (Student Housing) future land use designation would yield a total of 201 multi-family dwelling units—fewer than the 208 desired by the applicant—unless a CAI Permit is also approved. The applicant has applied for a CAI Permit to attain the remaining seven units and accommodate the project's proposed infrastructure. The CAI Permit application, CAI-20-02-020, entails requested impacts to 1.67 acres of onsite Class I wetlands and 1.45 acres of the required 50-foot upland buffer, as well as 0.54 acre of secondary impacts. As mitigation, the applicant intends to purchase 1.71 mitigation credits from the TM-Econ Mitigation Bank to offset the wetland and upland buffer impacts. The remaining onsite 2.48 acres of wetlands, located along the north boundary of the subject site, and 0.28 acre of required upland buffer will be preserved. This application has undergone review by EPD's Environmental Permitting and Compliance Section, which supports the issuance of the permit. The BCC will consider CAI-20-02-020 on January 12, 2021, immediately prior to the adoption public hearings for the requested FLUM Amendment and PD rezoning.

### **Community Meeting**

A Public Information Presentation, in lieu of a traditional community meeting, was made available to the public from June 4, 2020, through June 17, 2020. This video consisted of a staff-prepared presentation, followed by a presentation created by the applicant. Staff received thirteen (13) comment forms objecting to the requested amendment and rezoning, three (3) responses expressing support for the proposed student housing development, and one (1) neutral response. The individuals supportive of the project wrote of the need for additional student housing near UCF and stated that intended utilization of the subject site for student housing seems logical, given its location on E. Colonial Drive and its proximity to the Challenger Parkway/State Road 408 interchange. Several opponents of the development, though, asserted that the property is too far from the UCF campus, noting that new student housing construction should only occur in the immediate vicinity of the university. Opponents of the project also expressed frustration about traffic and congestion on area roadways, stating that there are already too many apartments along E. Colonial Drive and that the addition of a 208-unit/680-bed student housing complex will only exacerbate the traffic problem. Concerns were also raised about the applicant's proposed wetland impacts, stormwater management, the potential increase in noise and light pollution, and the possibility that students will not be able to afford to rent in the community.

A County-sponsored virtual community meeting was held on August 4, 2020. The sole meeting attendee voiced his concern about traffic and congestion on E. Colonial Drive and other area roads. He expressed his preference for the development of a self-storage facility on the subject property, similar to that of neighboring CubeSmart Self-Storage to the west. At the request of District 5 Commissioner Emily Bonilla, a second virtual community meeting hosted by Orange County will be held on Monday, January 11, 2021, from 6:00 to 7:00 p.m.

## 2. Future Land Use Map Amendment Analysis

### Consistency

The requested FLUM amendment and associated rezoning petition appear to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

The subject property is located in an urbanized area characterized by a mix of commercial, office, and multi-family residential development, including other existing and planned student housing communities. As discussed above, the site lies in close proximity to UCF's main campus, Florida Technical College, Strayer University, and the Barry University School of Law, making it well situated for student housing development. In addition, the property is located in close proximity to the Challenger Parkway/State Road 408 interchange, providing for easy access to the UCF main campus to the north and to downtown Orlando and the UCF Downtown campus to the west.

As discussed above, the applicant is seeking the PD-HDR (Student Housing) FLUM designation to allow for the development of a 208-unit/680-bed student housing project on an underutilized infill site within the County's Urban Service Area (USA) boundary. 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, the request is 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.

Staff further finds the two applications consistent with **Future Land Use Element Objective OBJ FLU2.2**, which states that Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive planning and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently, and promoting a sense of community. Likewise, the proposal is 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. Staff notes that if approved, the residential project 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 development would use the existing transportation network, which serves bicyclists and pedestrians, as well as automobile drivers. Sidewalks and bicycle lanes extend along both sides of E. Colonial Drive and connect to the existing sidewalks and bicycle lanes along both sides of Alafaya Trail, approximately one mile west of the site, which links to the UCF main campus, as well as the Florida Technical College and Strayer University campuses.

As noted previously, the subject property is situated in close proximity to multiple educational institutions, with a sizeable resulting student population (primarily stemming from UCF, with an enrollment of over 69,000 undergraduate and graduate students during the 2019-2020 academic year). The proposed FLUM Amendment and associated residential development program are consistent with Orange County's commitment to ensuring that sufficient land is available to meet the identified housing needs of its present and future residents. The applicant's intent to develop a

student housing complex featuring up to 208 units/680 beds—contingent upon the approval of the CAI Permit application—is consistent with **Housing Element GOAL H1** and **Objective H1.1**, which state that the County will promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, and will support private sector housing production capacity sufficient to meet current and anticipated housing needs. Similarly, **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 staff's belief that the proposed student housing community 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**.

#### Staff-Initiated Text Amendment

**Future Land Use Element Policy FLU8.1.4** establishes the development programs for Planned Development (PD) and Lake Pickett (LP) FLUM designations adopted since January 1, 2007. The development program for this requested amendment is proposed for incorporation into Policy FLU8.1.4 via a corresponding staff-initiated text amendment, Amendment 2020-1-S-FLUE-2. As discussed previously, the consideration of the applicant's requested development program of 208 student housing units/680 student housing beds is dependent upon the approval of the concurrent CAI Permit application, CAI-20-02-020, immediately prior to the BCC adoption hearings for this proposed FLUM Amendment and associated staff-initiated text amendment. If the CAI Permit is granted, the maximum development program for Amendment 2020-1-S-5-2 will be as follows:

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2020-1-S-5-2</u> <u>East Colonial</u> <u>Student Housing</u>	<u>Planned Development-High</u> <u>Density Residential (PD-HDR)</u> <u>(Student Housing)</u>	<u>Up to 208 student housing</u> <u>units/680 student housing beds</u>	<u>2021-</u>

#### Compatibility

The proposed FLUM Amendment and rezoning appear to be **compatible** with the development pattern 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 trend of the area. As discussed earlier, the subject property is located in an urbanized area characterized by a mix of commercial, office, and multi-family residential development, including other student housing complexes. In addition to the site's close proximity to UCF's main campus and other educational institutions, it is situated in the vicinity of regional transportation corridors and is served by multiple modes of alternative transportation, adding to its suitability for student housing development. In addition, the property's location on E. Colonial Drive and its proximity to Alafaya Trail would provide convenient access to a multitude of shopping, dining, and personal service options to meet the daily needs of the community's residents.

Staff recognizes that a single-family residential subdivision, Pine Creek, borders the subject property

to the north. However, as shown on the aerial photograph, a wooded tract owned by the Pine Creek Homeowners Association separates the single-family homes from the proposed student housing site. This tract, combined with the 2.48 acres of forested wetlands proposed to remain undisturbed (based on the applicant's Conservation Area Impact Permit application), would provide a natural buffer between the subdivision and the student housing complex.

It is staff's belief that the proposed student housing project would contribute to the County's larger goals of promoting infill and compact urban form within the Urban Service Area, providing for a range of living options, efficiently using existing infrastructure, and reducing trip lengths. Staff, therefore, recommends adoption of this requested amendment and approval of the rezoning application.

***Division Comments: Environmental, Public Facilities and Services***

***Environmental Protection Division:***

**Planning Division Note:** Subsequent to the receipt of the comments below, Conservation Area Determination CAD-19-12-203 was completed. On April 10, 2020, the Environmental Protection Division (EPD) issued CAD-19-12-203, with an expiration date of April 10, 2025. The CAD established that the 8.177-acre subject parcel is comprised of 4.023 upland acres and 4.154 acres of Class I wetlands. A Conservation Area Impact (CAI) Permit application, CAI-20-02-020, entailing proposed impacts to 1.671 wetland acres, has undergone EPD review and is slated for consideration by the BCC immediately prior to the public hearings for the requested FLUM Amendment and associated PD rezoning.

**February 7, 2020, EPD Comments:**

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 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 six (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 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). The ecological assessment dated November 8, 2019, reported that no listed species were observed onsite.

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 50,442 square feet of commercial uses and 73 dwelling units under the subject property's current Commercial and LDR future land use designations will generate 36 p.m. peak hour trips. The proposed development of a student housing complex featuring up to 208 units/680 beds under the requested PD-HDR (Student Housing) future land use designation is projected to generate 180 new p.m. peak hour trips, resulting in a net increase of 144 p.m. peak hour trips. The project would, 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 E. Colonial Drive, a six-lane Urban Class I road. Based on the Concurrency Management System database dated November 25, 2019, this roadway currently operates at Levels of Service C and F (depending on the segment), and capacity is not available to be encumbered. Some other roadway segments within the project's impact area also 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 November 25, 2019, the following roadway segments are operating below the adopted level of service standard within the project's impact area:

1. Colonial Drive east from Woodbury Road to Lake Pickett Road;
2. Woodbury Road from Lake Underhill Road to Waterford Lakes Parkway and from Waterford Lakes Parkway to Colonial Drive.

Likewise, this information is dated and subject to change.

Background traffic was developed based on the annual growth rates (on a segment-by-segment basis), 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 indicates that the following roadway segments will exceed its adopted Maximum Service Volumes (MSV), in addition to the segments listed above: Colonial Drive from Lake Pickett Road to Avalon Park Boulevard.

Analysis of long-term (10-year) conditions indicates that the following roadway segments will exceed their adopted Maximum Service Volumes (MSVs), in addition to the segments listed above:

1. Challenger Parkway from Colonial Drive to Woodbury Road and from Woodbury Road to Ingenuity Drive;

2. Colonial Drive from Alafaya Trail to Woodbury Road.

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 property lies within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, a 30-inch water main and a 30-inch wastewater forcemain are located within the E. Colonial Drive right-of-way. Reclaimed water, however, is presently 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.

**Orange County Public Schools:** As this requested amendment entails the development of a student housing complex, a Capacity Enhancement Agreement (CEA) will not be required. Staff emphasizes, though, that per Policy FLU1.1.2.F(2), any conversion of student housing to unrestricted housing shall require a Comprehensive Plan amendment and/or the approval of a substantial change to the Planned Development-Land Use Plan (PD-LUP) by the Board of County Commissioners. If the Comprehensive Plan amendment and/or substantial change is approved, school impact fees in effect at the time shall be paid, and the project shall comply with any applicable school capacity regulations.

### 3. Rezoning Request Analysis

#### Impact Analysis

##### Overview

The applicant is seeking to rezone the subject property from C-1 (Retail Commercial District) and R-2 (Residential District) to PD (Planned Development District) to construct a 680-bed/208-unit student housing development. The applicant is also requesting approval of nine (9) waivers from Orange County Code related to distance separation from single-family-zoned property, density calculation, building height, impervious surface area, recreation requirements, building setbacks, and wall requirements.

This case is associated with two separate applications that will need to be heard concurrently by the BCC. The first is Comprehensive Plan Amendment 2020-1-S-5-2, a request to change the Future Land Use Map (FLUM) designation from Commercial (C) and Low-Medium Density Residential (LMDR) to Planned Development-High Density Residential (PD-HDR) (Student

Housing). The second is Conservation Area Impact Permit application CAI-20-02-020, which entails requested impacts to onsite Class I wetlands.

#### Land Use Compatibility

The proposed development program is compatible with existing development in the area and would not adversely impact any adjacent properties.

#### Site Analysis

	Yes	No	Information
Rural Settlement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Joint Planning Area (JPA)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overlay District Ordinance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Airport Noise Zone	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Code Enforcement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### Site Data

##### Applicable PD Development Standards

PD Perimeter Setback: 25 feet

Maximum Building Height: 60 feet / 5 stories (parking garage)  
50 feet / 5 stories (student housing buildings)

##### Minimum Building Setbacks

SR 50 Setback: 50 feet  
Rear Setback: 25 feet  
Side Setback: 25 feet (see Waiver 6)

#### Special Information

##### Environmental

The removal, alteration, or encroachment within a Class I conservation area shall only be allowed in cases where no other feasible or practical alternatives exist, impacts are unavoidable to allow a reasonable use of the land, or where there is an overriding public benefit, as determined before the Orange County Board of County Commissioners (BCC).

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

#### Transportation / Concurrency

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

There is a failing segment within the project's impact area. Woodbury Road, from Lake Underhill Road to E. Colonial Drive, is failing. A proportionate share agreement will be required.

#### Water/Wastewater/Reclaimed Water

##### Existing service or provider

Water: Orange County Utilities

Wastewater: Orange County Utilities

Reclaimed: Orange County Utilities

#### Schools

Orange County Public Schools' (OCPS') review of this student housing use is not required. If this use converts to market-rate multi-family housing in the future, the development shall comply with OCPS capacity review requirements prior to scheduling for BCC consideration.

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

**OBJ FLU8.2 –** Compatibility 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.

**FLU1.1.2.F –** Student housing may be permitted only on property with a future land use designation of Medium Density Residential, Medium-High Density Residential, High Density Residential, or

Planned Development (in which medium or high density student housing is included as a single use or part of a mix of uses). A Planned Development zoning classification shall be required for all student housing projects.

- (1) Student housing density shall be calculated based on the number of bedrooms, with four (4) bedrooms equal to one (1) multi-family unit. An alternative density calculation may be permitted upon the approval of the Board of County Commissioners, provided the developer has committed to a mobility plan to be implemented with the development of the student housing project, has demonstrated a need for the additional units, and/or has proposed a redevelopment project located within the area extending one (1) mile east and one (1) mile west of the Alafaya Trail corridor, between McCulloch Road and State Road 408.
- (2) Any conversion of student housing to unrestricted housing shall require a Comprehensive Plan amendment and/or the approval of a substantial change to the Planned Development-Land Use Plan (PD-LUP) by the Board of County Commissioners at a public hearing. If the Comprehensive Plan amendment and/or substantial change is approved, school impact fees in effect at the time shall be paid, and the project shall comply with any school capacity regulations in effect at that time.

**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.

**GOAL H1** – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range of types and price levels, to meet current and anticipated housing needs so that all our residents have the opportunity to purchase or rent standard housing.

