

# **ORANGE COUNTY**

## **PLANNING DIVISION**

# **2023-1 REGULAR CYCLE AMENDMENTS**

2010 - 2030 COMPREHENSIVE PLAN

## **BOARD OF COUNTY COMMISSIONERS**

**APRIL 11, 2023  
TRANSMITTAL PUBLIC HEARING**

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

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION






## Interoffice Memorandum

March 21, 2023

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

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

THROUGH: Tim Boldig, Interim Director  
Planning, Environmental, and Development Services Department

SUBJECT: April 11, 2023, 2023-1 Regular Cycle Future Land Use Map and Text  
Amendment  
Board of County Commissioners (BCC) Transmittal Public Hearing  
Applicant: Erika Hughes  
2023-1-A-1-2 and 2023-1-B-FLUE-6 (Sutton Grande)

Please find the attached staff report and associated back-up material for the 2023-1 Regular Cycle Privately-Initiated Map Amendment 2023-1-A-1-2 and associated staff-initiated text amendment 2023-1-B-FLUE-6, scheduled for a BCC transmittal public hearing on April 11, 2023. These amendments were continued by the BCC at the March 7, 2023, public hearing.

The subject property is located on the east side of Avalon Road within the U.S. 192 Growth Center, south of Grove Blossom Way. The request is to change the Future Land Use Map designation from Commercial (C) to Growth Center – Planned Development – Medium-High Density Residential (GC-PD-MHDR)

The amendments were heard by the Planning and Zoning Commission (PZC) / Local Planning Agency (LPA) at the transmittal public hearing on January 19, 2023, where they were recommended for transmittal.

A community meeting was held for the request on February 28, 2023, with three residents in attendance expressing concerns about traffic, the timing of infrastructure, school capacity, flooding, and protecting lake resources.

Following the BCC transmittal public hearing, the proposed amendments will be transmitted to the Florida Department of Economic Opportunity (DEO) and other State agencies for review and comment. Staff expects to receive comments from DEO and/or the other State agencies in May 2023. Pursuant to 163.3184, Florida Statutes, the proposed amendment must be adopted within 180 days of receipt of the comment letter.

The adoption hearings are tentatively scheduled before the LPA on June 15, 2023, and before the BCC in July 2023.

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 Jason Sorensen, AICP, Chief Planner, Planning Division, at (407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net).

**ACTION REQUESTED:**    **Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that Amendments 2023-1-A-1-2 and 2023-1-B-FLUE-6 be transmitted to the state reviewing agencies.**  
**District 1**

AAV/jhs/sw

c:     Jon V. Weiss, P.E., Deputy County Administrator  
       Joel Prinsell, Deputy County Attorney  
       Whitney Evers, Assistant County Attorney  
       Roberta Alfonso, Assistant County Attorney  
       Jason Sorensen, AICP, Chief Planner, Planning Division  
       Olan D. Hill, AICP, Assistant Manager, Planning Division  
       Nicolas Thalmueller, AICP, Planning Administrator, Planning Division  
       Read File

# TABLE OF CONTENTS

**INTRODUCTION ..... Tab 1**

**REGULAR CYCLE AMENDMENTS ..... Tab 2**

***Privately-Initiated Regular Cycle Future Land Use Map (FLUM) Amendment and  
Associated Staff-Initiated Text Amendment***

Amendment		Page
1.	2023-1-A-1-2 Sutton Grande	1
	-and-	
	2023-1-B-FLUE-6 PD Density and Intensity	
	Commercial (C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)	
	Text amendment to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County, associated with Amendment 2023-1-A-1-2	

**Facilities Analyses.....Tab 3**

**Transportation Analysis.....Tab 4**

**Environmental Analysis.....Tab 5**

2023-1 Regular Cycle State Expedited Review Comprehensive Plan Amendments  
Privately Initiated Future Land Use Map Amendment

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	BCC Commission District	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
2023-1-A-1-2 Sutton Grande	LUP-22-11-334	Sutton Grande LLC	Erika Hughes, VHB, Inc.	31-24-27-0000-00-012	14331 Avalon Rd.; generally located east of Avalon Rd., south of Lake Gifford Wy., and north of Arrowhead Blvd.	1 - Nicole Wilson	Commercial (C)	Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)	A-1 (Citrus Rural District)	PD (Planned Development District) (Sutton Grande PD/LUP)	13.83 gross ac. 8.98 net developable ac.	Jennifer DuBois	Transmit	Transmit (7-6)
2023-1 Regular Cycle 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	Staff Rec	LPA Rec
2023-1-B-FLUE-6 (FLU8.1.4)	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, associated with Amendment 2023-1-A-1-2										Jennifer DuBois	Transmit	Transmit (7-9)

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; HDR-High Density Residential; PD-Planned Development; EDU-Educational; CONS-Wetland/Conservation; PROS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; RS 1/1-Rural Settlement 1/1; RS 1/2-Rural Settlement 1/2; RSLD 2/1-Rural Settlement Low Density; GC-Growth Center; LP-Lake Pickett; PD-Planned Development; USA-Urban Service Area; WS-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; A-2-Farmland Rural District; R-CE-Country Estate District; RCE-S-Rural Country Estate Residential District; PD-Planned Development District; PD-RP-Planned Development-Regulating Plan; PD-RS-Planned Development-Rural Settlement; SR-State Road; AC-Acres

# **2023 FIRST REGULAR CYCLE AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS TRANSMITTAL BOOK**

## **INTRODUCTION**

This is the Board of County Commissioners (BCC) transmittal public hearing staff report for proposed First Regular Cycle Amendments 2023-1-A-1-2 and 2023-1-B-FLUE-6 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP), continued by the BCC on March 7, 2023, to April 11, 2023. The Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) transmittal public hearings were held on January 19, 2023.

The 2023-1 Regular Cycle Amendments include a privately-initiated map amendment located in District 1 and an associated staff-initiated text amendment. Since this is the transmittal stage for these amendments, there will be a second round of public hearings for adoption after the Florida Department of Economic Opportunity (DEO) and other State agencies complete their review of the proposed amendments and provide comments, expected in May 2023. Adoption public hearings are tentatively scheduled before the LPA on June 15, 2023, and before the BCC in July 2023.

Once the Regular Cycle amendments have been adopted by the BCC, they will become effective 31 days after DEO notifies the County that the plan amendment package is complete. These amendments are expected to become effective in August 2023, 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 Jason Sorensen, AICP, Chief Planner, at (407) 836-5602 or [Jason.Sorensen@ocfl.net](mailto:Jason.Sorensen@ocfl.net).





**Applicant/Owner:**

Erika Hughes, VHB, Inc./  
Sutton Grande, LLC

**Location:** 14331 Avalon Road; generally located east of Avalon Road, south of Lake Gifford Way, and north of Arrowhead Boulevard

**Existing Use:** Undeveloped land

**Parcel ID Number:**

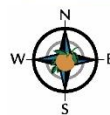
31-24-27-0000-00-012

**Tract Size:** 13.56 gross acres

The following meetings and hearings have been held:			Project Information	
Report/Public Hearing	Outcome		<b>Request:</b> Commercial (C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR) and Staff-Initiated Text Amendment to incorporate the proposed development program into Future Land Use Element Policy FLU8.1.4	
✓	A community meeting was held February 28, 2023, with three attendees.	Concerns included traffic, infrastructure timing, and a preference for commercial.	<b>Proposed Development Program:</b> Up to 250 multi-family dwelling units.	
✓	Staff Report	Recommend Transmittal	<b>Public Facilities and Services:</b> Please see the Public Facilities & Services Appendix for analysis of each facility. <b>Environmental:</b> Conservation Area Determination CAD-22-12-240, issued March 20, 2023, identified 2.73 acres of Class II wetlands and 1.07 acres of Class III wetlands. This determination expires March 20, 2028. <b>Transportation:</b> The proposed use will result in a decrease of 1,663 p.m. peak hour trips and, therefore, will not impact the area roadways. <b>Utilities:</b> The subject property is located within the Toho Water Authority's potable water and wastewater service areas. Reclaimed water service is currently unavailable. <b>Schools:</b> Per School Capacity Determination OC-22-069, capacity is available at the elementary, middle, and high schools expected to serve the project.	
✓	LPA Transmittal January 19, 2023	Recommend Transmittal (7-0)		
	BCC Transmittal	April 11, 2023 (continued from March 7, 2023)		
	State Agency Comments	May 2023		
	LPA Adoption	June 15, 2023		
	BCC Adoption	July 2023 (date to be determined)	<b>Concurrent PD/LUP Rezoning:</b> Case LUP-22-11-334 A proposed rezoning from A-1 (Citrus Rural District) to PD (Planned Development District) (Sutton Grande PD/LUP) is proceeding through DRC review and is expected to be considered in conjunction with the requested Future Land Use Map Amendment at the adoption public hearing stage.	