**OBJ H1.1** – The County will continue to support private sector housing production capacity sufficient to meet the housing needs of existing and future residents.



## Site Visit Photos

Subject Site



Subject Site



South of Subject Site



South of Subject Site





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

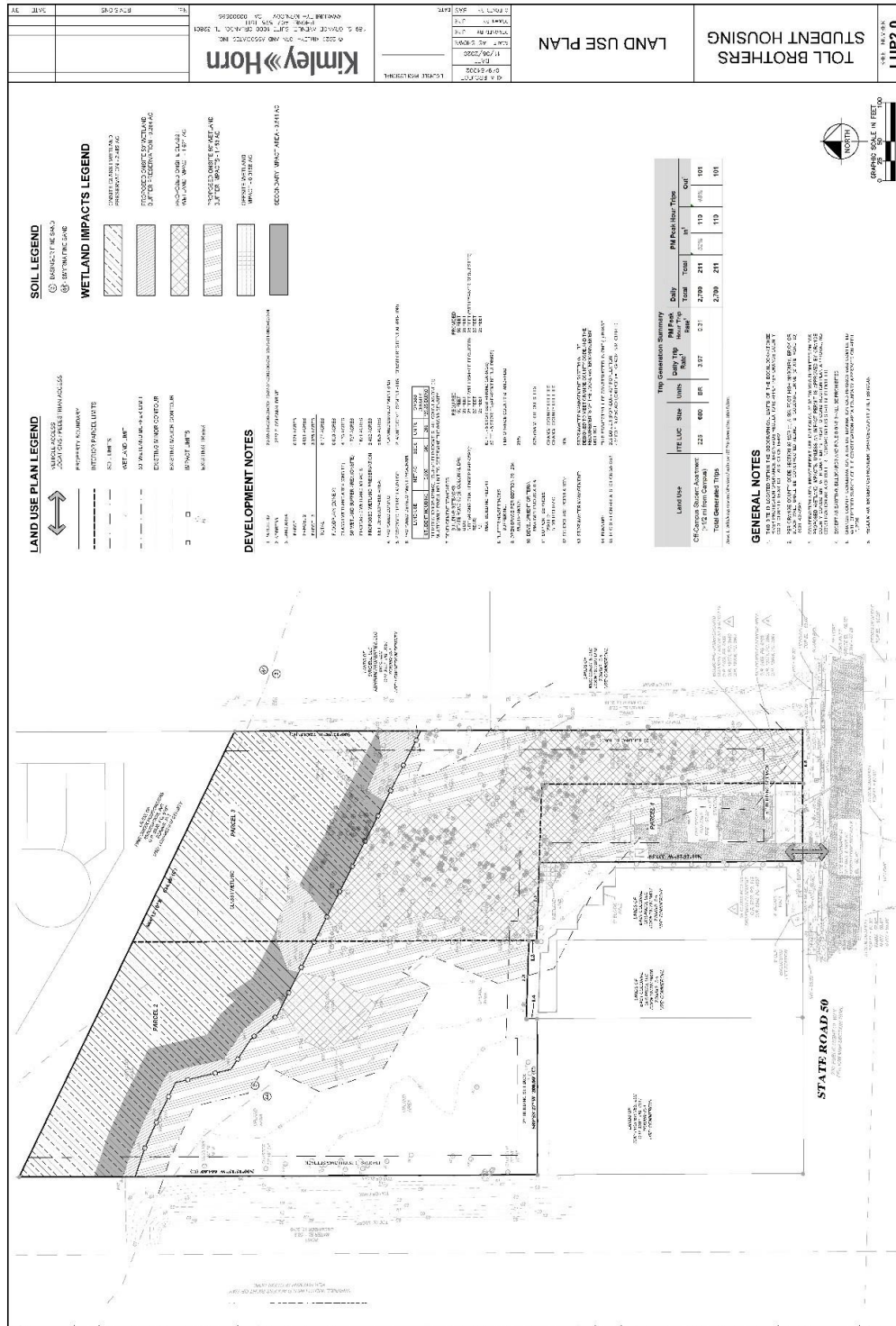




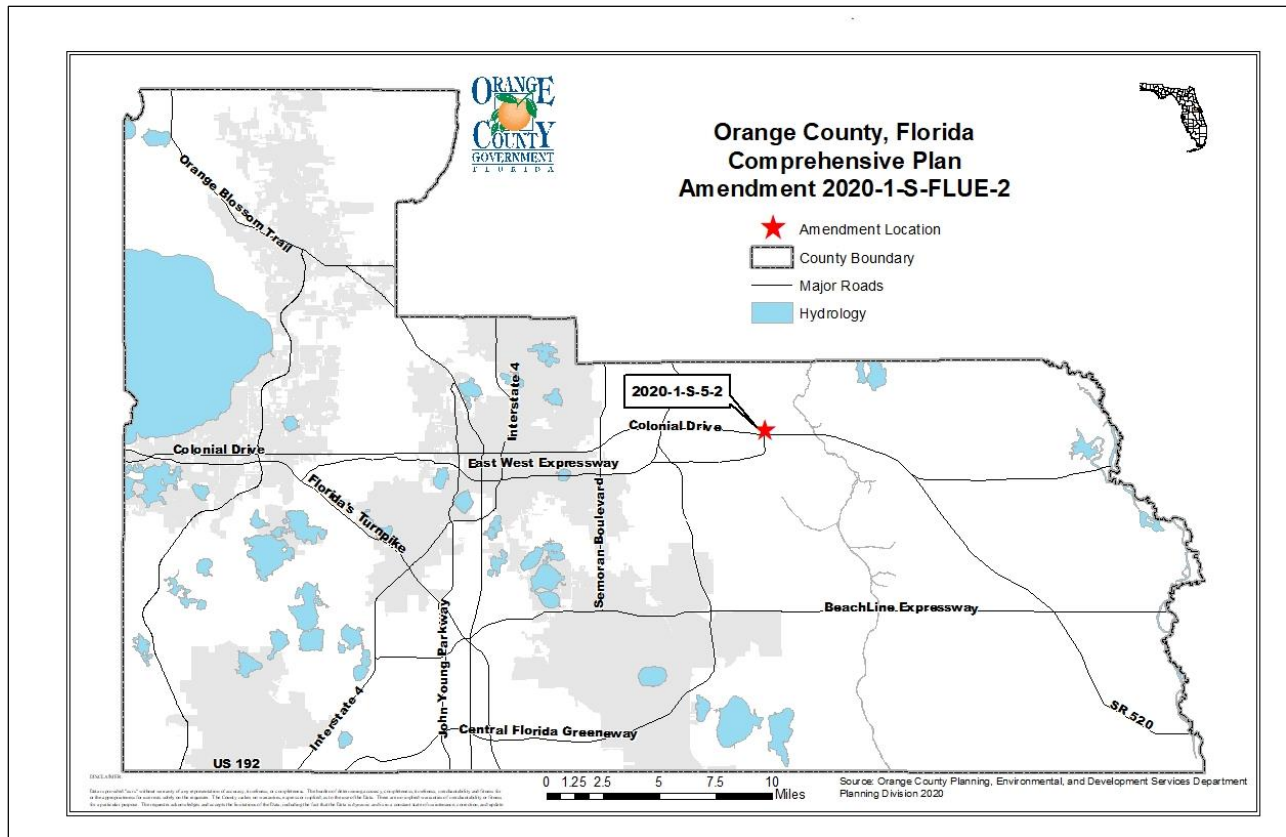
[illegible]

# East Colonial Student Housing PD Land Use Plan

## Land Use Plan







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-2	
✓	Staff Report	Recommend Adoption	Division: Planning	
✓	LPA Adoption June 18, 2020	Recommend Adoption (7-0)	Request: Amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	
	BCC Adoption	January 12, 2021	Revision: FLU8.1.4	

## Staff Recommendation

This request involves one privately-initiated Future Land Use Map Amendment (Amendment 2020-1-S-5-2). Staff recommends that the Board of County Commissioners (BCC) make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **ADOPT** Amendment 2020-1-S-FLUE-2 to include the development program for Amendment 2020-1-S-5-2 in Future Land Use Element Policy FLU8.1.4.

## A. Background

The Orange County Comprehensive Plan (CP) allows for a Future Land Use designation of Planned Development. While other Future Land Use designations define the maximum dwelling units per acre for residential land uses or the maximum floor area ratio (FAR) for non-residential land uses, this is not the case for the Planned Development (PD) designation. Policy FLU8.1.3 establishes the basis for PD designations such that “specific land use designations...may be approved on a site-specific basis”. Furthermore, “such specific land use designation shall be established by a comprehensive plan amendment that identifies the specific land use type and density/intensity”. Each comprehensive plan amendment involving a PD Future Land Use designation involves two amendments: the first to the Future Land Use Map and the second to Policy FLU8.1.4. The latter serves to record the amendment and the associated density/intensity established on a site-specific basis. Any change to the uses and/or density and intensity of approved uses for a PD Future Land Use designation requires an amendment of FLU8.1.4.

Staff recommends the Board of County Commissioners (BCC) make a finding of **CONSISTENCY** with the Comprehensive Plan and **ADOPT** Amendment 2020-1-S-5-2 (East Colonial Student Housing); therefore, the development program for this amendment would be added to Policy FLU8.1.4. For specific references of consistency with the Comprehensive Plan, please refer to the staff report for this amendment.

## 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.

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-5-2</u> <u>East Colonial</u> <u>Student Housing</u>	<u>Planned Development-</u> <u>High Density Residential</u> <u>(PD-HDR) (Student Housing)</u>	<u>Up to 208 student housing</u> <u>units/680 student housing</u> <u>beds</u>	<u>2021-</u>

\*\*\*

ORDINANCE NO. 2021-\_\_\_\_\_

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 EFFECTIVE DATES.

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

***Section 1. Legislative Findings, Purpose, and Intent.***

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

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

c. On January 12, 2021, 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.

***Section 3. Amendments to Future Land Use Map.*** The Comprehensive Plan is  
hereby amended by amending the Future Land Use Map designations as described at **Appendix**

“A,” attached hereto and incorporated herein.

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

\* \* \*

**[Amendment 2020-1-S-FLUE-2:]**

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.

\* \* \*

<b>Amendment Number</b>	<b>Adopted FLUM Designation</b>	<b>Maximum Density/Intensity</b>	<b>Ordinance Number</b>
* * *	* * *	* * *	* * *
<u>2020-1-S-5-2</u> <u>East Colonial</u> <u>Student</u> <u>Housing</u>	<u>Planned Development-High</u> <u>Density Residential (PD-HDR)</u> <u>(Student Housing)</u>	<u>Up to 208 student housing</u> <u>units/680 student housing</u> <u>beds</u>	<u>2021-</u> <u>[insert</u> <u>ordinance</u> <u>number]</u>
* * *	* * *	* * *	* * *

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

\* \* \*

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

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

(b) Pursuant to Section 163.3187(5)(c), Florida Statutes, the small scale development amendments adopted in this ordinance may not become effective until 31 days after adoption. However, if an amendment is challenged within 30 days after adoption, the amendment that is



51 challenged may not become effective until the Department of Economic Opportunity or the  
52 Administration Commission issues a final order determining that the adopted amendment is in  
53 compliance.

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

59  
60  
61 ADOPTED THIS 12th DAY OF JANUARY, 2021.

62  
63 **ORANGE COUNTY, FLORIDA**  
64 By: Board of County Commissioners  
65  
66  
67

68 By: \_\_\_\_\_  
69 Jerry L. Demings  
70 Orange County Mayor  
71

72 ATTEST: Phil Diamond, CPA, County Comptroller  
73 As Clerk to the Board of County Commissioners  
74  
75  
76

77 By: \_\_\_\_\_  
78 Deputy Clerk

## APPENDIX “A”

### FUTURE LAND USE MAP AMENDMENT

<b><i>Appendix A*</i></b>		
<b><i>Privately Initiated Future Land Use Map Amendment</i></b>		
<b>Amendment Number</b>	<b>Future Land Use Map Designation FROM:</b>	<b>Future Land Use Map Designation TO:</b>
<b>2020-1-S-5-2</b>	<b>Commercial (C) and Low-Medium Density Residential (LMDR)</b>	<b>Planned Development-High Density Residential (PD-HDR) (Student Housing)</b>
<b>*The Future Land Use Map (FLUM) shall not depict the above designation until such time as it becomes effective.</b>		



# 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](mailto:Jennifer.DuBois@ocfl.net)

Nathaniel Wicke, Planner  
407-836-5332  
[Nathaniel.Wicke@ocfl.net](mailto:Nathaniel.Wicke@ocfl.net)

**Monday, January 11, 2021– 6:00 to 7:00 PM**

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

**Amendment 2020-1-S-5-2 and Rezoning Case LUP-20-02-069**  
**East Colonial Student Housing**

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 in order to receive priority status for public comment during the virtual community meeting.**

### REQUEST

**Future Land Use Map (FLUM) Amendment:** 2020-1-S-5-2

**From:** Commercial (C) and Low-Medium Density Residential (LMDR)  
**To:** Planned Development-High Density Residential (PD-HDR) (Student Housing)

**Rezoning:** LUP-20-02-069

**From:** C-1 (Retail Commercial District) and R-2 (Residential District)  
**To:** PD (Planned Development District) (East Colonial Student Housing PD/LUP)

**Project Name:** East Colonial Student Housing

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

**Applicant:** Dustin Aukland, Toll Brothers Apartment Living

**Parcel ID:** 23-22-31-0000-00-004/010/074

**Acreage:** 8.18 gross/4.023 net acres

**Location:** Generally located north of E. Colonial Drive, west of Bonneville Drive, and east of Challenger Parkway.

### SUBJECT PROPERTY LOCATION



### SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map designation of the subject property from **Commercial (C)** and **Low-Medium Density Residential (LMDR)** to **Planned Development-High Density Residential (PD-HDR) (Student Housing)** and to rezone the site from **C-1 (Retail Commercial District)** and **R-2 (Residential District)** to **PD (Planned Development District)** to allow for the development of a student housing complex featuring up to 208 units/680 beds. Also requested are nine (9) waivers from Orange County Code.

### PUBLIC HEARING NOTICE

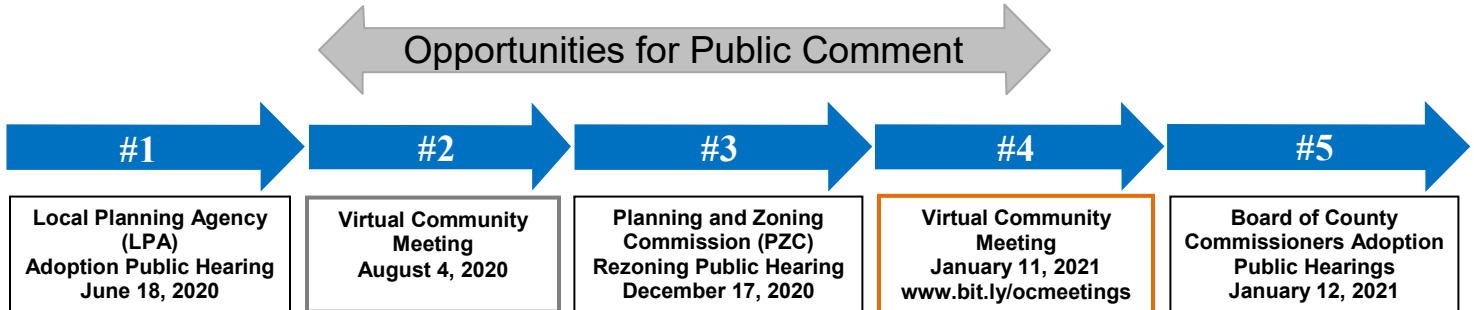
Public hearings for this request have been held before the Orange County Local Planning Agency (LPA) / Planning & Zoning Commission (PZC). The two applications are scheduled for public hearings before the Board of County Commissioners (BCC) on January 12, 2021. Each public hearing will be advertised in the *Orlando Sentinel*. Please note that the hearing dates are tentative and are subject to change.

## FREQUENTLY ASKED QUESTIONS

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

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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](mailto: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.

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# 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](mailto:Jennifer.DuBois@ocfl.net)

Nathaniel Wicke, Planner  
407-836-5332  
[Nathaniel.Wicke@ocfl.net](mailto:Nathaniel.Wicke@ocfl.net)

**Tuesday, August 4, 2020 – 6:00 to 7:00 PM**

To pre-register and join this LIVE event, please visit

[www.bit.ly/ocmeetings](http://www.bit.ly/ocmeetings)

and select the item:

**Amendment 2020-1-S-5-2 and Rezoning Case LUP-20-02-069**

**E. Colonial Student Housing**

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 in order to receive priority status for public comment during the virtual community meetings.**

### REQUEST

**Future Land Use Map (FLUM) Amendment:** 2020-1-S-5-2

*From:* Commercial (C) and Low-Medium Density Residential (LMDR)  
*To:* Planned Development-High Density Residential (PD-HDR) (Student Housing)

**Rezoning:** LUP-20-02-069

*From:* C-1 (Retail Commercial District) and R-2 (Residential District)  
*To:* PD (Planned Development District) (E. Colonial Student Housing PD/LUP)

**Project Name:** E. Colonial Student Housing

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

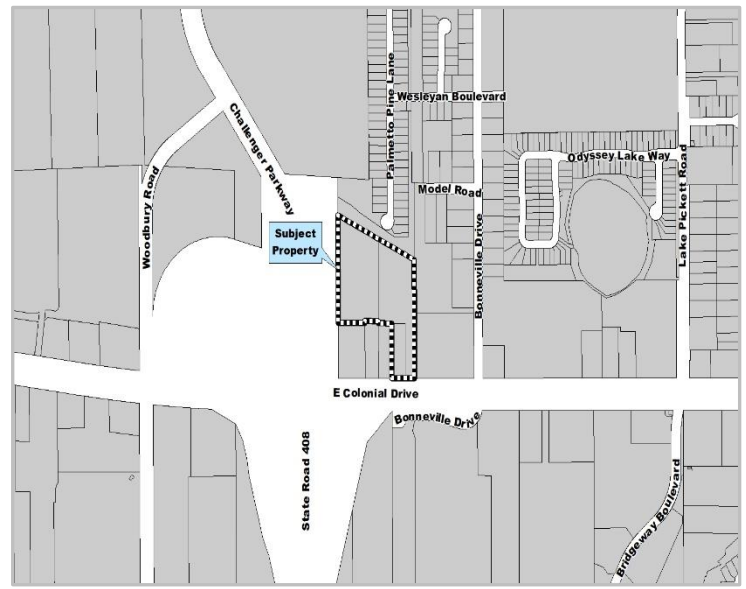
**Applicant:** Dustin Aukland, Toll Brothers Apartment Living

**Parcel ID:** 23-22-31-0000-00-004/010/074

**Acreage:** 8.177 gross/4.023 net acres

**Location:** Generally located north of E. Colonial Drive, west of Bonneville Drive, and east of Challenger Parkway.

### SUBJECT PROPERTY LOCATION



### SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map designation of the subject property from **Commercial (C) and Low-Medium Density Residential (LMDR)** to **Planned Development-High Density Residential (PD-HDR) (Student Housing)** and to rezone the site from **C-1 (Retail Commercial District) and R-2 (Residential District)** to **PD (Planned Development District)** to allow for the development of a student housing complex featuring up to 208 units/680 beds.

### 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.

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

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# 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](mailto:Jennifer.DuBois@ocfl.net)

Nathaniel Wicke, Planner  
407-836-5332  
[Nathaniel.Wicke@ocfl.net](mailto:Nathaniel.Wicke@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](http://www.bit.ly/ocpublic) and select the folder labeled **"E Colonial Student Housing"**.

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-5-2

**From:** Commercial (C) and Low-Medium Density Residential (LMDR)  
**To:** Planned Development-High Density Residential (PD-HDR) (Student Housing)

**Rezoning:** LUP-20-02-069

**From:** C-1 (Retail Commercial District) and R-2 (Residential District)  
**To:** PD (Planned Development District) (E Colonial Student Housing PD/LUP)

**Project Name:** E Colonial Student Housing

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

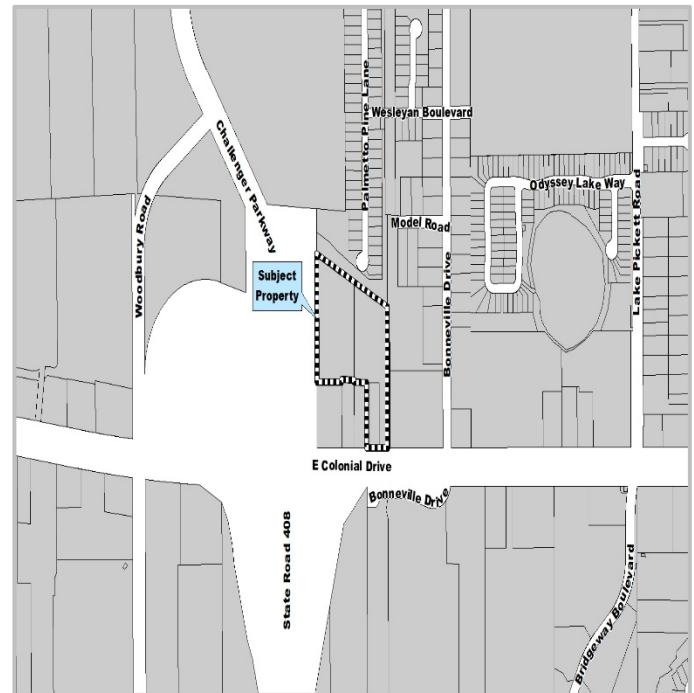
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**Parcel ID:** 23-22-31-0000-00-004/010/074

**Acreage:** 8.177 gross/4.023 net acres

**Location:** Generally located north of E. Colonial Drive, west of Bonnevill Drive, and east of Challenger Parkway.

### SUBJECT PROPERTY LOCATION



### SUMMARY OF REQUEST

The proposal is to change the Future Land Use Map designation of the subject property from **Commercial (C)** and **Low-Medium Density Residential (LMDR)** to **Planned Development-High Density Residential (PD-HDR) (Student Housing)** and to rezone the site from **C-1 (Retail Commercial District)** and **R-2 (Residential District)** to **PD (Planned Development District)** to allow for the development of a student housing complex featuring up to 208 units/680 beds.

### PUBLIC HEARING NOTICE

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## 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](http://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?

#### ← OPPORTUNITIES FOR PUBLIC COMMENT →

**Public Review and Comment Period**  
Case materials will be available until  
Wednesday, June 17, 2020

[www.bit.ly/ocpublic](http://www.bit.ly/ocpublic)  
(folder: E Colonial Student Housing)

**Local Planning Agency (LPA) /  
Planning & Zoning Commission (PZC)**  
Public Hearing  
Thursday, June 18, 2020  
10:00 a.m.

**Board of County Commissioners**  
Public Hearing  
Tuesday, July 28, 2020  
2:00 p.m.

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](http://www.ocpaf.org) or the OCFL Atlas at [www.OCFL.net/Atlas](http://www.OCFL.net/Atlas).

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## 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  
Comments to the Local Planning Agency for the  
2020-1 Small Scale Comprehensive Plan Amendments

**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  
Comments to the Local Planning Agency for the  
2020-1 Small Scale Comprehensive Plan Amendments

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.

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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

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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



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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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**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

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**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.



## **AMENDMENT 2020-1-S-5-2 (East Colonial Student Housing)**

### **PROJECT SPECIFICS**

Parcel ID:	23-22-31-0000-00-004; 074; 010
Location:	12727 E. Colonial Drive; generally located north of E. Colonial Drive, west of Bonneville Drive, and east of Challenger Parkway
Acreage:	8.17 (gross)
Request FLUM:	From: Commercial (C) and Low-Medium Density Residential (LMDR) To: Planned Development-High Density Residential (PD-HDR) (Student Housing)
Request Zoning:	From: C-1 (Retail Commercial District) and R-2 (Residential District) To: PD (Planned Development District)
Existing Development:	child day care center, billboard, and undeveloped land
Development Permitted Under Current FLUM:	Up to 50,442 square feet of commercial development and 73 dwelling units
Proposed Density/Intensity:	Student housing complex featuring up to 680 bedrooms in 210 apartment units

### **Trip Generation (ITE 10<sup>th</sup> Edition)**

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing FLUM Allowance: 82 MF DU (per consultant's study)	36	100%	36
Existing Use: child day care center, billboard, and undeveloped land			
Proposed Use: 409 MF DU (per consultant's study)	180	100%	180
Net New Trips (Proposed Development less Allowable Development): 180-36=144			

### **Future Roadway Network**

Road Agreements: None

Planned and Programmed Roadway Improvements: None

Right of Way Requirements: None

### **Summary**

The applicant is requesting to change 8.17 acres from Commercial and LMDR to PD-HDR (Student Housing) and requests approval to develop a Student housing complex featuring up to 680 bedrooms in 210 apartment 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 36 pm peak hour trips.
- The proposed use will generate 180 pm peak hour trips resulting in a net increase of 144 pm peak hour trips.
- The subject property is located adjacent to E Colonial Dr, a 6-lane Urban Class I road. Based on the Concurrency Management System (CMS) database dated 11-25-2019, this roadway currently operates at Levels of Service C and F (depending on the segment) and capacity is not available to be encumbered. Some 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 11-25-2019, the following roadway segments are operating below the adopted level of service standard within the project impact area:
  1. Colonial Dr. E from Woodbury Rd to Lake Pickett Rd.
  2. Woodbury Rd. from Lake Underhill Rd. to Waterford Lakes Pkwy. and from Waterford Lakes Pkwy. to Colonial Dr.

This information is dated and subject to change.

- Background traffic was developed based on the annual growth rates (on a segment by segment basis) 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 the following roadway segments will exceed their adopted Maximum Service Volumes (MSV), in addition to the segments listed above:
  1. Colonial Dr. from Lake Pickett to Avalon Park Blvd.
- Analysis of long term (10 year) conditions indicate that the following roadway segments will exceed their adopted Maximum Service Volumes (MSV), in addition to the segments listed above:
  1. Challenger Pkwy from Colonial Dr. to Woodbury Rd. and from Woodbury Rd. to Ingenuity Dr.
  2. Colonial Dr. from Alafaya Tr. to Woodbury Rd.

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.



## 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 curenly available, 8-inch gravity main near the intersection of Citrus Oaks and Azalea Ridge WW: 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 WW: 12-inch force main within S Apopka Vineland Rd right-of-way 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 WW: 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 WW: 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 WW: 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



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-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 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	Cmmmercial (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 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 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 30-inch forcemain within N Hiawassee 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 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;



## Environmental Protection Division

# CONSERVATION AREA DETERMINATION

**Determination No.:** CAD-19-12-203

**Date Issued:** April 10, 2020

**Date Expires:** April 10, 2025

### Activity Location:

East Colonial Drive, Orlando, FL 32826

Parcel ID Nos.: 23-22-31-0000-00-074; 23-22-31-0000-00-010; and 23-22-31-0000-00-004

Property Descriptions: COMM NW COR OF NE1/4 OF NW1/4 RUN E 100.15 FT S 231.89 FT S 64 DEG E 301.74 FT TO POB S 524.13 FT M/L E 200.14 FT S 335.20 FT E 68.86 FT N 729.56 FT N 64 DEG W 269.19 FT TO POB SEC 23-22-31; AND THE S 1 ACRE OF E 100 FT OF W 600 FT OF NE1/4 OF NW1/4 (LESS HWY) OF SEC 23-22-31; AND 10199/9324 ERROR IN LEGAL DESCRIPTION--COMM NW COR OF NE1/4 OF NW1/4 OF SEC 23-22-31 TH E 100.15 FT S 231.89 FT FOR POB TH RUN S 996.34 FT S 88 DEG E 200 FT N 354.12 FT S 88 DEG E 100.07 FT N TO SLY LINE OF PINE CREEK PB 42/138 TH NWLY ALONG SAID SLY LINE TO POB (LESS E 200 FT OF W 300 FT OF S 340 FT OF W1/2 OF NE1/4 OF NW1/4 OF SEC 23-22-31) & (LESS PT LYING IN ABOVE DESC COMM NW COR OF NE1/4 OF NW1/4 OF SEC 23-22-31 TH S86-48-53E 100.15 FT TH S 896.49 FT TO POB TH CONT S00-06-42E 340 TH S89-58-44E 200 FT TH N00-06-42W 340 FT TH N89-58-44W 200 FT TO POB)

Orange County Commission District: 5

### Permittee / Authorized Entity:

Cordner IV, LLC

East Colonial Investments, LLC and KMP Properties, LLC

C/o Daniel Gough

Bio-Tech Consulting, Inc.