 Subject Property

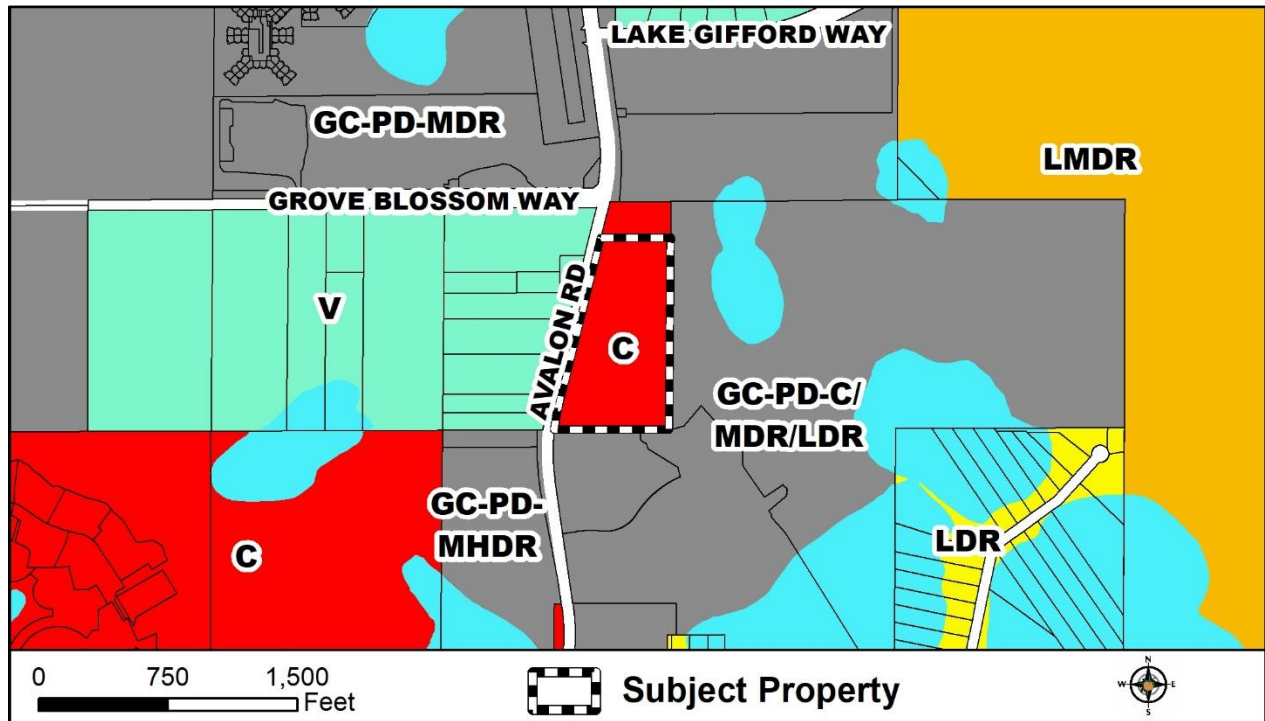


0 500 1,000  
Feet



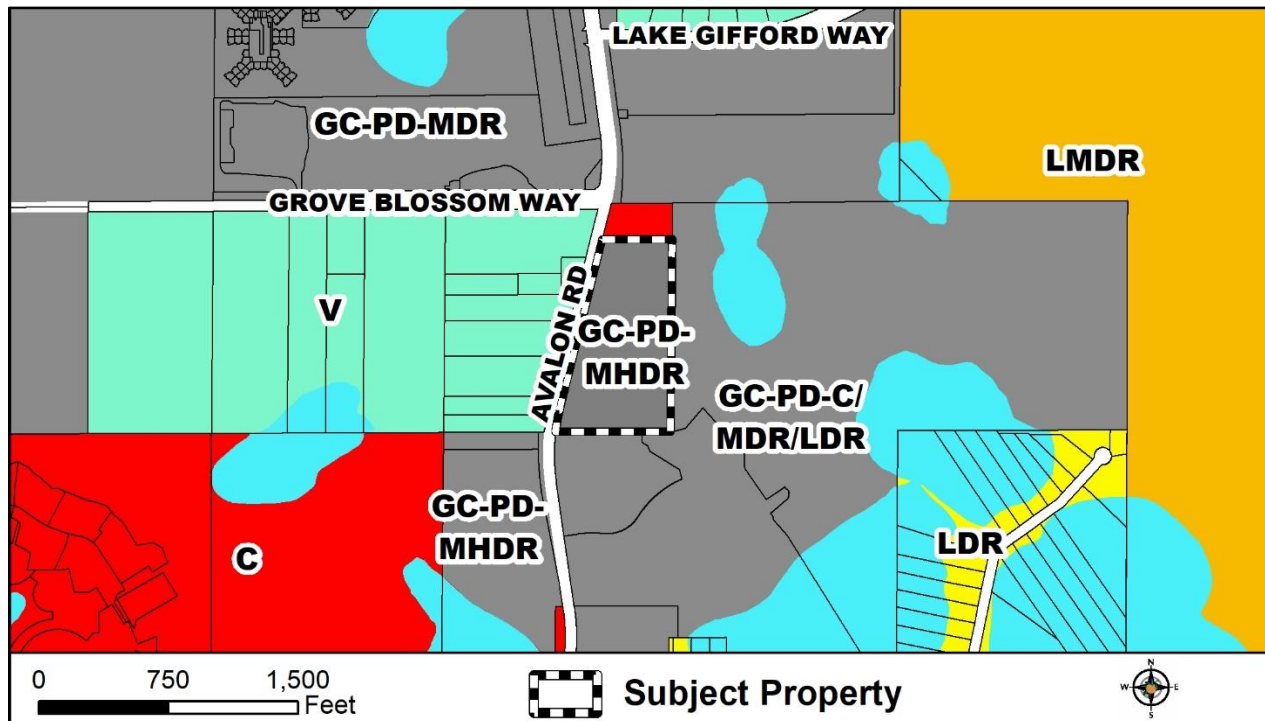
## FUTURE LAND USE - CURRENT

Commercial (C)



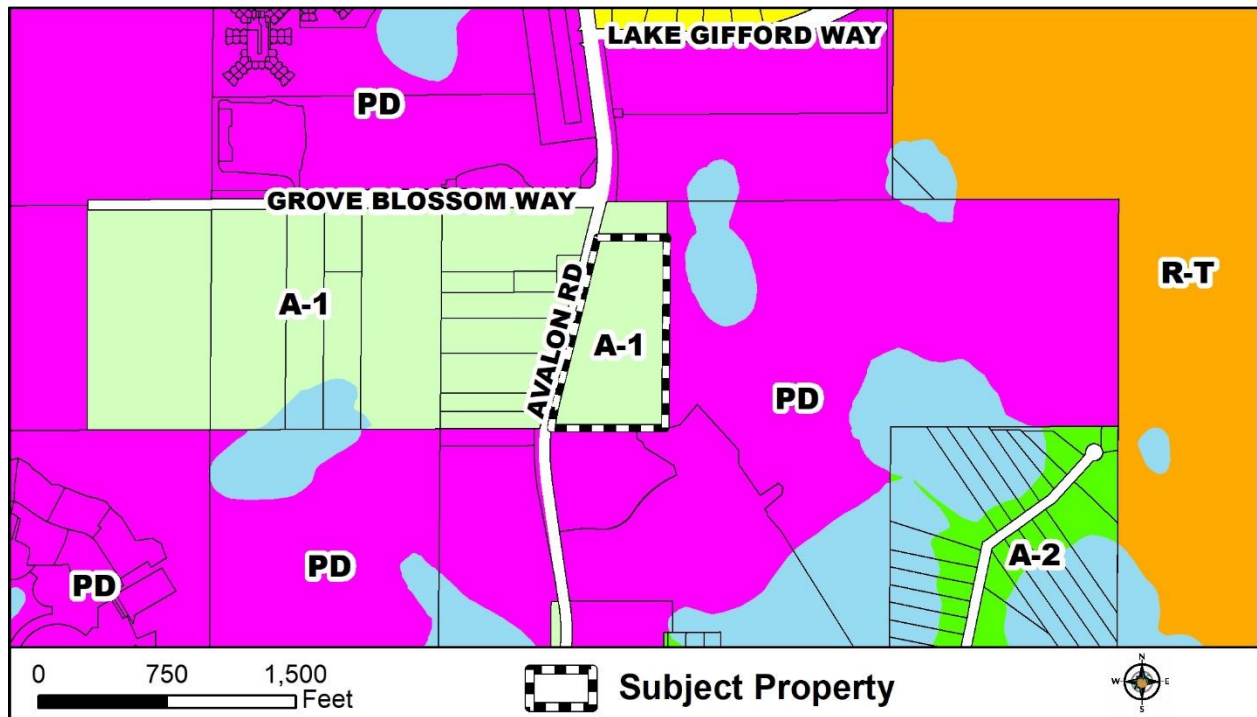
## FUTURE LAND USE – PROPOSED

Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR)