E-mail: [danny@bio-techconsulting.com](mailto:danny@bio-techconsulting.com)

The Environmental Protection Division (EPD) has received your certified survey received on March 17, 2020, which accurately depicts the approved limits of the jurisdictional surface waters and/or wetlands (conservation areas) on the referenced property. This Determination is binding for a period of five years.

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

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

Wetland  
Identification

Number	Class	FLUCCS <sup>1</sup> / Remarks
W-1 <sup>2</sup>	I	Cypress/ Uninterrupted wetland greater than 40 acres.

<sup>1</sup>Florida Land Use, Cover and Forms Classification System (FLUCCS) Handbook, Florida Department of Transportation, January 1999 (Third Edition)

<sup>2</sup>W-1 extends offsite


Approved, subject to the following conditions:

1. The enclosed survey accurately depicts the limits of the jurisdictional surface waters/wetlands on the referenced property, as confirmed by EPD during the site inspection. This determination letter, along with the approved survey, constitutes final approval of the CAD.
2. The limits of wetlands and surface waters delineated on the approved survey are only binding for a period of five years from the date of CAD issuance provided physical conditions on the property do not change so as to alter the boundaries of surface waters or wetlands during that period. The limitations of this condition cannot be modified to allow for a longer duration without a complete reassessment of the limits of surface waters and wetlands occurring on the project. Changes in surface waters or wetland boundaries resulting from work authorized by a permit pursuant to Chapter 15, Article X, Section 15-376, will not be considered as altering the boundary for the purposes of this condition.
3. This CAD does not provide relief from other local, state, or federal policies, which regulate activity on the subject property. If this determination conflicts with those of any other Agency, Department, or Division, the applicant must rectify the conflict or comply with the most stringent conditions.
4. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area unless approved by the County.
5. The property owner/permittee is also responsible for addressing any adverse secondary impacts to surface waters, wetlands, or conservation areas that may occur as a result of the development of the site.
6. The County may revoke this CAD upon finding that the applicant has submitted inaccurate information to the County regarding the delineation of surface waters or wetlands on the project site.
7. This CAD supersedes any existing determinations made on this parcel.
8. This property is located in the Econlockhatchee River Protection Area. Upland buffers averaging 50 feet in width with a minimum of 25 feet in width shall be required for Class I and II conservation areas.



If you should have any questions concerning this review, please contact Karen Garrett-Kraus at 407-836-1496 or [Karen.Garrett-Kraus@ocfl.net](mailto:Karen.Garrett-Kraus@ocfl.net).

Project Manager:



---

Karen Garrett-Kraus, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:



For

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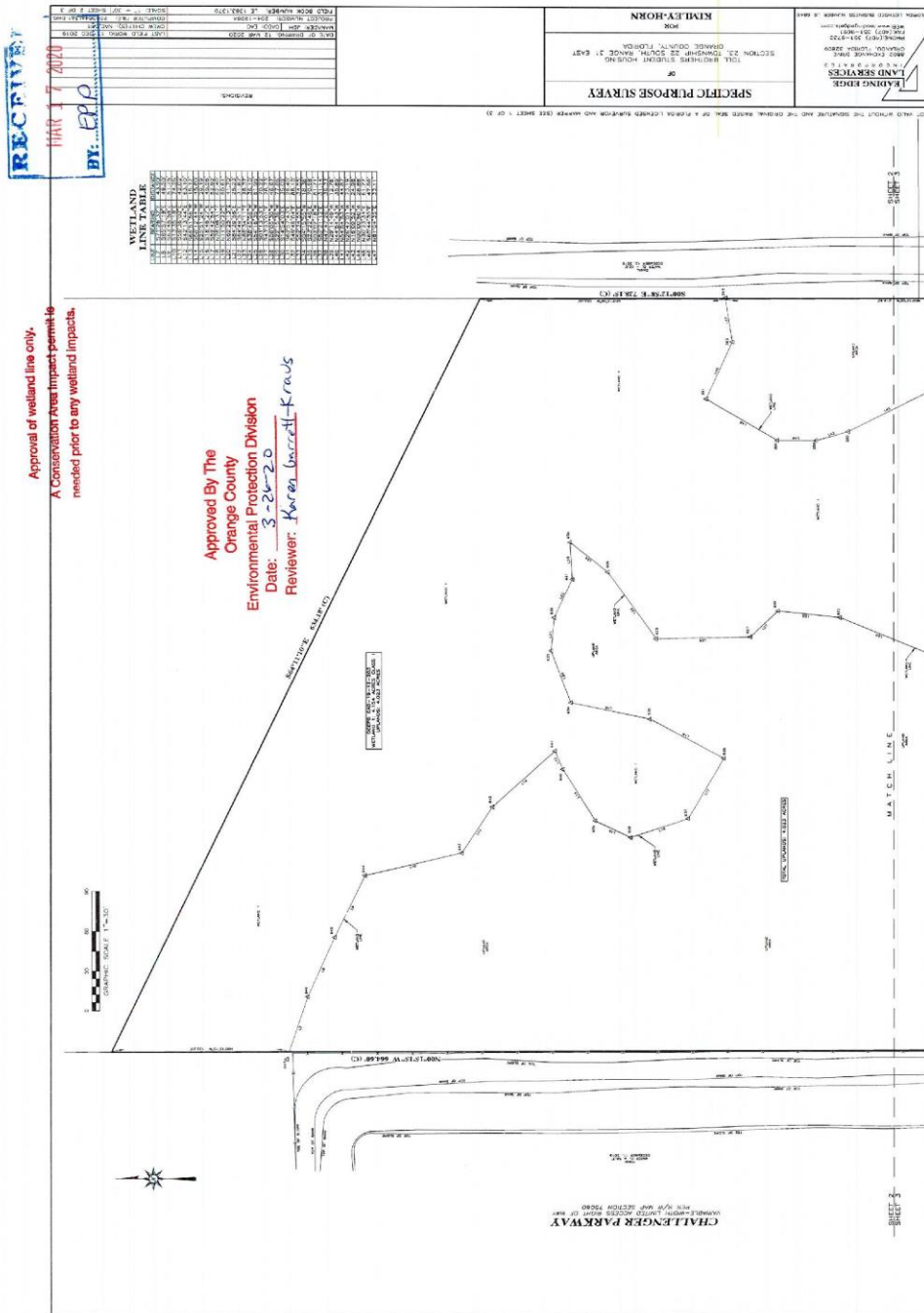
David D. Jones, P.E., CEP, Environmental Protection Officer

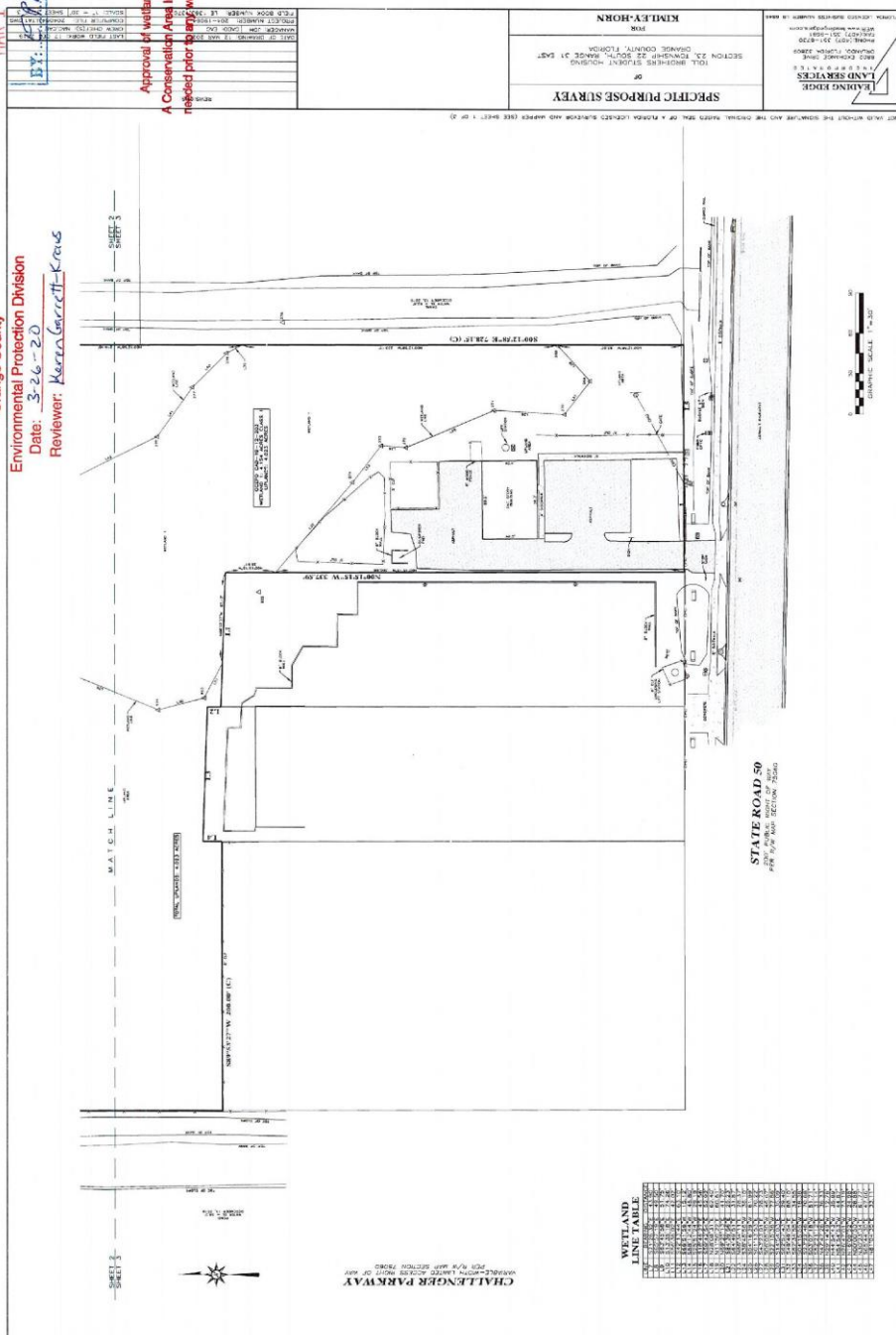
KGK/TM/TMH/DJ: gfdjr

Attachment: Approved Survey

C: Charles Elliott, Toll Brothers Campus Living, [CElliott@TollBrothers.com](mailto:CElliott@TollBrothers.com)  
Cordner IV, LLC, Greg Cordner, 840 Weber Street, Orlando, FL 32803  
East Colonial Investments, LLC, James, Kelly, 7317 Stream Valley Court, Saint Louis, MO 63129  
KMP Properties, LLC, Michael Pastrana, 12693 E Colonial Drive, Orlando, FL 32826  
Marc Von Canal, SJRWMD, [mvoncana@sjrwmd.com](mailto:mvoncana@sjrwmd.com)  
Conservation Planning Services, FWC, [conservationplanningservices@MyFWC.com](mailto:conservationplanningservices@MyFWC.com)  
Rocco Campanale, Orange County Property Appraiser's Office, [rcampanale@ocpafl.org](mailto:rcampanale@ocpafl.org)









# **E Colonial Student Housing**

Future Land Use Amendment Transportation Analysis

November 2019

**Kimley»Horn**



# ***FUTURE LAND USE AMENDMENT TRANSPORTATION ANALYSIS***

## **E Colonial Student Housing Orange County, FL**

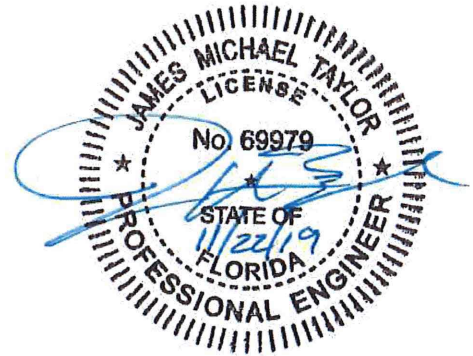
***Prepared for:***

***Toll Brothers***

***Prepared by:***

***Kimley-Horn and Associates, Inc.***

**November 2019**



**James M. Taylor, P.E.**

**PE #69979**



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**Appendices**

- Appendix A:** Orange County CMS Report
- Appendix B:** CFRPM Model Plots
- Appendix C:** Background Volume Worksheet