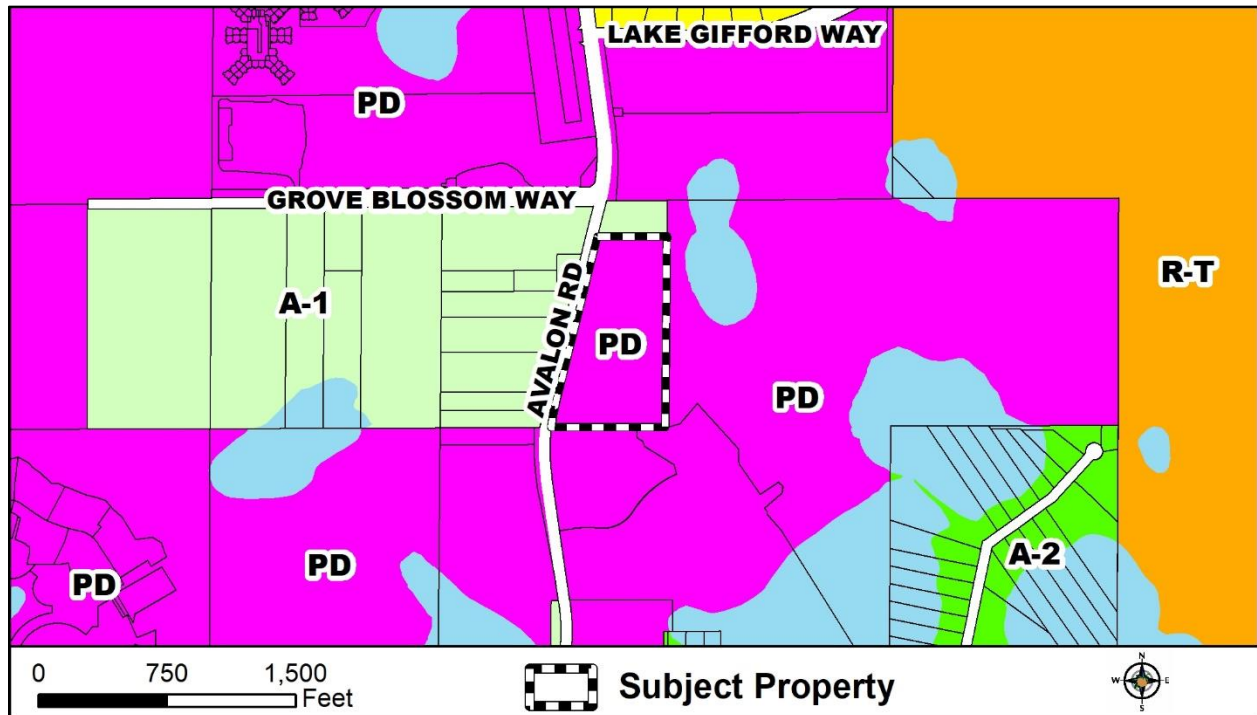
## ZONING – CURRENT

A-1 (Citrus Rural District)



## ZONING – PROPOSED

PD (Planned Development District) (Sutton Grande PD/LUP)



## Staff Recommendations

1. **FUTURE LAND USE MAP AMENDMENT 2023-1-A-1-2:** Make a finding that the information contained in the application for the proposed amendment is sufficiently complete; that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that the amendment, 2023-1-A-1-2, be **TRANSMITTED** to the state reviewing agencies.
2. **FUTURE LAND USE TEXT AMENDMENT 2023-1-B-FLUE-6:** Make a finding the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes, and recommend to the Board of County Commissioners that Amendment 2023-1-B-FLUE-6 be **TRANSMITTED** to the state reviewing agencies.

## Analysis

### 1. Background and Development Program

The applicant, Erika Hughes of VHB, Inc., is requesting to change the Future Land Use Map designation of the 13.56-acre subject parcel, presently undeveloped, from Commercial (C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR). Situated within the U.S. 192 Growth Center, the property received its Commercial future land use designation via the July 1, 1991, adoption of the Orange County Comprehensive Plan but has remained vacant. The site consists of 9.76 upland acres, 2.73 acres of Class II wetlands, and 1.07 acres of Class III wetlands, established via Conservation Area Determination CAD-22-12-240, issued by the Orange County Environmental Protection Division (EPD) on March 20, 2023. At this time, the applicant is seeking approval of the GC-PD-MHDR designation, in accordance with its location within the Growth Center, to allow for the development of a multi-family community with up to 250 dwelling units on the site’s 9.76 acres of developable land.

The subject parcel lies east of Avalon Road, approximately one-half mile north of the U.S. 192 tourist commercial corridor. The site is currently zoned A-1 (Citrus Rural District), a classification inconsistent with both its present and proposed Future Land Use Map designations and not reflective of the urban development trend of this area of the County. The property is located in an area characterized by a mix of existing and planned residential communities featuring a variety of housing types, including multi-family units, townhomes, single-family detached homes, and manufactured homes; resort development; and approved and proposed commercial uses that will provide goods and services to both visitors and the surrounding residential population.

The requested amendment and the prospective developer’s intent to construct up to 250 multi-family units on the site’s upland acreage are consistent with the development pattern of the surrounding area. The subject property is bounded to the south and east by the 139.88-acre Sutton Lakes PD. The undeveloped PD currently has an approved development program of up to 700 attached and detached residential units and 20,000 square feet of C-1 (Retail Commercial District) uses, consistent with its adopted FLUM designation of Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR). While no change to this designation is contemplated, the Sutton Lakes PD is presently the subject of a requested 2023-1 Regular Cycle privately-initiated text amendment, Amendment 2023-1-P-FLUE-1, to amend Future Land Use Element Policy FLU8.1.4 to add multi-family residential as a permitted use and establish a new development cap of 253 single-family attached and detached units, 304 multi-family units, and

20,000 square feet of C-1 (Retail Commercial District) uses. As with this proposal, the Sutton Lakes application is currently in the BCC transmittal hearing stage. If the BCC transmits the Sutton Lakes petition to the state, staff anticipates that Change Determination Request CDR-22-04-119, revising the PD's entitlement mix and amending its Conditions of Approval, will be heard concurrently during the BCC adoption hearing.

Additionally, the proposed mixed-use Village at Avalon PD, located west of the of the property, southwest of the intersection of Avalon Road and Grove Blossom Way, is presently the subject of a 2022-2 Regular Cycle Future Land Use Map Amendment, Amendment 2022-2-A-1-2, and an associated Planned Development (PD) rezoning request, Case LUP-22-06-199. The applicant is seeking to change the future land use designation of the 22.2-acre site from Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR) and to rezone from A-1 (Citrus Rural District) to PD to allow for the development of up to 296 multi-family dwelling units and 87,120 square feet of C-1 uses.

Further, two short-term rental resorts, The Grove Resort & Waterpark and the Palisades Condominiums, are located directly north of the requested Village at Avalon site, northwest of the intersection of Avalon Road and Grove Blossom Way. As shown on the Future Land Use Map, both developments have corresponding Growth Center/Resort/Planned Development (GC/R/PD) future land use designations.

Moreover, the Avalon Groves PD, situated immediately north of the subject property and the Sutton Lakes site, southeast of the intersection of Avalon Road and Lake Gifford Way, is entitled for the construction of up to 600 multi-family units, in accordance with its adopted Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR) Future Land Use Map classification. The construction of the 300-unit Prose Avalon Pointe multi-family development is nearing completion on the north portion of the PD, with site clearing for the 300-unit Prose Horizon West apartment community in progress on the south portion of the PD.

Lastly, the Registry on Grass Lake PD, with an adopted Future Land Use Map designation of Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR), lies to the southwest of the subject property, on the west side of Avalon Road, and is approved for the development of a 360-unit multi-family community. As shown in the site visit photo, site clearing for the project is presently underway.

It is staff's belief that this requested Future Land Use Map Amendment and the developer's intent to construct up to 250 multi-family units on the subject property are consistent with the mixed-use development trend of the area.