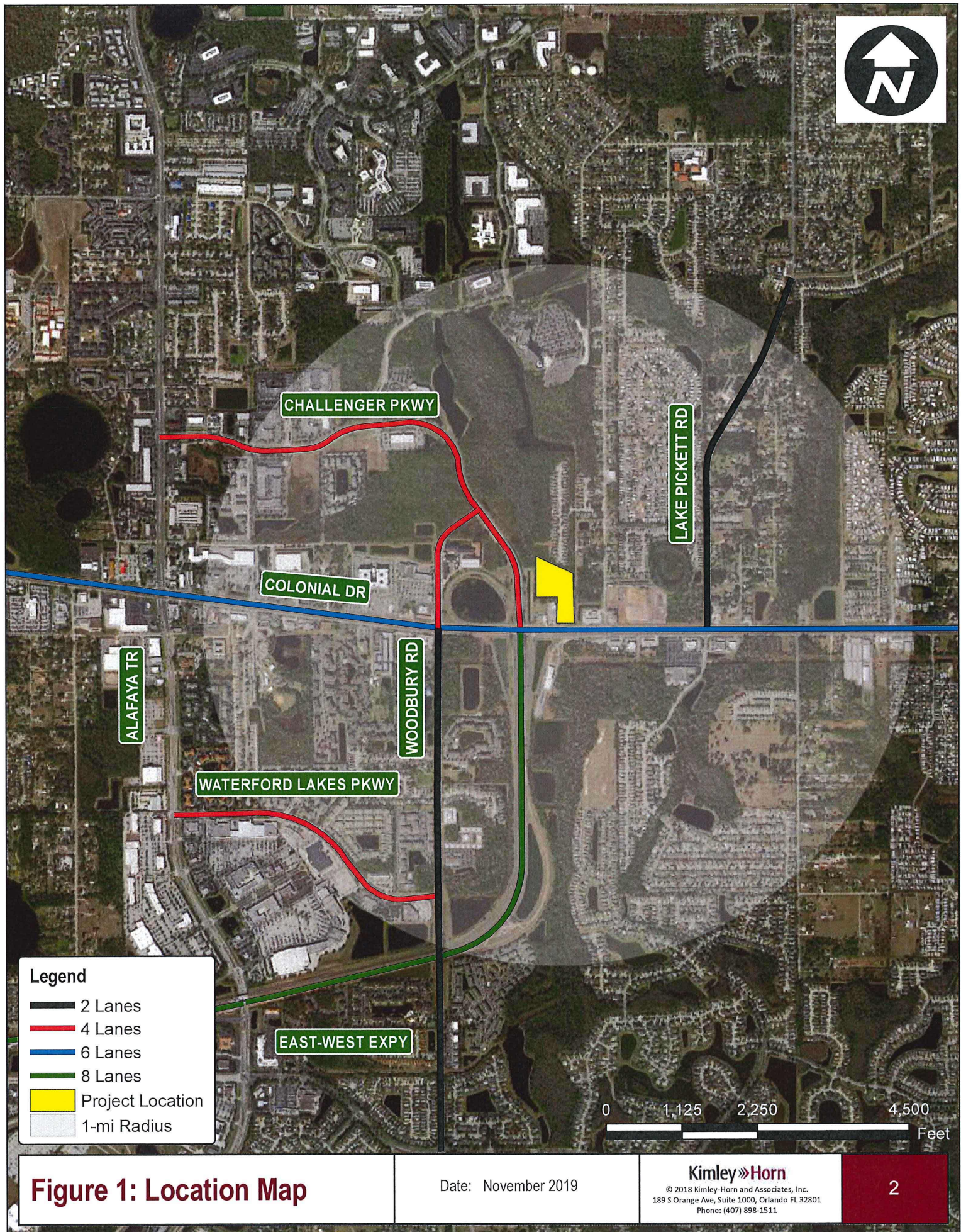
## 1.0 INTRODUCTION

Kimley-Horn and Associates, Inc. was retained by Toll Brothers to analyze and document transportation impacts associated with a proposed Orange County Comprehensive Policy Plan (CPP) Future Land Use (FLU) amendment for  $\pm 8.17$  acres property located on the northeast corner Colonial Drive (SR 50) and East-West Expressway. The subject property (Orange County Parcel ID #23-22-31-0000-00-010, 23-22-31-0000-00-074, and 23-22-31-0000-00-004) is located in Orange County, Florida as displayed on **Figure 1**.

The Applicant is requesting a FLU amendment for the subject property from the existing Low Density Residential ("LDR") designation to a High Density Residential ("HDR") designation for the  $\pm 8.17$  acres property. The proposed HDR designation allows for up to 50 DU/acre in residential development. This transportation analysis was conducted to assess the maximum feasible traffic impact associated with the proposed FLU amendment to the  $\pm 8.17$  acres of HDR designation for Short-Term (Year 2020) and Long-Term (Year 2030) horizons.

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







## 2.0 EXISTING CONDITIONS ANALYSIS

A Daily and PM peak hour capacity analysis was performed for roadway segments within the vicinity of the property for existing conditions. Average Annual Daily Traffic (AADT), PM peak hour directional (PHPD) counts, and adopted MSV were obtained from Orange County's Concurrency Management System (CMS) Database. The CMS report for roadway segments within the vicinity of the project was provided by Orange County staff on November 25, 2019 and is provided in **Appendix A**. The existing Daily and PM peak hour capacity analysis is shown in **Table 1**.

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

- Colonial Dr from Woodbury Rd and Lake Pickett Rd (Daily)
- Woodbury Rd from Lake Underhill Rd to Waterford Lakes Pkwy (Daily)
- Woodbury Rd from Waterford lakes Pkwy to Colonial Dr (Daily and PM)

Table 1: Existing Daily and PM Peak Hour Capacity Analysis

OC CMS ID	Roadway	From	To	Length	Maint. Agency	Capacity Group	Lanes	Adopted LOS	Comm Trips	Daily Existing			PM PHPD Existing		
										MSV	AADT	Deficiency?	MSV	PM PHPD	Deficiency?
54.4	Challenger Pkwy	Colonial Dr	Woodbury Rd	0.31	State	Urban Class I	4	E	29	39,800	26,826	No	2,000	1,352	No
54.45		Woodbury Rd	Ingenuity Dr	0.49	Private	Urban Class II	4	E	38	33,830	26,826	No	1,700	1,352	No
54.5		Ingenuity Dr	Alafaya Tr	0.64	Private	Urban Class II	4	E	33	33,830	8,440	No	1,700	425	No
135	Colonial Dr	Alafaya Tr	Woodbury Rd	0.78	State	Urban Class I	6	E	338	59,900	43,699	No	3,020	2,202	No
135.1		Woodbury Rd	Lake Pickett Rd	0.76	State	Urban Class I	6	E	275	59,900	62,333	Yes	3,020	2,805	No
136		Lake Pickett Rd	Avalon park Blvd	1.01	State	Urban Class I	6	E	251	59,900	51,630	No	3,020	2,602	No
108.64	East-West Expy	Alafaya Tr	Colonial Dr	1.64	State	Urban Freeway	8	E	2	176,600	38,500	No	8,220	2,143	No
233	Lake Picket Rd	Colonial Dr	Percival Rd	1.06	County	Urban Class I	2	E	40	17,700	15,001	No	880	743	No
449.6	Waterford Lakes Pkwy	Alafaya Tr	Woodbury Rd	0.84	County	Urban Class II	4	E	7	33,830	13,911	No	1,700	664	No
467.2	Woodbury Rd	Lake Underhill Rd	Waterford Lakes Pkwy	0.73	County	Urban Class I	2	E	39	17,700	17,746	Yes	880	846	No
467.3		Waterford Lakes Pkwy	Colonial Dr	0.77	County	Urban Class II	2	E	74	17,700	21,196	Yes	880	1,011	Yes
467.4		Colonial Dr	Challenger Pkwy	0.35	County	Urban Class II	4	E	40	33,830	14,885	No	1,700	750	No

## 3.0 PROJECT TRAFFIC

### 3.1 TRIP GENERATION

Per the Orange County Comprehensive Policy Plan Amendment Methodology, the trip generation impact of the proposed FLU zoning change was calculated using methodology provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. The impact of the rezone was determined by forecasting maximum project trips from the anticipated land use associated with the proposed 8.17 acres of HDR designation and subtracting the maximum trip potential of the existing 8.17 acres of LDR Land Use.

Under the existing FLU designation LDR, the subject property (±8.17 acres) allows up to 10 DU/acres in residential development. The proposed subject property could develop a maximum of 409 DUs under the 50 DU/acre density restriction. ITE LUC 221 - Multifamily Housing (Mid-Rise) was used to generate the maximum trip potential of the proposed FLU.

**Table 2** provides the maximum trip generation summary for the proposed FLU amendment of 8.17 acres of HDR. As shown in the table, the amendment for the subject property from the existing Low Density Residential ("LDR") designation to a High Density Residential ("HDR") designation will add 1,782 daily trips (891 inbound and 891 outbound) and 144 PM peak hour trips (88 inbound and 56 outbound). Per the Orange County Comprehensive Plan Amendment Methodology, the impact analysis is to be based on the change in transportation impact between the existing and the proposed future land use map category.

**Table 2: Trip Generation**

Existing FLU Zoning Allowance											
Daily	Land Use	Acres	ITE LUC	Size	Units	ITE Trip Rate <sup>1</sup>	Daily Trip Generation				
							Total	In <sup>1</sup>		Out <sup>1</sup>	
	Multifamily Housing (Mid-Rise) (10 DU/acre)	8.17	221	82	DU	5.43	444	50%	222	50%	222
Total Generated Trips							444	222		222	
PM Peak	Land Use	Acres	ITE LUC	Size	Units	ITE Trip Rate <sup>1</sup>	PM Peak Hour Trip Generation				
							Total	In <sup>1</sup>		Out <sup>1</sup>	
	Multifamily Housing (Mid-Rise) (10 DU/acre)	8.17	221	82	DU	0.44	36	61%	22	39%	14
Total Generated Trips							36	22		14	
Proposed FLU Zoning Allowance											
Daily	Land Use	Acres	ITE LUC	Size	Units	ITE Trip Rate <sup>1</sup>	Daily Trip Generation				
							Total	In <sup>1</sup>		Out <sup>1</sup>	
	Multifamily Housing (Mid-Rise) (50 DU/acre)	8.17	221	409	DU	5.45	2,226	50%	1,113	50%	1,113
Total Generated Trips							2,226	1,113		1,113	
PM Peak	Land Use	Acres	ITE LUC	Size	Units	ITE Trip Rate <sup>1</sup>	PM Peak Hour Trip Generation				
							Total	In <sup>1</sup>		Out <sup>1</sup>	
	Multifamily Housing (Mid-Rise) (50 DU/acre)	8.17	221	409	DU	0.44	180	61%	110	39%	70
Total Generated Trips							180	110		70	
Maximum Additional Trips											
Daily New External Trips (Proposed - Existing)							1,782	891		891	
PM Peak New External Trips (Proposed - Existing)							144	88		56	

Notes: <sup>1</sup> Vehicle trip rates and directional splits per data and procedures outlined in ITE Trip Generation Manual, 10th Edition

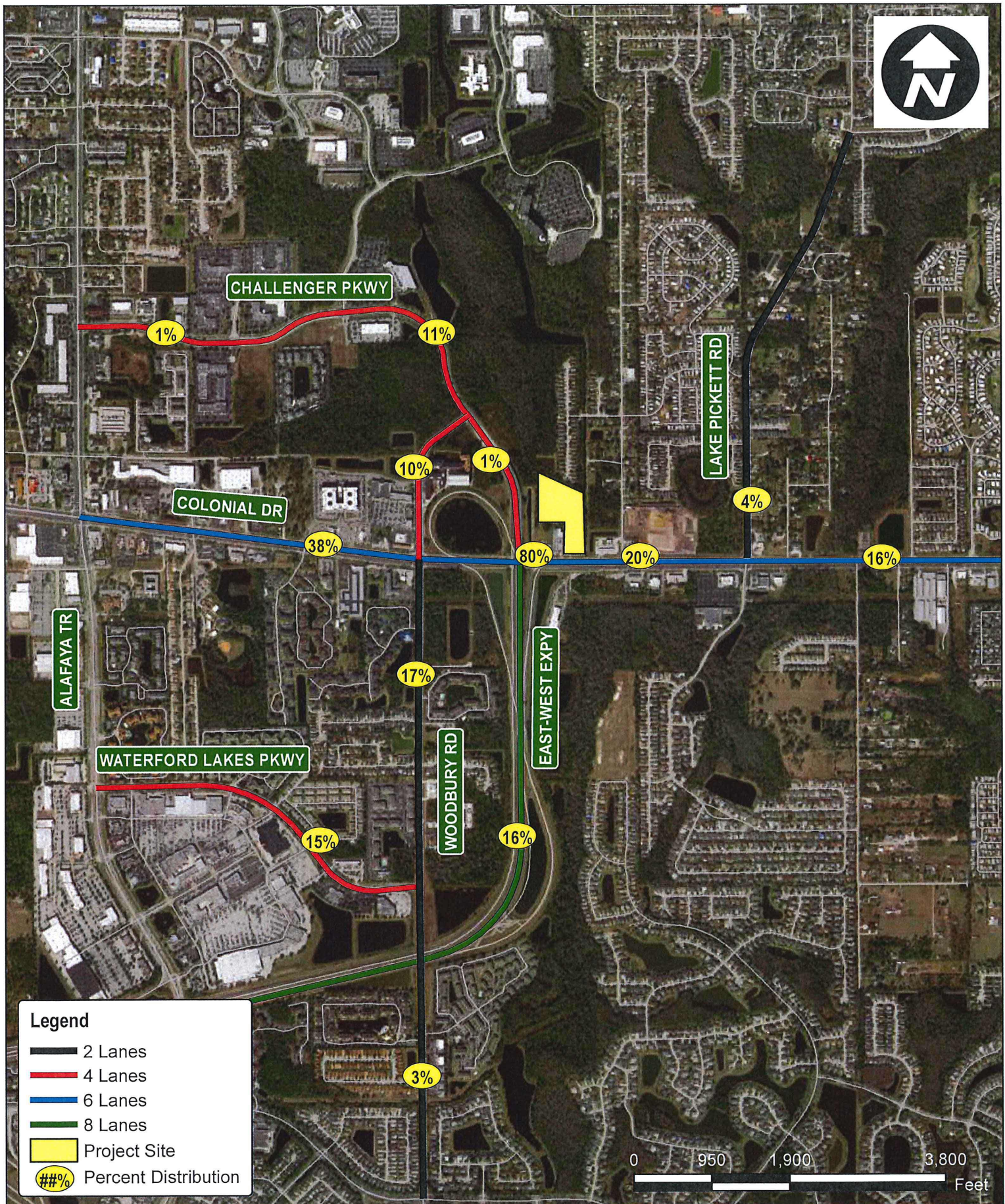


## 2.2 TRIP DISTRIBUTION AND ASSIGNMENT

Distribution of project trips onto study area roadways was determined using travel demand model forecasting based on the Florida Standard Urban Transportation Model Structure (FSUTMS). The latest adopted Central Florida Regional Planning Model (CFRPM v6.1) travel demand model was used to forecast the project trip distribution for the project at buildout conditions for both the Short-Term (2020) and Long-Term (2030) horizons.