As mandated by **Future Land Use Element Policy FLU7.4.6**, all new development within a Growth Center must apply for a PD (Planned Development District) zoning classification to specifically identify densities, intensities, and mix of land uses. The applicant has submitted a PD rezoning application, Case LUP-22-11-334, to rezone the subject property from A-1 to PD to create the Sutton Grande PD and establish design and development standards for the residential project. Case LUP-22-11-334 is currently proceeding through the Orange County Development Review Committee (DRC) review process and is expected to be considered concurrently with this requested Future Land Use Map Amendment during the adoption public hearing stage.



## 2. Project Analysis

### *Consistency*

The requested Future Land Use Map Amendment appears to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

As discussed above, the subject property is located within the U.S. 192 Growth Center. **Future Land Use Element Policy FLU1.1.4.F** establishes that Growth Centers are a future land use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements provide at a minimum that the County will not incur initial capital costs for utilities. The subject property lies within the Tohopekaglia (Toho) Water Authority's potable water and wastewater service areas. Although based in adjacent Osceola County, the Toho Water Authority (TWA) currently has water and sewer infrastructure in place along Avalon Road, with a 24-inch water main located at the west line of the subject property and a 16-inch force main situated approximately 20 feet west of the site. In a letter to the applicant dated December 14, 2022, the TWA's Engineering Division informed the applicant that the installation of a water service line and the provision of a force main connection will be needed and that the developer shall be required to comply with the TWA's design and construction standards and specifications, including the execution of a Developer's Service Agreement, if applicable. Staff notes that the subject property lies within Orange County Utilities' (OCU's) reclaimed water service area. However, there are presently no reclaimed water mains in place in the vicinity of the subject property. Therefore, reclaimed water service is considered unavailable.

Staff finds the proposed GC-PD-MHDR future land use designation and the developer's intent to build a 250-unit multi-family on the undeveloped subject site consistent with **Future Land Use Element Policy FLU1.1.1**, which mandates that 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. Staff views the 13.56-acre subject property as an underutilized parcel that provides an opportunity for infill development on the site's upland acreage, while simultaneously ensuring the protection of the onsite wetlands, consistent with **Conservation Element Objective C1.4**, which establishes that Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats.

In accordance with **Future Land Use Element Policy FLU1.1.2.A**, the applicant has established the maximum desired development program for the project, proposing up to 250 multi-family units under the "urban-scale" Medium-High Density Residential future land use designation, which allows residential development at a maximum density of 35 dwelling units per net acre. **Future Land Use Element Policy FLU7.4.4** states that urban intensities shall be permitted in designated Growth Centers when urban services are available from other sources, as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. Staff emphasizes, though, that if services and facilities sufficient to maintain adopted level of service standards are not available concurrent with the impacts of development, the development will be phased such that the services and facilities will be available when the impacts of development occur or the development orders and permits will be denied, as mandated by this policy.

As stated previously, the subject property is located in an area characterized by a mix of existing and planned residential communities featuring a variety of housing types, including multi-family units, townhomes, single-family detached homes, and manufactured homes; resort development; and

approved and proposed commercial uses that will provide goods and services to both visitors and the surrounding residential population. The proposed 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 multi-family community with up to 250 dwelling units 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, **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 project will contribute to the mix of available housing options in an area of the County deemed appropriate for urban uses, as set forth in **Policy FLU1.1.1**.

### Community Meeting

A community meeting for this requested amendment was held on Tuesday, February 28, 2023, at 6:00 p.m. in the Water Spring Elementary School cafeteria. Three members of the public were in attendance and expressed concerns about traffic, congestion, the amount of multi-family development already approved for the surrounding area, and the need for additional school capacity to support the residential project. The meeting participants voiced their belief that supporting transportation infrastructure—including the proposed improvements to Avalon Road—should be in place before additional development occurs. The attendees further expressed their preference for commercial development on the subject property. The topic of stormwater management was also discussed, with meeting participants raising concern that the project could cause neighboring roads and properties to flood and could negatively affect the water quality of nearby lakes.

### 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 subsequent to 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 2023-1-B-FLUE-6. If adopted, the maximum development program for Amendment 2023-1-A-1-2 will be as follows:

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2023-1-A-1-2</u> <u>Sutton Grande</u>	<u>Growth Center-Planned</u> <u>Development-Medium-High</u> <u>Density Residential (GC-PD-</u> <u>MHDR)</u>	<u>Up to 250 multi-family dwelling</u> <u>units</u>	<u>2023-</u>

### Compatibility

The requested Future Land Use Map Amendment and associated development program appear to be **compatible** with the development trend of the surrounding area. **Future Land Use Element Objective**

**FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development pattern and development trends in the area. The prospective developer's intent to develop a 250-unit multi-family residential community is consistent with the site's location within the U.S. 192 Growth Center, characterized by a mix of existing and planned residential communities featuring a variety of housing types, resort development, and approved and approved and proposed commercial uses that will provide goods and services to both visitors and the surrounding residential population.

It is staff's belief that the proposed residential project would contribute to the County's larger goals of promoting compact urban form consistent with the County's Growth Center Policies, providing for a range of living options, efficiently using existing and planned infrastructure, reducing trip lengths, and encouraging accessibility via multiple modes of transportation. Staff, therefore, recommends transmittal of this requested amendment.

## ***Public Facilities and Services***

### **Environmental**

The Orange County Environmental Protection Division (EPD) has reviewed the proposed amendment application and has provided the following analysis:

#### **EPD Review Summary:**

- An Orange County Conservation Area Determination (CAD) is required prior to amendment transmittal to determine the developable acreage.

**(Planning Division staff note: Conservation Area Determination CAD-22-12-240, issued March 20, 2023, established that the 13.56-acre subject property consists of 9.76 upland acres, 2.73 acres of Class II wetlands, and 1.07 acres of Class III wetlands. This determination expires March 20, 2028.)**

- Any wetland encroachments will require submittal of an application for a Conservation Area Impact (CAI) Permit to the Orange County Environmental Protection Division, as outlined in Chapter 15, Article X Wetland Conservation Areas.
- Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of these concerns and for verifying and obtaining, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

#### **FLUM Amendment Comments:**

1. Conservation Area Determination Required – An Orange County Conservation Area Determination (CAD) must be completed as soon as possible to know the developable acreage per Orange County Code Chapter 15, Article X Wetland Conservation Areas. There is no record that a CAD or impact permit application has been received by EPD. Protection of wetlands and wetland buffers with easements or tracts will be determined during the wetland permitting process.
2. Conservation Area Impacts – In addition to any state or federal wetland permitting

---

requirements, the applicant shall satisfy Orange County's wetland permitting requirements. Any wetland encroachments will require submittal of an application for a Conservation Impact (CAI) Permit to the Orange County Environmental Protection Division. *Reference OC Code Chapter 15, Article X Wetland Conservation Areas.*

3. No Clearing – No construction, clearing, filling, alteration, or grading is allowed within or immediately adjacent to a conservation area or easement (includes the conservation area and the wetland setback/buffer) without first obtaining a Conservation Area Impact (CAI) Permit approved by the County and obtaining other applicable jurisdictional agency permits. Submit a CAI Permit application to Orange County Environmental Protection Division by mail or email to [wetlandpermitting@ocfl.net](mailto:wetlandpermitting@ocfl.net). *Reference OC Code Chapter 15, Article X Wetland Conservation Areas.*
4. Habitat Permit Compliance – Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as imperiled species (endangered, threatened, or species of special concern). The applicant is responsible for determining the presence of these concerns and for verifying and obtaining, if necessary, any required habitat permitting of the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
5. Jurisdictional Coordination – This environmental review only addresses Orange County environmental regulatory code. However, the project shall also obtain and comply with all other existing environmental permits and applicable environmental regulations of, but not limited to, the Army Corps of Engineers, the Florida Department of Environmental Protection, the applicable Water Management District, the U.S. Fish and Wildlife Service (USFWS), and the Florida Fish & Wildlife Conservation Commission (FWC). It is possible that one of the other agencies could deny the request even if the County approves it, or they may have other natural resource protective requirements. Therefore, it is imperative that this proposed request be addressed on a multi-agency basis.

**Additional Comments:**

1. Erosion Control – Use caution to prevent erosion during construction along the boundary of the property, into wetlands and buffers, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control. Minimize the extent of area exposed at one time, apply perimeter controls where necessary, and perform maintenance checks every seven (7) days and after every 1/2-inch rain. The construction entry area shall be designed to prevent trucks from tracking soil onto local roads, and the affected storm drainage system shall be protected. This may require periodic street sweeping. *Reference OC Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*
2. Conservation Buffer – A 25-foot undisturbed buffer located upland of the wetland line or Normal High Water Elevation (NHWE), whichever is more landward, will be required. If a 25-foot buffer cannot be shown along any portion of the conservation area, contact EPD's Environmental Permitting and Compliance staff at [wetlandpermitting@ocfl.net](mailto:wetlandpermitting@ocfl.net) to discuss how secondary impacts are being addressed. Please be advised that a Conservation Area Impact (CAI) Permit may be required.
3. Potential Contamination – The subject properties had a prior agricultural land use that may



have resulted in soil or groundwater contamination due to spillage of petroleum products, and/or frequent application or spillage of fertilizer, pesticide, or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading, or construction plans, the applicant shall provide documentation to ensure compliance with the Florida Department of Environmental Protection (FDEP) regulation FAC 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 Division (EPD) and the Development Engineering (DE) Division.

## Transportation

Based on trip generation estimates from the 11th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, the Transportation Planning Division has determined that the maximum allowable development of up to 650,786 square feet of commercial uses under the subject property's current Commercial (C) future land use designation would generate 1,761 new p.m. peak hour trips, while the proposal to develop up to 250 multi-family dwelling units under the Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR) classification will generate 98 new p.m. peak hour trips, resulting in a decrease of 1,663 p.m. peak hour trips.

## Future Roadway Network

**Road Agreements:** A Roadway Agreement is required prior to any Preliminary Subdivision Plan (PSP) or Development Plan (DP) approval.

## Planned and Programmed Roadway Improvements:

**C.R. 545 and Flemings Road Preliminary Design Study** - Orange County's Transportation Planning Division has initiated a transportation improvement study for the widening of C.R. 545 to a four-lane divided roadway from Water Spring Boulevard to south of New Hartzog Road (approximate length: 2.6 miles) and Flemings Road from east of C.R. 545 to the west County line (approximately 1 mile). At the time of this report, the project is 22% overall complete.

**C.R. 545 Roadway Conceptual Analysis** - The purpose of the study is to assess and recommend roadway improvements anticipated to improve safety and traffic flow in the area. The study considers the social and environmental impacts of adding travel lanes and other features such as, but not limited to, drainage conveyance and treatment improvements, a proposed multi-purpose path, raised medians, lighting, landscaping and intersection improvements. Project length is approximately 1.6 miles. At the time of this report, the project is 12% overall complete.

**Right-of-Way Requirements:** Right-of-way is needed from this property for Avalon Road.

## Summary

The applicant is requesting to change the Future Land Use Map designation of ~13.56 acres from Commercial (C) to Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR) and to rezone from A-1 (Citrus Rural District) to PD (Planned Development District) to allow for the construction of up to 250 multi-family dwelling units.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed multi-family use will result in a decrease of 1,663 p.m. peak trips and, therefore, will not impact the area roadways. The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.

---

### Roadway Capacity Analysis

A traffic study was submitted with the case for review and comment. The subject property is located adjacent to Avalon Road. Based on existing conditions, there are currently no deficient roadway segments within the project's impact area. This information is dated and subject to change. Based on the project trip distribution, 55% will be traveling southbound (SB) on Avalon Road out of the development.

The segments in the short-term year (2027) projected to operate at Level of Service "F" as a result of the background traffic and committed trips are:

- Avalon Road from U.S. 192 to Hartzog Road
- Avalon Road from Hartzog Road to Western Way
- Avalon Road from Western Way to Flamingo Crossings Boulevard
- U.S. 192 from the Lake County Line to the Osceola County Line.

The horizon year (2045) shows that under the proposed Future Land Use Map designation, the following segments are projected to operate at Level of Service "F":

- Avalon Road from U.S. 192 to Hartzog Road
- Avalon Road from Hartzog Road to Western Way
- Avalon Road from Western Way to Flamingo Crossings Boulevard
- U.S. 192 from the Lake County Line to the Osceola County Line.

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 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

Per Orange County Utilities (OCU), the subject property is located within the Tohopekaglia (Toho) Water Authority's (TWA's) potable water and wastewater service areas and OCU's reclaimed water service area. In a letter to the applicant dated December 14, 2022, the TWA's Engineering Division stated that the TWA currently has water and sewer infrastructure in place along Avalon Road, with a 24-inch water main located at the west line of the subject property and a 16-inch force main situated approximately 20 feet west of the site. The TWA informed the applicant that the installation of a water service line and the provision of a force main connection will be needed and that the developer shall be required to comply with the TWA's design and construction standards and specifications, including the execution of a Developer's Service Agreement, if applicable.

Although the subject property lies within OCU's reclaimed water service area, there are presently no reclaimed water mains in place in the vicinity of the site. Therefore, reclaimed water service is considered unavailable.

### Schools

Per School Capacity Determination OC-22-069, dated September 22, 2022, capacity is available at the

elementary, middle, and high schools that would currently serve the project. This determination is valid until March 20, 2023.

### 3. Policy References

**GOAL H1 – Orange County's goal is to promote and assist in the provision of an ample housing supply, within a broad range 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 FLU8.2 – COMPATIBILITY.** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following policies shall guide regulatory decisions that involve differing land uses.

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

**OBJ C1.4 –** Orange County shall protect identified wetland areas and existing native wildlife (flora and fauna) habitats.

**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 –** The Future Land Use Map shall reflect the most appropriate maximum and minimum densities for residential development.

Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay (Scenario 5) and Growth Centers may include specific provisions for maximum and minimum densities.

The densities in the International Drive Activity Center shall be those indicated in the adopted Strategic Development Plan.

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

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

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

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

**FLU7.4.4** – Urban intensities shall be permitted in designated Growth Centers when urban services are available from other sources as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. If services and facilities sufficient to maintain adopted level of service standards are not available concurrent with the impacts of development, the development will be phased such that the services and facilities will be available when the impacts of development occur, or the development orders and permits will be denied.

**FLU7.4.6** – Within a Growth Center, all new development must apply for Planned Development zoning, in order to specifically identify densities, intensities and mixture of land use.

Additionally, all new development and substantial redevelopment in portions of Growth Centers located within the Wekiva Study Area shall adhere to the development standards adopted to implement the Wekiva Parkway and Protection Act, Ch. 369, Part III, FS.

Such standards shall include, but are not limited to one or more of the following:

- (1) Additional stormwater treatment and retention (maintenance of water quality and recharge);
- (2) Enhanced wastewater treatment;
- (3) Limitations of certain allowed uses within the most vulnerable portions of the Study Area;
- (4) Subdivision standards;
- (5) Open space requirements;
- (6) “Smart growth” roadway design standards;
- (7) Parking lot design standards;
- (8) Upland habitat protection; and
- (9) Such other measures as required to protect ground and surface water in the Wekiva Study Area.



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

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

### **ACTION REQUESTED**

**Local Planning Agency (LPA) Recommendation** – (January 19, 2023)

**Make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes; and recommend to the Board of County Commissioners that Amendments 2023-1-A-1-2 and 2023-1-B-FLUE-6 be TRANSMITTED to the state reviewing agencies.**

### **Local Planning Agency (LPA) Public Hearing Synopsis**

The staff report was presented to the LPA with the recommendation that they make a finding that the proposed amendment has the potential to be found “in compliance,” as defined by Section 163.3184(1)(b), Florida Statutes, and that they recommend to the Board of County Commissioners that Amendments 2023-1-A-1-2 and 2023-1-B-FLUE-6 be transmitted to the state reviewing agencies.

The prospective developer, Chuck Whittall of Unicorp National Developments, was present and agreed with the staff recommendation.

During public comment, no members of the public were present to speak on the matter. After public comment, the LPA members briefly discussed the issue of density. A motion was made by Commissioner Boers and seconded by Commissioner Fernandez to recommend that proposed Amendments 2023-1-A-1-2 and 2023-1-B-FLUE-6 be transmitted to the state reviewing agencies. The motion was carried on a 7-0 vote.