Land use data for the project was loaded into a new traffic analysis zone (TAZ) which was situated within the cost feasible roadway networks in a manner to appropriately represent the project's land use and access points. The updated models were then run to distribute trips for all model trip purposes between allocated origins and destinations. The property's distribution percentages were extracted from the completed model runs, and the data was reviewed to ensure the results were reasonable. Plots of the model outputs showing project distribution are included in **Appendix B**. Project trips were assigned to study area roadway segments accordingly. **Figures 2 and 3** display the resulting project traffic distribution for the Short-Term (2020) and Long-Term (2030) horizons.



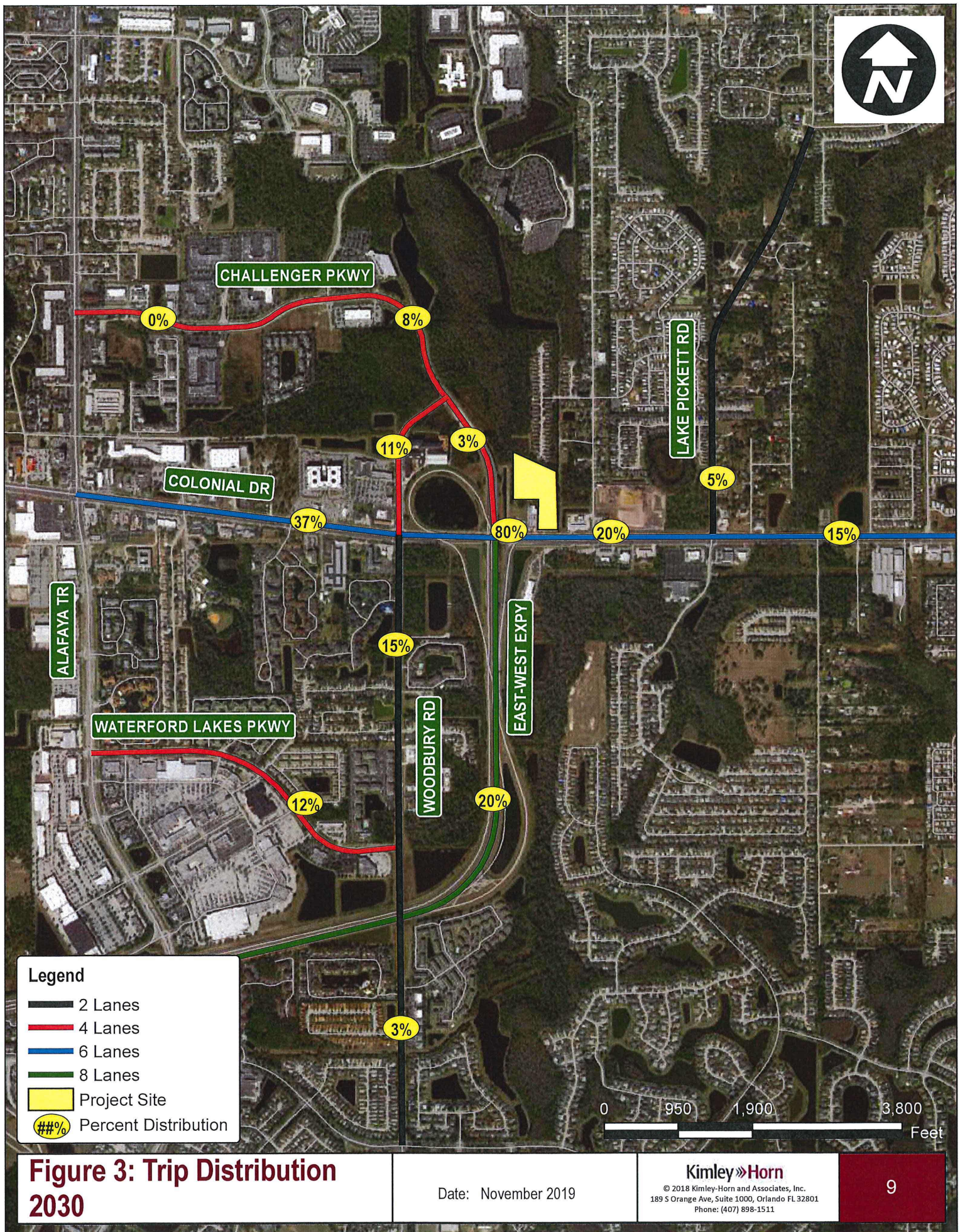


**Figure 2: Trip Distribution  
2020**

Date: November 2019

**Kimley»Horn**  
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 189 S Orange Ave, Suite 1000, Orlando FL 32801  
 Phone: (407) 898-1511







## 4.0 SHORT-TERM (2020) ANALYSIS

Background Daily traffic for the Short-Term (2020) horizon was developed for each segment by reviewing the output from three growth methods and extracting the maximum volume within a 5% annual growth rate cap. The three methods included application of straight-line forecasting from five years of historical traffic counts, extraction of background model volumes from the 2020 CFRPM run (model volumes were adjusted using a Model Output Conversion Factor in order to convert to AADT), and application of CMS data to existing counts as provided by Orange County. Committed trips as detailed in Orange County's CMS data were added to background growth forecasts. CMS data only includes committed trips for the PM peak hour. PM peak hour committed trips were multiplied by a "K" factor of 10% to estimate daily committed trips. Historical traffic counts were taken from Orange County's Traffic Counts Map. Plots of the model outputs showing model background volumes are included in **Appendix B**. A worksheet showing the development of background AADT is provided in **Appendix C**.

Buildout Daily and PM peak hour directional volumes for the Short-Term (2020) horizon were developed by adding the project trip assignment to the background traffic. The Short-Term (2020) Daily and PM peak hour capacity analysis is shown in **Tables 3 and 4**, respectively.

As shown in the following tables, all segments in the study area are operating with Short-Term (2020) horizon Daily and PM peak hour volumes within their adopted maximum service volumes (MSV), with the exception of the following segments:

- Colonial Dr from Woodbury Rd and Lake Pickett Rd (Daily and PM)
- Colonial Dr from Lake Pickett to Avalon Pak Blvd (PM)
- Woodbury Rd from Lake Underhill Rd to Waterford Lakes Pkwy (Daily and PM)
- Woodbury Rd from Waterford lakes Pkwy to Colonial Dr (Daily and PM)

Note that the deficiencies described above are based on existing and background traffic volumes and are not due to the addition of the proposed project's trips.

Table 3: Short-Term (2020) Daily Capacity Analysis

OC CMS ID	Roadway	From	To	Lanes	Daily Background (2020)						Daily Project Trips				Daily Buildout (2020)		
					MSV	Existing AADT	Growth Rate	Comm Trips (K=0.1)	2020 AADT	Deficiency?	IN = 2020 Trip Distrib	891 Project Peak Dir	OUT = NB/EB	891 SB/WB	MSV	2020 AADT	Deficiency?
54.4	Challenger Pkwy	Colonial Dr	Woodbury Rd	4	39,800	26,826	5.0%	290	28,457	No	1%	S	9	9	39,800	28,466	No
54.45		Woodbury Rd	Ingenuity Dr	4	33,830	26,826	5.0%	380	28,547	No	11%	E	98	98	33,830	28,645	No
54.5		Ingenuity Dr	Alafaya Tr	4	33,830	8,440	3.9%	330	9,100	No	1%	E	9	9	33,830	9,109	No
135	Colonial Dr	Alafaya Tr	Woodbury Rd	6	59,900	43,699	5.0%	3,380	49,264	No	38%	E	339	339	59,900	49,603	No
135.1		Woodbury Rd	Lake Pickett Rd	6	59,900	62,333	5.0%	2,750	68,200	Yes	80%	E	713	713	59,900	68,913	Yes
136		Lake Pickett Rd	Avalon Park Blvd	6	59,900	51,630	5.0%	2,510	56,722	No	16%	W	143	143	59,900	56,865	No
108.64	East-West Expy	Alafaya Tr	Colonial Dr	8	176,600	38,500	5.0%	20	40,445	No	16%	N	143	143	176,600	40,588	No
233	Lake Picket Rd	Colonial Dr	Percival Rd	2	17,700	15,001	2.7%	400	15,801	No	4%	S	36	36	17,700	15,837	No
449.6	Waterford Lakes Pkwy	Alafaya Tr	Woodbury Rd	4	33,830	13,911	5.0%	70	14,677	No	15%	E	134	134	33,830	14,811	No
467.2	Woodbury Rd	Lake Underhill Rd	Waterford Lakes Pkwy	2	17,700	17,746	5.0%	390	19,023	Yes	3%	N	27	27	17,700	19,050	Yes
467.3		Waterford Lakes Pkwy	Colonial Dr	2	17,700	21,196	5.0%	740	22,996	Yes	17%	N	151	151	17,700	23,147	Yes
467.4		Colonial Dr	Challenger Pkwy	4	33,830	14,885	2.7%	400	15,685	No	10%	N	89	89	33,830	15,774	No

Table 4: Short-Term (2020) PM Peak Hour Capacity Analysis

OC CMS ID	Roadway	From	To	Lanes	PM PHPD Background (2020)						PM PHPD Project Trips				PM PHPD Buildout (2020)		
					MSV	Existing PM PHPD	Growth Rate	Comm Trips	2020 PM PHPD	Deficiency?	IN = 2020 Trip Distrib	88 Project Peak Dir	OUT = NB/EB	56 SB/WB	MSV	2020 PM PHPD	Deficiency?
54.4	Challenger Pkwy	Colonial Dr	Woodbury Rd	4	2,000	1,352	5.0%	29	1,516	No	1%	S	1	1	2,000	1,517	No
54.45		Woodbury Rd	Ingenuity Dr	4	1,700	1,352	5.0%	38	1,525	No	11%	E	10	6	1,700	1,531	No
54.5		Ingenuity Dr	Alafaya Tr	4	1,700	425	3.9%	33	491	No	1%	E	1	1	1,700	492	No
135	Colonial Dr	Alafaya Tr	Woodbury Rd	6	3,020	2,202	5.0%	338	2,760	No	38%	E	33	21	3,020	2,781	No
135.1		Woodbury Rd	Lake Pickett Rd	6	3,020	2,805	5.0%	275	3,361	Yes	80%	E	70	45	3,020	3,406	Yes
136		Lake Pickett Rd	Avalon Park Blvd	6	3,020	2,602	5.0%	251	3,113	Yes	16%	W	14	9	3,020	3,122	Yes
108.64	East-West Expy	Alafaya Tr	Colonial Dr	8	8,220	2,143	5.0%	2	2,359	No	16%	N	14	9	8,220	2,368	No
233	Lake Picket Rd	Colonial Dr	Percival Rd	2	880	743	2.7%	40	823	No	4%	S	4	2	880	825	No
449.6	Waterford Lakes Pkwy	Alafaya Tr	Woodbury Rd	4	1,700	664	5.0%	7	737	No	15%	E	13	8	1,700	745	No
467.2	Woodbury Rd	Lake Underhill Rd	Waterford Lakes Pkwy	2	880	846	5.0%	39	970	Yes	3%	N	3	2	880	972	Yes
467.3		Waterford Lakes Pkwy	Colonial Dr	2	880	1,011	5.0%	74	1,186	Yes	17%	N	15	10	880	1,196	Yes
467.4		Colonial Dr	Challenger Pkwy	4	1,700	750	2.7%	40	830	No	10%	N	9	6	1,700	836	No

## 5.0 LONG-TERM (2030) ANALYSIS

As described in the Short-Term (2020) analysis, Background Daily traffic for the Long-Term (2030) horizon was developed for each segment by reviewing the output from three growth methods and extracting the maximum volume within a 5% annual growth rate cap. Plots of the model outputs showing model background volumes are included in **Appendix B**. A worksheet showing the development of background AADT is provided in **Appendix C**.

Buildout Daily and PM peak hour directional volumes for the Long-Term (2030) horizon were developed by adding the project trip assignment to the background traffic. The Long-Term (2030) Daily and PM peak hour capacity analysis is shown in **Tables 5 and 6**, respectively.

As shown in the following tables, all segments in the study area are projected to operate with Long-Term (2030) horizon Daily and PM peak hour volumes within their adopted maximum service volumes (MSV), with the exception of the following segments:

- Challenger Pkwy from Colonial Dr to Woodbury Rd (Daily and PM)
- Challenger Pkwy from Woodbury Rd to Ingenuity Dr (Daily and PM)
- Colonial Dr from Alafaya Tr to Woodbury Rd (Daily and PM)
- Colonial Dr from Woodbury Rd and Lake Pickett Rd (Daily and PM)
- Colonial Dr from Lake Pickett to Avalon Pak Blvd (Daily and PM)
- Woodbury Rd from Lake Underhill Rd to Waterford Lakes Pkwy (Daily and PM)
- Woodbury Rd from Waterford lakes Pkwy to Colonial Dr (Daily and PM)

Note that the deficiencies described above are based on existing and background traffic volumes and are not due to the addition of the proposed project's trips.