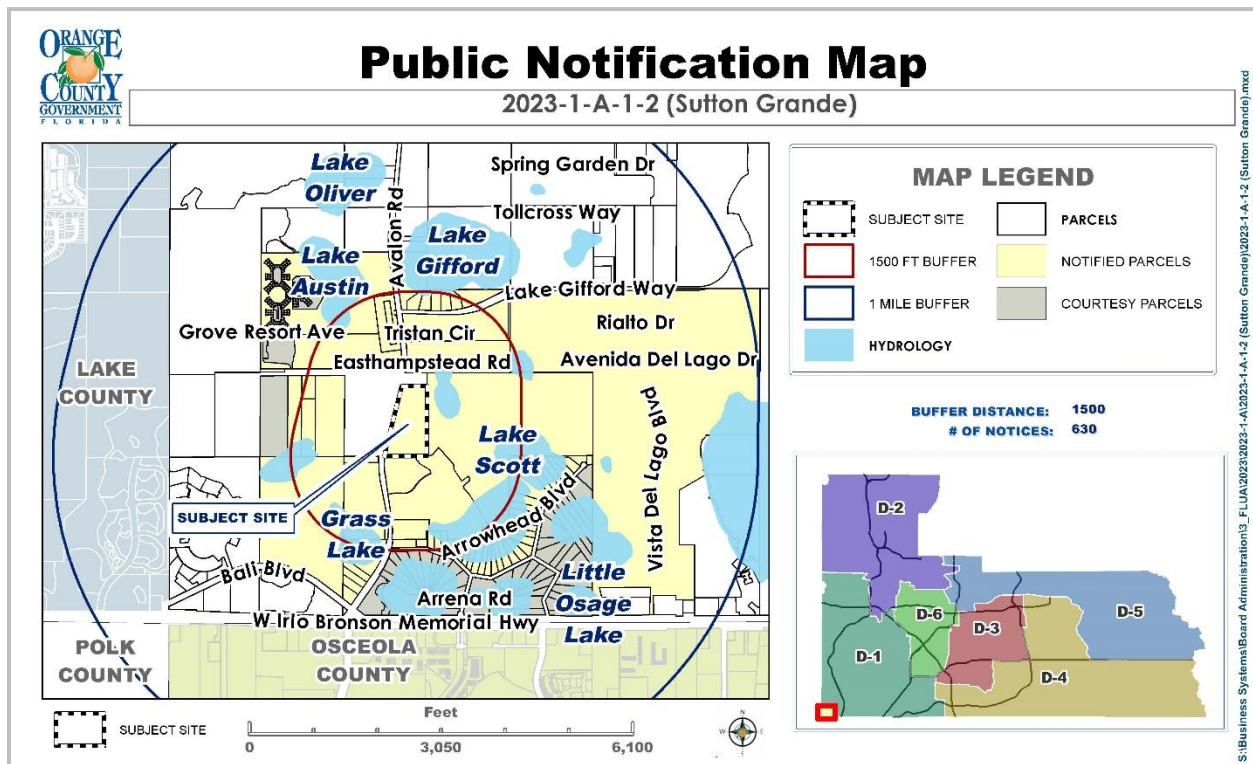
<b>Motion / Second</b>	<i>David Boers / Eddie Fernandez</i>
<b>Voting in Favor</b>	<i>Gordon Spears, George Wiggins, JaJa Wade, Walter Pavon, Eddie Fernandez, David Boers, and Evelyn Cardenas</i>
<b>Voting in Opposition</b>	<i>None</i>
<b>Absent</b>	<i>Nelson Pena and Michael Arrington</i>

**Site Visit Photos**

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



## PUBLIC NOTIFICATION MAP





## Environmental Protection Division

# CONSERVATION AREA DETERMINATION

**Determination No.:** CAD-22-12-240

**Date Issued:** March 20, 2023

**Date Expires:** March 20, 2028

### Activity Location:

14331 Avalon Road, Winter Garden, FL 34787

Parcel ID No.: 31-24-27-0000-00-012

Parcel Description: E1/2 OF SW1/4 OF NE1/4 LYING E OF RD (LESS N 210 FT) IN SEC 31-24-27

Orange County Commission District: 1

### Permittee(s) / Authorized Entity:

Sutton Grande LLC

c/o Chuck Smith, VHB

E-mail: [crsmith@vhb.com](mailto:crsmith@vhb.com)

The Environmental Protection Division (EPD) has received your certified survey received on March 8, 2023, 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)

Wetland Identification Number	Class	FLUCCS <sup>1</sup> / Remarks
W-1 <sup>2</sup>	III	641 Freshwater Marsh / Isolated and less than five acres.
W-2 <sup>2</sup>	II	641 Freshwater Marsh / Greater than five acres but less 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 and W-2 both extend 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 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 because 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. An upland buffer of a minimum of 25 feet is recommended for all Class I, II, and III wetland systems unless scientific data dictate a larger or smaller buffer based on wetland function or local conditions.
9. Please be advised that per Orange County Code Chapter 15, Article VIII, Section 15-304 (a), no development, land clearing, or other tree cutting, or tree removal shall be permitted without first obtaining a Conservation Area Impact (CAI) permit, tree removal permit and/or building permit with concurrent tree removal approval, unless exempted per section 15-279(a)(9). Contact Orange County Zoning at 407-836-5807 or [Zoning@ocfl.net](mailto:Zoning@ocfl.net) for questions regarding tree and/or vegetation clearing within the designated uplands on this property.



If you should have any questions concerning this permit, please contact Nicole Salvatico at 321-239-9870 or [Nicole.Salvatico@ocfl.net](mailto:Nicole.Salvatico@ocfl.net).

Project Manager:

Handwritten signature of Nicole Salvatico in dark ink.

---

Nicole Salvatico, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:

Handwritten signature of Elizabeth R. Johnson in blue ink.  
for

---

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

NS/~~JR~~/TMH/DJ/gfdjr:

Attachment: Approved Survey

Approved By The  
Orange County  
Environmental Protection Division  
Date: 3/10/2023  
Reviewer: N Salvatico  
CAD-22-12-240

00CEPD MAR202024w03:1.2

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

vhb.com

**vhb**

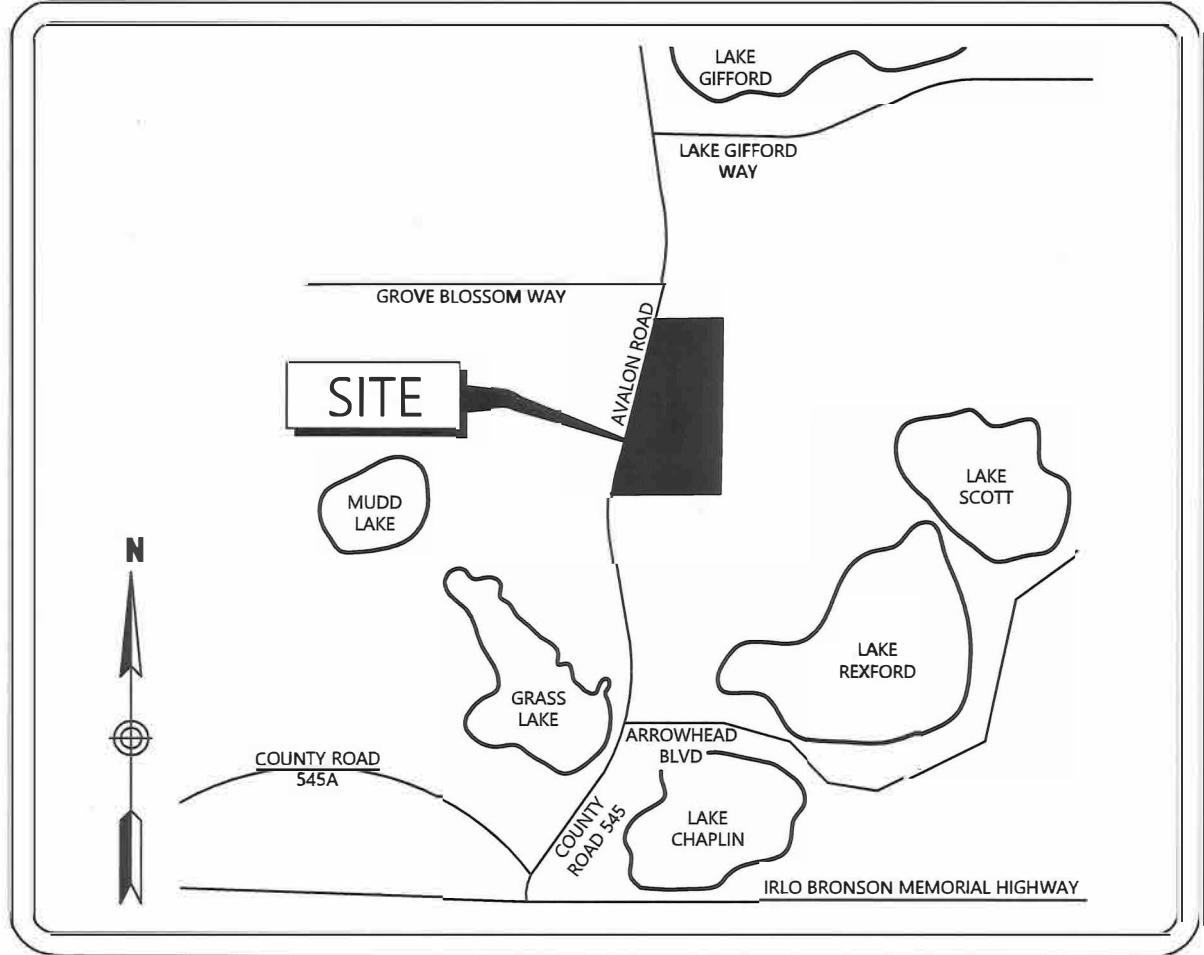
225 E. Robinson Street  
Suite 300  
Orlando, FL 32801  
407.839.4006  
Florida Licensed Business  
LB 7153

LEGAL DESCRIPTION PER TITLE COMMITMENT

The land referred to herein below is situated in the County of ORANGE, State of Florida, and described as follows:

East 1/2 of the SW 1/4 of the NE 1/4, lying East of Road (Less North 210 feet) in Section 31, Township 24 south, Range 27 East, Orange County, Florida.