Table 5: Long-Term (2030) Daily Capacity Analysis

OC CMS ID	Roadway	From	To	Lanes	Daily Background (2030)						Daily Project Trips				Daily Buildout (2030)		
					MSV	Existing AADT	Growth Rate	Comm Trips (K=0.1)	2030 AADT	Deficiency?	IN = 2030 Trip Distrib	891 Project Peak Dir	OUT = NB/EB SB/WB	891	MSV	2030 AADT	Deficiency?
54.4	Challenger Pkwy	Colonial Dr	Woodbury Rd	4	39,800	26,826	4.3%	290	39,865	Yes	3%	S	27	27	39,800	39,892	Yes
54.45		Woodbury Rd	Ingenuity Dr	4	33,830	26,826	4.3%	380	39,955	Yes	8%	E	71	71	33,830	40,026	Yes
54.5		Ingenuity Dr	Alafaya Tr	4	33,830	8,440	0.4%	330	9,100	No	0%	E	0	0	33,830	9,100	No
135	Colonial Dr	Alafaya Tr	Woodbury Rd	6	59,900	43,699	5.0%	3,380	71,097	Yes	37%	E	330	330	59,900	71,427	Yes
135.1		Woodbury Rd	Lake Pickett Rd	6	59,900	62,333	5.0%	2,750	99,366	Yes	80%	E	713	713	59,900	100,079	Yes
136		Lake Pickett Rd	Avalon Park Blvd	6	59,900	51,630	2.0%	2,510	65,232	Yes	15%	W	134	134	59,900	65,366	Yes
108.64	East-West Expy	Alafaya Tr	Colonial Dr	8	176,600	38,500	4.9%	20	59,120	No	20%	N	178	178	176,600	59,298	No
233	Lake Picket Rd	Colonial Dr	Percival Rd	2	17,700	15,001	0.2%	400	15,801	No	5%	S	45	45	17,700	15,846	No
449.6	Waterford Lakes Pkwy	Alafaya Tr	Woodbury Rd	4	33,830	13,911	2.4%	70	17,640	No	12%	E	107	107	33,830	17,747	No
467.2	Woodbury Rd	Lake Underhill Rd	Waterford Lakes Pkwy	2	17,700	17,746	4.2%	390	26,304	Yes	3%	N	27	27	17,700	26,331	Yes
467.3		Waterford Lakes Pkwy	Colonial Dr	2	17,700	21,196	5.0%	740	33,594	Yes	15%	N	134	134	17,700	33,728	Yes
467.4		Colonial Dr	Challenger Pkwy	4	33,830	14,885	0.6%	400	16,338	No	11%	N	98	98	33,830	16,436	No

Table 6: Long-Term (2030) PM Peak Hour Capacity Analysis

OC CMS ID	Roadway	From	To	Lanes	PM PHPD Background (2030)						PM PHPD Project Trips				PM PHPD Buildout (2030)		
					MSV	Existing PM PHPD	Growth Rate	Comm Trips	2030 PM PHPD	Deficiency?	IN = 2030 Trip Distrib	88 Project Peak Dir	OUT = NB/EB SB/WB	56	MSV	2030 PM PHPD	Deficiency?
54.4	Challenger Pkwy	Colonial Dr	Woodbury Rd	4	2,000	1,352	4.3%	29	2,082	Yes	3%	S	3	2	2,000	2,084	Yes
54.45		Woodbury Rd	Ingenuity Dr	4	1,700	1,352	4.3%	38	2,091	Yes	8%	E	7	4	1,700	2,095	Yes
54.5		Ingenuity Dr	Alafaya Tr	4	1,700	425	0.4%	33	476	No	0%	E	0	0	1,700	476	No
135	Colonial Dr	Alafaya Tr	Woodbury Rd	6	3,020	2,202	5.0%	338	3,860	Yes	37%	E	33	21	3,020	3,881	Yes
135.1		Woodbury Rd	Lake Pickett Rd	6	3,020	2,805	5.0%	275	4,763	Yes	80%	E	70	45	3,020	4,808	Yes
136		Lake Pickett Rd	Avalon Park Blvd	6	3,020	2,602	2.0%	251	3,463	Yes	15%	W	13	8	3,020	3,471	Yes
108.64	East-West Expy	Alafaya Tr	Colonial Dr	8	8,220	2,143	4.9%	2	3,398	No	20%	N	18	11	8,220	3,407	No
233	Lake Picket Rd	Colonial Dr	Percival Rd	2	880	743	0.2%	40	805	No	5%	S	4	3	880	808	No
449.6	Waterford Lakes Pkwy	Alafaya Tr	Woodbury Rd	4	1,700	864	2.4%	7	862	No	12%	E	11	7	1,700	869	No
467.2	Woodbury Rd	Lake Underhill Rd	Waterford Lakes Pkwy	2	880	846	4.2%	39	1,310	Yes	3%	N	3	2	880	1,312	Yes
467.3		Waterford Lakes Pkwy	Colonial Dr	2	880	1,011	5.0%	74	1,692	Yes	15%	N	13	8	880	1,700	Yes
467.4		Colonial Dr	Challenger Pkwy	4	1,700	750	0.6%	40	848	No	11%	N	10	6	1,700	854	No



## 6.0 CONCLUSION

This transportation analysis for the proposed Future Land Use (FLU) amendment for ±8.17 acres of property located on the northeast corner Colonial Drive (SR 50) and East-West Expressway in Orlando, Florida was performed in accordance with Orange County's Comprehensive Policy Plan Amendment Methodology. The amendment would change the subject property from the existing Low Density Residential ("LDR") designation to a High Density Residential ("HDR") designation for the entire the property (8.17 acres).

This analysis identifies the impact of the maximum development potential of the proposed comprehensive plan amendment. Additionally, it identifies roadway segment deficiencies for existing conditions, as well as for background and buildout conditions associated with the Short-Term (2020) and Long-Term (2030) planning horizons. The identified deficient roadways segments in the previous section are based on existing and background traffic volumes and are not due to the addition of the proposed project's trips.

No new deficiencies were identified in the short-term or long-term planning horizons as a result of the proposed comprehensive plan amendment.

# **APPENDIX A**

## Orange County CMS Report



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

<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Min Ln</i>	<i>Total LOS</i>	<i>Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap*</i>	<i>LOS</i>
<b>Challenger Pkwy</b>														
54.4	Colonial Dr (E)	Woodbury Rd	0.31	ST	Urban - Class I	4	E	2000	26,826	1,352	NB	29	619	C
54.45	Woodbury Rd	Ingenuity Dr	0.49	PR	Urban - Class II	4	E	1700	26,826	1,352	NB	38	310	D
54.5	Ingenuity Dr	Alafaya Tr	0.64	PR	Urban - Class II	4	E	1700	8,440	425	WB	33	1,242	C
<b>Colonial Dr (E)</b>														
135	Alafaya Tr	Woodbury Rd	0.78	ST	Urban - Class I	6	E	3020	43,699	2,202	EB	338	480	C
135.1	Woodbury Rd	Lake Pickett Rd	0.76	ST	Urban - Class I	6	E	3020	62,333	2,805	EB	275	0	F
136	Lake Pickett Rd	Avalon Park Blvd	1.01	ST	Urban - Class I	6	E	3020	51,630	2,602	WB	251	167	C
<b>East-West Expy</b>														
108.64	Alafaya Tr	Colonial Dr	1.64	ST	Urban Freeway	8	E	8220	38,500	2,143	WB	2	6,075	B
<b>Lake Pickett Rd</b>														
233	Colonial Dr	Percival Rd	1.06	Cnty	Urban - Class I	2	E	880	15,001	743	EB	40	97	C
<b>Waterford Lakes Pkwy</b>														
449.6	Alafaya Tr	Woodbury Rd	0.84	Cnty	Urban - Class II	4	E	1700	13,911	664	EB	7	1,029	C
<b>Woodbury Rd</b>														
467.2	Lake Underhill Rd	Waterford Lakes Pkwy	0.73	Cnty	Urban - Class I	2	E	880	17,746	846	SB	39	0	F
467.3	Waterford Lakes Pkwy	Colonial Dr	0.77	Cnty	Urban - Class II	2	E	800	21,196	1,011	SB	74	0	F
467.4	Colonial Dr	Challenger Pkwy	0.35	Cnty	Urban - Class II	4	E	1700	14,885	750	SB	40	910	D

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

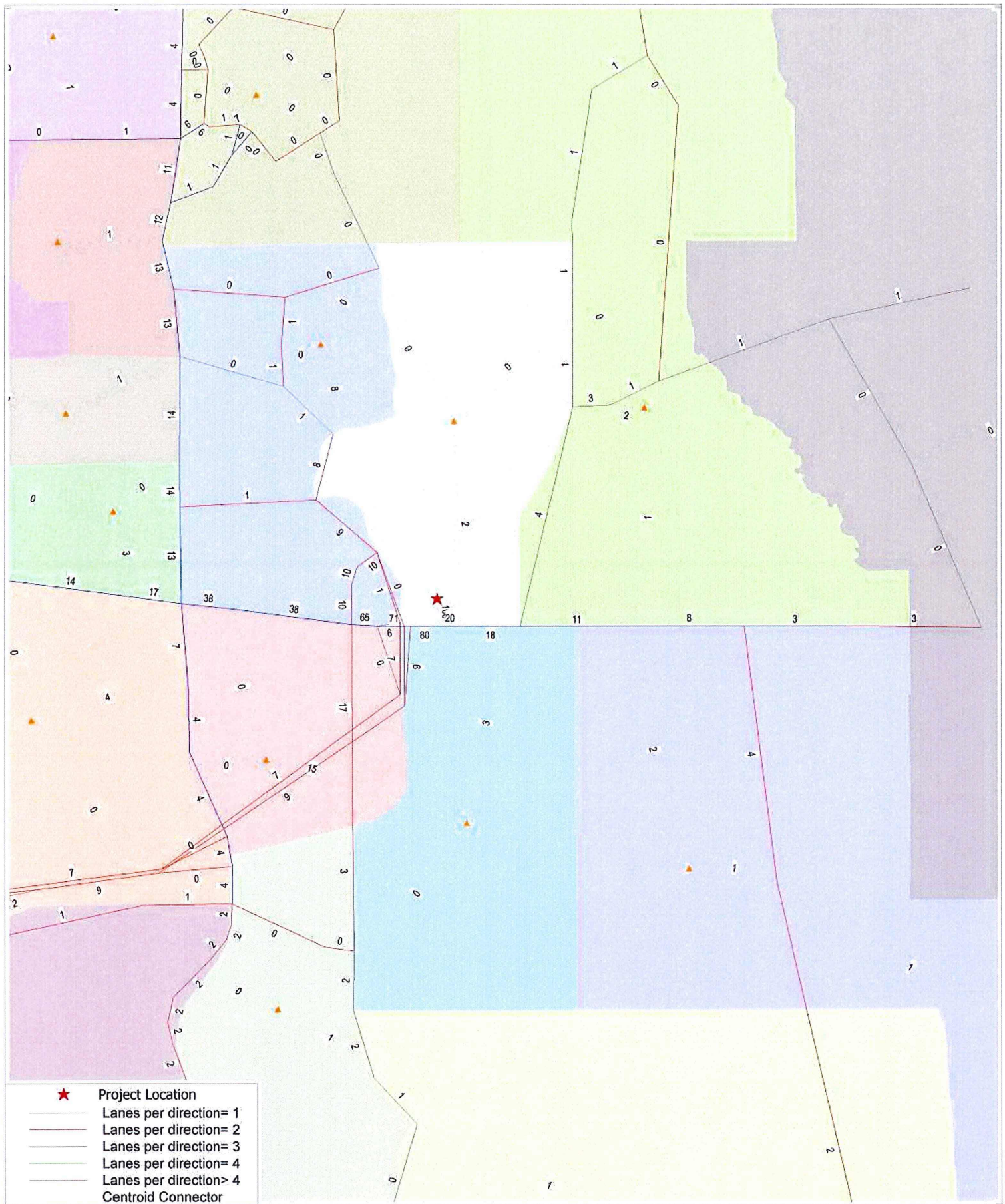
Monday, November 25, 2019

Page 1 of 1

## **APPENDIX B**

### CFRPM Model Plots



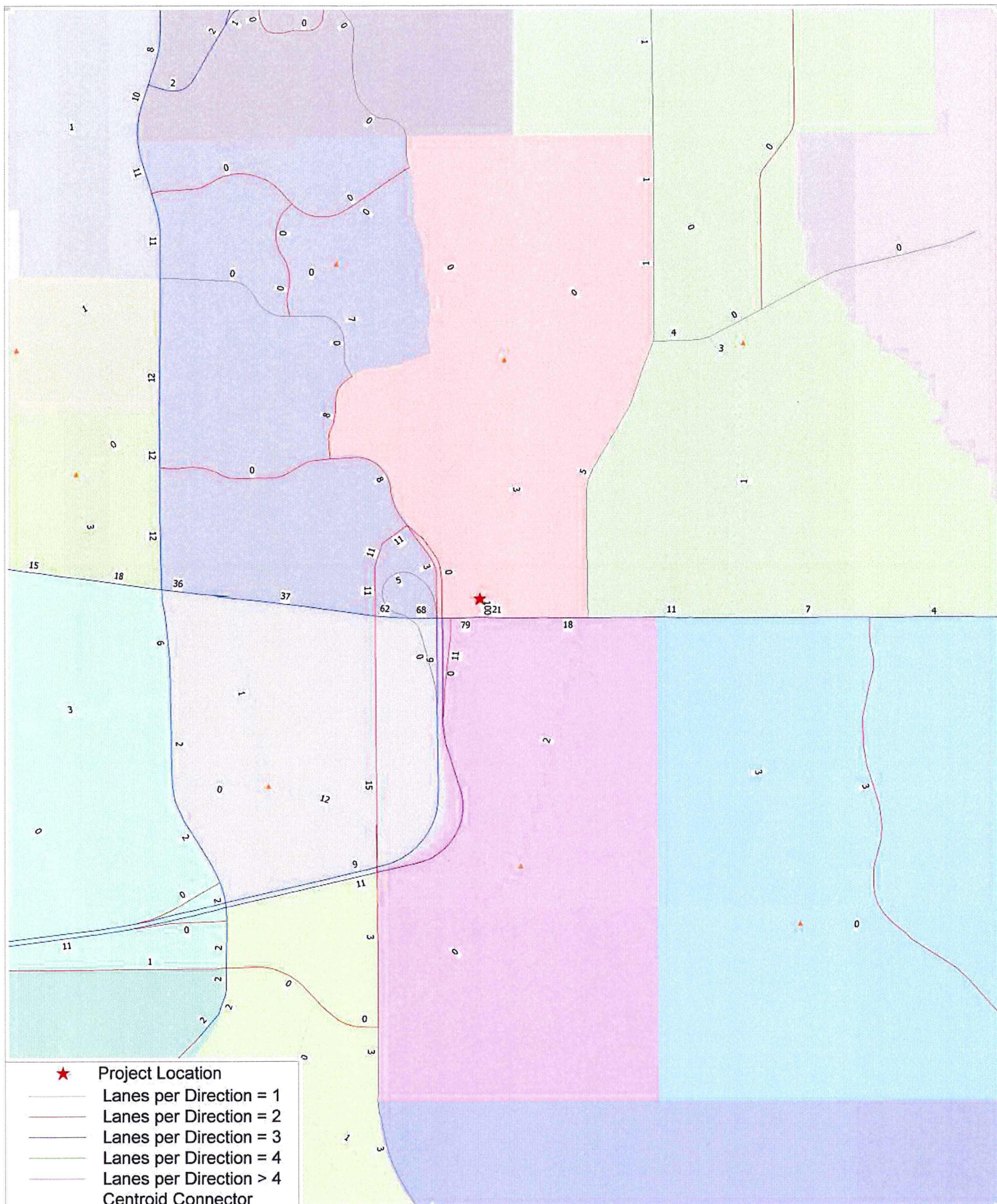


CFRPMv6 - Trip Distribution (2020)