LOCATION MAP - NOT TO SCALE



CAD Property Acreage Table

IDENTIFICATION	IDENTIFICATION	CLASSIFICATION	ACREAGE
WETLAND	W-1	CLASS III	1.073
WETLAND	W-2	CLASS II	2.732
TOTAL WETLAND	N/A	N/A	3.805
UPLAND AREA	UPLAND	N/A	9.757
TOTAL PROJECT AREA	N/A	N/A	13.562

NOTES:

- THIS WETLAND BOUNDARY SURVEY IS NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
- THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DEPICT THE LOCATION OF THE WETLANDS AS FLAGGED BY AND LOCATED BY VHB, INC. AND THEIR RELATIONSHIP TO THE PROPERTY BOUNDARIES.
- WETLAND LINES WERE REVIEWED AND APPROVED IN THE FIELD BY (OCEPD) ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION ON JANUARY 18, 2023 AND NOTED WITHIN THE CONSERVATION AREA CLASSIFICATION LETTER FOR CONSERVATION AREA DETERMINATION. CAD-22-12-240
- BEARINGS SHOWN HEREON ARE GRID NORTH AS ESTABLISHED WITHIN THE NAD83/2011 ADJUSTMENT, WHICH ESTABLISHED A BEARING OF NORTH 14° 05' 32" EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF AVALON ROAD
- TOTAL ACREAGE FOR SUBJECT PROPERTY CONTAINS 13.562 ACRES, MORE OR LESS

LEGEND & ABBREVIATIONS

①	DRAIN MANHOLE
■	CATCH BASIN
⑤	SEWER MANHOLE
②	ELECTRIC MANHOLE
①	TELEPHONE MANHOLE
○	MANHOLE
⊗	CLEANOUTS
⊗	WATER VALVE
⊗	FIRE HYDRANT
○	GAS VALVE
★	BOLLARD w/LIGHT
—	STREET SIGN
☆	LIGHT POLE
○	UTILITY POLE
—	GUY POLE
—	GUY WIRE
⊗	ELECTRIC BOX
⊗	WATER METER
□	TELEPHONE PEDESTAL
C.C.R.	= CERTIFIED CORNER RECORD
CHB	= CURVE CHORD BEARING
CHD	= CURVE CHORD DISTANCE
CMON	= CONCRETE MONUMENT
DOC. #	= OFFICIAL RECORD DOCUMENT OF ORANGE COUNTY, FLORIDA
FND.	= FOUND
ID.	= IDENTIFICATION
I.R.C.	= IRON ROD & CAP
L	= CURVE LENGTH
LB	= LICENSED BUSINESS
NAVD	= NORTH AMERICAN VERTICAL DATUM
N&D	= NAIL AND DISC
NO.	= NUMBER
O.R.B.	= OFFICIAL RECORD BOOK
P.C.C.	= POINT OF COMPOUND CURVATURE
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.T.	= POINT OF TANGENCY
R	= CURVE RADIUS
RNG.	= RANGE
SEC.	= SECTION
TWP.	= TOWNSHIP
17-21-28	= SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST
Δ	= CURVE DELTA ANGLE
⊗	= SET MAG NAIL AND DISC "VHB LB 7153"
□	= SET 4"x4" CONCRETE MONUMENT WITH DISC "VHB LB 7153"
EOP	EDGE OF PAVEMENT
— CHW	OVERHEAD WIRE
— R/W	RIGHT OF WAY LINE
NAVD 88	= NORTH AMERICAN VERTICAL DATUM
Δ	= WETLAND FLAG

UNICORP NATIONAL DEVELOPMENTS, INC.

7940 Via Dellagio Way, Suite #200  
Orlando, Florida 32819

No.	Revision	Date	Apprvd.
No.1	REVISED WETLAND FLAGS	02/06/2023	CAP
No.2	REVISE CLIENT NAME AND ADDRESS	02/28/2023	WDM
No.3	REVISE PER COUNTY COMMENTS	03/01/2023	CAP

Designed by	Checked by
-------------	------------

Issued for	Date
	December 30, 2021

Drawing Title  
Wetland Boundary Survey

OCEPD Determination No.CAD-22-12-240  
14331 Avalon Road

Winter Garden, Florida 34787

Drawing Number

Sv-1

Sheet of  
1 2

Project Number  
63899.01

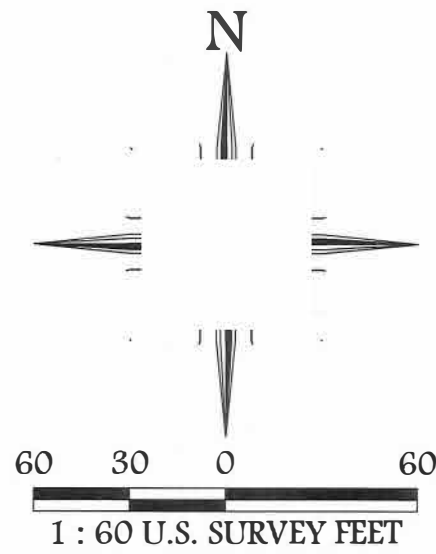
I HEREBY STATE THAT THIS WETLANDS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS WETLANDS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS AS SET FORTH IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINIS TRATIVE CODE PURSUANT TO CHAPTER 472.07, FLORIDA STATUTES.

DATE OF PLAT OR MAP: 03/01/2023

STATE OF FLORIDA  
PROFESSIONAL SURVEYOR  
FLORIDA LICENSE 4853

REPRESENTING:  
VANASSE HANGEN BRUSTLIN, INC. ("VHB")  
225 E. ROBINSON STREET - SUITE #300  
ORLANDO, FLORIDA 32801  
FLORIDA LICENSED BUSINESS LB7153





WETLAND 1 LINE TABLE		
Parcel Line Data		
NUMBER	BEARING	DISTANCE
L1	N 20°12'08" E	1.08'
L2	N 26°47'53" E	26.27'
L3	S 63°41'15" E	45.70'
L4	N 67°30'27" E	41.53'
L5	N 64°19'23" E	34.19'
L6	N 79°27'35" E	42.92'
L7	N 62°21'46" E	25.90'
L8	S 82°40'07" E	25.66'
L9	S 71°31'01" E	29.86'
L10	S 67°55'54" E	34.89'
L11	S 66°42'24" E	44.36'
L12	S 57°02'43" E	36.35'
L13	S 16°23'20" E	44.49'
L14	S 8°32'19" E	45.97'
L15	S 11°50'43" E	5.08'

WETLAND 2 LINE TABLE		
Parcel Line Data		
NUMBER	BEARING	DISTANCE
L16	N 80°36'38" W	47.44'
L17	N 65°08'47" W	45.55'
L18	N 68°05'29" W	61.58'
L19	N 19°45'21" W	37.32'
L20	N 37°25'44" W	36.74'
L21	N 50°07'40" W	41.31'
L22	N 16°46'38" W	59.28'
L23	N 27°38'12" W	58.07'
L24	N 5°45'38" E	40.61'
L25	N 6°38'57" E	31.08'
L26	N 5°25'26" E	34.19'
L27	N 4°08'13" E	65.42'
L28	N 20°11'37" E	39.43'
L29	N 19°50'44" E	41.68'
L30	N 37°34'13" E	35.15'
L31	N 63°23'33" E	32.95'
L32	N 57°46'45" E	88.50'
L33	S 46°46'08" E	37.10'
L34	N 14°34'15" E	31.89'
L35	N 89°25'41" E	55.17'

Parcel Curve Data					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C1	1112.92'	104.10'	5°21'33"	N 9°08'48" E	104.06'
C2	1112.92'	44.01'	2°15'58"	N 12°57'33" E	44.01'

LEGEND & ABBREVIATIONS

- ①

DRAIN MANHOLE
- CATCH BASIN
- ⑤

SEWER MANHOLE
- ③

ELECTRIC MANHOLE
- ⑦

TELEPHONE MANHOLE
- MANHOLE
- ⊙

CLEANOUTS
- ⊗

WATER VALVE
- ⊕

FIRE HYDRANT
- GAS VALVE
- ★

BOLLARD w/LIGHT
- STREET SIGN
- ☆

LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ⊞

ELECTRIC BOX
- WM

WATER METER
- TELEPHONE PEDESTAL

C.C.R.