Colonial Student Housing

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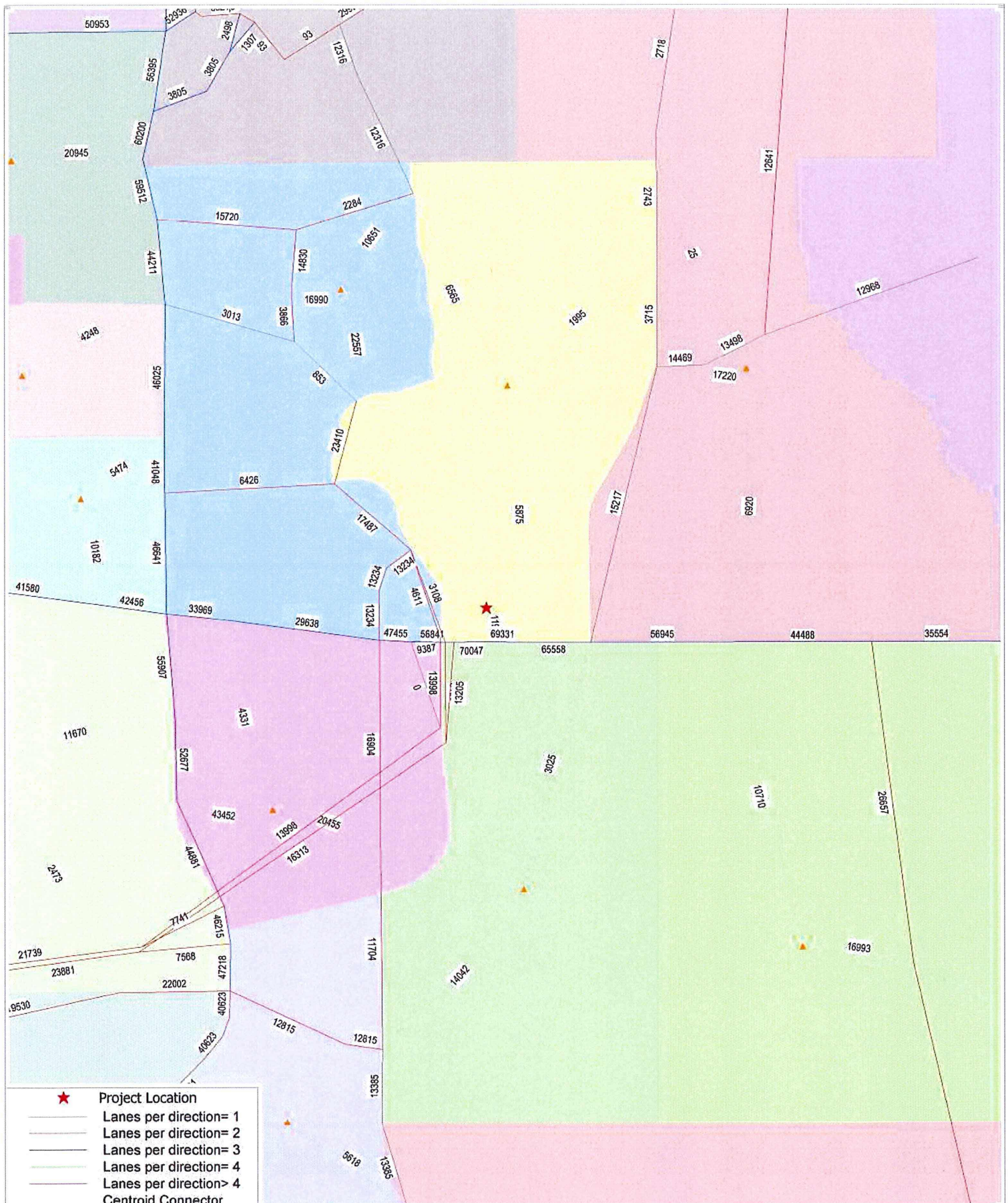


CFRPM v6 - Trip Distribution (2030)

Colonial Student Housing

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CFRPMv6 - Total Volume (2020)

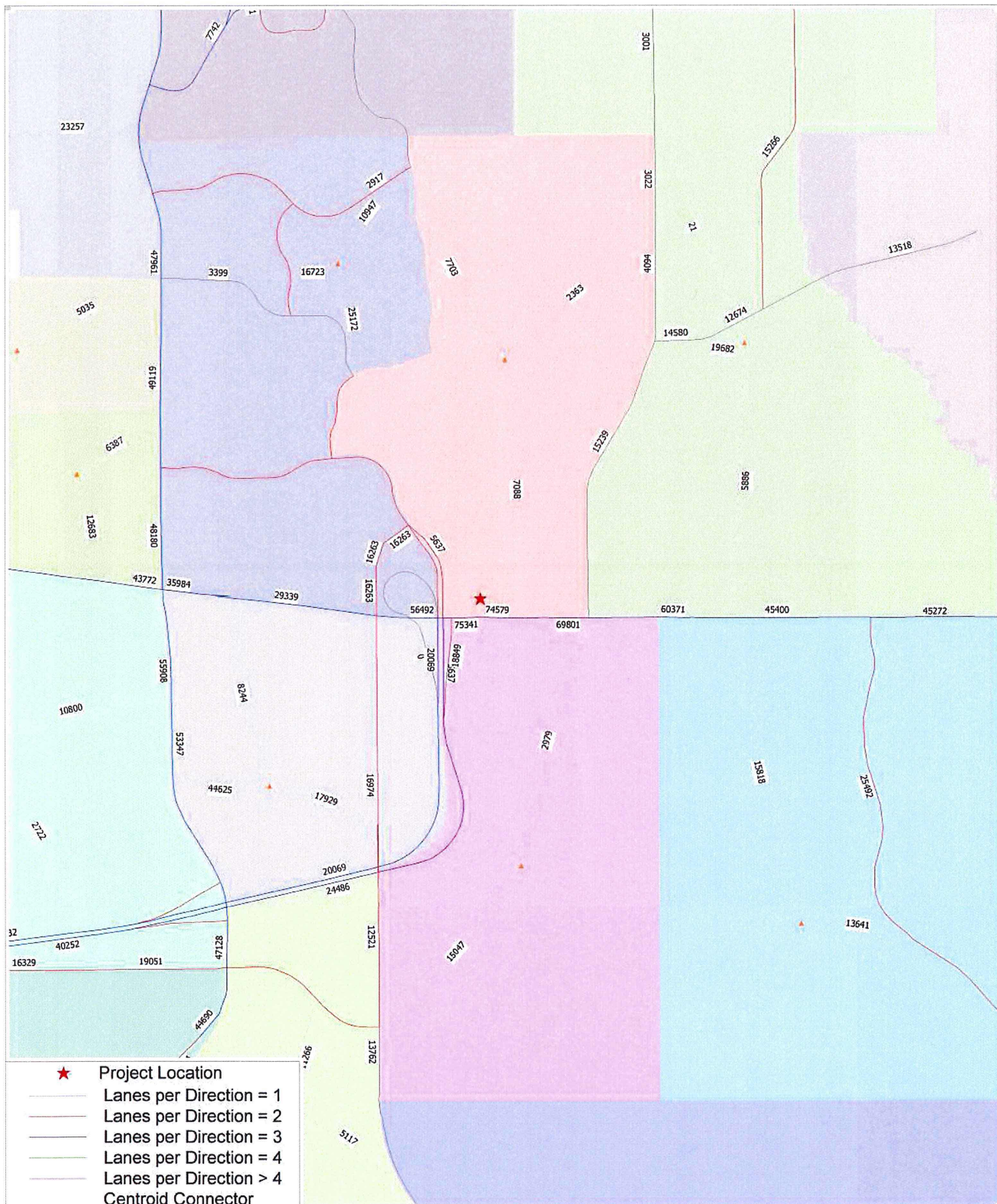
Colonial Student Housing

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CFRPM v6 - Total Volume (2030)

Colonial Student Housing

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## **APPENDIX C**

### Background Volume Worksheet

Development of Background Daily Traffic

OC CMS ID	From	To	From	Historical AADT					AADT (CMS)	6-Year Historical Forecast	Raw Model Vol	MOCF	Model AADT	Comm Trips	Existing plus Comm	6% Annual Growth Cap	Max AADT w/ cap	Annual Growth Rate	6-Year Historical Forecast	Raw Model Vol	MOCF	Model AADT	Comm Trips	Existing plus Comm	6% Annual Growth Cap	Max AADT w/ cap	Annual Growth Rate
				2014	2015	2016	2017	2018																			
54.4		Colonial Dr (E)	Woodbury Rd		24,494	23,434	26,703	26,908	26,826	29,064	7,719	0.98	7,565	290	27,116	28,167	28,167	5.0%	2030	2030	2030	2030	290	27,116	41,580	39,575	4.3%
54.45	Challenger Pkwy	Woodbury Rd	Ingenuity Dr		24,494	23,434	26,703	26,908	26,826	29,064	17,487	0.98	17,137	380	27,206	28,167	28,167	5.0%	39,575	10,626	0.98	10,413	380	27,206	41,580	39,575	4.3%
54.5		Ingenuity Dr	Alafaya tr	8,972	8,655	9,394	8,334	8,469	8,440	8,234	6,426	0.98	6,297	330	8,770	8,862	8,770	3.9%	6,907	5,448	0.98	5,339	330	8,770	13,082	8,770	0.4%
135		Alafaya Tr	Woodbury Rd	38,109		38,521	43,366	45,485	43,699	48,559	33,969	0.98	33,290	3,360	47,079	45,884	45,884	5.0%	67,717	35,984	0.98	35,264	3,360	47,079	67,733	67,717	5.0%
135.1	Colonial Dr (E)	Woodbury Rd	Lake Pickett Rd	54,993		57,436	62,182	65,843	62,333	70,300	70,047	0.98	68,646	2,750	65,083	65,450	65,450	5.0%	97,464	75,341	0.98	73,834	2,750	65,083	96,616	96,616	5.0%
136		Lake Pickett Rd	Avalon park Blvd	48,873		49,720	50,940	52,655	51,630	53,886	56,945	0.98	55,806	2,510	54,140	54,212	54,212	5.0%	62,722	60,371	0.98	59,164	2,510	54,140	80,027	62,722	2.0%
108.64	East-West Expy	Alafaya Tr	Colonial Dr	33,500	34,500	37,500	38,500	39,500	38,500	43,100	27,203	0.98	26,659	20	38,520	40,425	40,425	5.0%	59,100	44,555	0.98	43,664	20	38,520	59,675	59,100	4.9%
233	Lake Picket Rd	Colonial Dr	Percival Rd	15,912	14,832	14,450	14,612	15,429	15,001	14,573	15,217	0.98	14,913	400	15,401	15,751	15,401	2.7%	13,387	15,239	0.98	14,934	400	15,401	23,252	15,401	0.2%
449.6	Waterford Lakes Pkwy	Alafaya Tr	Woodbury Rd	12,783	13,560	13,149	13,427	13,424	13,911	13,728	20,455	0.98	20,046	70	13,981	14,607	14,607	5.0%	14,877	17,929	0.98	17,570	70	13,981	21,562	17,570	2.4%
467.2		Lake Underhill Rd	Waterford Lakes Pkwy	17,288	13,940	17,840	17,540	18,653	17,746	19,584	11,704	0.98	11,470	390	18,136	18,633	18,633	5.0%	25,914	12,521	0.98	12,271	390	18,136	27,506	25,914	4.2%
467.3	Woodbury Rd	Waterford Lakes Pkwy	Colonial Dr	17,414	19,597	20,542	20,703	21,544	21,196	23,706	16,904	0.98	16,566	740	21,936	22,256	22,256	6.0%	33,072	16,874	0.98	16,635	740	21,936	32,854	32,854	5.0%
467.4		Colonial Dr	Challenger Pkwy	12,783	13,560	13,149	13,427	13,424	14,885	13,728	13,234	0.98	12,969	400	15,285	15,629	15,285	2.7%	14,877	16,263	0.98	15,938	400	15,285	23,072	15,938	0.6%