= CERTIFIED CORNER RECORD

CHB

= CURVE CHORD BEARING

CHD

= CURVE CHORD DISTANCE

CMON

= CONCRETE MONUMENT

DOC. #

= OFFICIAL RECORD DOCUMENT OF ORANGE COUNTY, FLORIDA

FND.

= FOUND

ID.

= IDENTIFICATION

I.R.C.

= IRON ROD & CAP

L

= CURVE LENGTH

LB

= LICENSED BUSINESS

NAVD

= NORTH AMERICAN VERTICAL DATUM

N&D

= NAIL AND DISC

NO.

= NUMBER

O.R.B.

= OFFICIAL RECORD BOOK

P.C.C.

= POINT OF COMPOUND CURVATURE

PG.

= PAGE

P.O.B.

= POINT OF BEGINNING

P.T.

= POINT OF TANGENCY

R

= CURVE RADIUS

RG.

= RANGE

SEC.

= SECTION

TWP.

= TOWNSHIP

17-21-28

= SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST

Δ

= CURVE DELTA ANGLE

⊙

= SET MAG NAIL AND DISC "VHB LB 7153"

⊕

= SET 4"x4" CONCRETE MONUMENT WITH DISC "VHB LB 7153"

ECP

—

EDGE OF PAVEMENT

—

OVERHEAD WIRE

—

RIGHT OF WAY LINE

NAVD 88

= NORTH AMERICAN VERTICAL DATUM

△

= WETLAND FLAG

63899.01

UNICORP NATIONAL DEVELOPMENTS, INC.

7940 Via Dellagio Way, Suite #200  
Orlando, Florida 32819

No.	Revision	Date	Approd.
No.1	REVISED WETLAND FLAGS	03/06/2023	CAP
No.2	REVISE CLIENT NAME AND ADDRESS	02/28/2023	WDM
No.3	REVISE PER COUNTY COMMENTS	03/01/2023	CAP

Designed by	Checked by
Issued for	Date

December 30, 2021

Drawing Title

Wetland Boundary Survey

OCEPD Determination No.CAD-22-12-240  
14331 Avalon Road

Winter Garden, Florida 34787

Project Number

Sv-2

Sheet of  
2 2

Project Number

63899.01

## **AMENDMENT 2023-1-A-1-2 (Sutton Grande)**

### **PROJECT SPECIFICS**

Parcel ID:	31-24-27-0000-00-012
Location:	14331 Avalon Road
Acreage:	~13.80 (9.96 net)
Request FLUM:	From: Commercial (C) To: Medium-High Density Residential (MHDR)
Request Zoning:	From: Citrus Rural District (A-1) To: Planned Development (PD)
Existing Development:	Undeveloped Land
Development Permitted Under Current FLUM:	650,786 SF of commercial
Proposed Density/Intensity:	250 Multi-Family Dwelling Units

### **Trip Generation (ITE 11<sup>th</sup> Edition)**

Land Use Scenario	PM Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Existing Use: 650,786 SF of commercial	2,174	81%	1,761
Proposed Use: 250 Multi-Family Dwelling Units	98	100%	98
Totals:	-2,076		-1,663

Net New Trips (Proposed Development less Allowable Development): -1,663

### **Future Roadway Network**

Road Agreements: A Roadway Agreement is required prior to any PSP or DP approval.

Planned and Programmed Roadway Improvements: C.R. 545 and Flemings Road Preliminary Design Study - Orange County's Transportation Planning Division has initiated a transportation improvement study for the widening of C.R. 545 to a four-lane divided roadway from Water Springs Boulevard to South of New Hartzog Road (Approximate Length: 2.6 miles) and Flemings Road from east of 545 to the west County line (Approximately 1 mile). At the time of this report, the project is 22% overall complete.

C.R. 545 Roadway Conceptual Analysis - The purpose of the study is to assess and recommend roadway improvements anticipated to improve safety and traffic flow in the area. The study considers the social and environmental impacts of adding travel lanes and other features such as, but not limited to, drainage conveyance and treatment improvements, proposed multi-purpose path, raised medians, lighting, landscaping and intersection improvements. Project length is approximately 1.6 miles. At the time of this report, the project is 12% overall complete.

Right of Way Requirements: ROW is needed from this property for Avalon Road.

### **Summary**

The applicant is requesting to change ~13.80 acres from Commercial to MHDR and rezone from A-1 to PD, to allow for the construction of multi-family apartments.

Analysis of the project trips from the currently approved under future land use versus the proposed use indicates that the proposed multi-family use will result in a decrease in the number of 1,663 pm peak trips and therefore will not impact the area roadways. The development will undergo further evaluation and will be required to mitigate capacity deficiencies on the transportation network in accordance with the requirements of the Orange County Concurrency Management System.



### **Roadway Capacity Analysis**

A Traffic Study was submitted with the case for review and comment. The subject property is located adjacent to Avalon Road. Based on existing conditions, there are currently no deficient roadway segments within the project's impact area. This information is dated and subject to change. Based on the project trip distribution, 55% will be travelling SB on Avalon Road out of the development.

The segments in the short-term year (2027) that are projected to operate at Level of Service "F" as a result of the background traffic and committed trips are:

- Avalon Road from U.S. 192 to Hartzog Road
- Avalon Road from Hartzog Road to Western Way
- Avalon Road from Western Way to Flamingo Crossings Blvd.
- U.S. 192 from the Lake County Line to the Osceola County Line

The horizon year (2045) showed that under the proposed FLUM designation, the following segments are projected to operate at Level of Service "F":

- Avalon Road from U.S. 192 to Hartzog Road
- Avalon Road from Hartzog Road to Western Way
- Avalon Road from Western Way to Flamingo Crossings Blvd.
- U.S. 192 from the Lake County Line to the Osceola County Line

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: January 6, 2023

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

From: Lindy A. Wolfe, P.E., LEED AP, Manager  
Utilities Engineering Division

**Subject: Facilities Analysis and Capacity Report  
2023-1 Regular Cycle Comprehensive Plan Amendments**

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

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

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

If you need additional information, please contact me or Laura Tatro at 407-254-9913.

cc: Andres Salcedo, P.E., Deputy Director, Utilities Department  
Laura Tatro, P.E., Chief Engineer, Utilities Engineering Division  
Alexander Castro, P.E., Senior Engineer, Utilities Engineering Division  
Gregory Golgowski, Chief Planner, Planning Division  
Christopher DeManche, MPA, Planner III, Planning Division  
File: 37586; 2023-1 Regular Cycle



Potable Water and Wastewater Facilities Analysis for 2023-1 Regular Cycle Comprehensive Policy Plan Amendments

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2023-1-A-1-1 Sutton Lakes	31-24-27-0000-00-010; 31-24-27-0000-00-009; 31-24-27-0000-00-045; 31-24-27-0000-00-038; 31-24-27-0306-04-011	PW: Toho Water Authority WW: Toho Water Authority RW: Orange County Utilities	PW: Contact Toho Water Authority WW: Contact Toho Water Authority RW: Not Available	Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR)	557	0	20,000	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-1-2 Sutton Grande	31-24-27-0000-00-012	PW: Toho Water Authority WW: Toho Water Authority RW: Orange County Utilities	PW: Contact Toho Water Authority WW: Contact Toho Water Authority RW: Not Available	Medium-High Density Residential (MHDR)	250	0	0	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-1-3 Gissy Multifamily	34-24-28-0000-00-021	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch watermain within World Center Dr right-of-way WW: 20-inch forcemain within World Center Dr right-of-way RW: 12-inch and 24-inch reclaimed watermain within World Center Dr right-of-way	Planned Development - Commercial/High Density Residential (PD-C/HDR)	2,888	200	200,000	0.840	0.687	0.840	0.687	Yes	South
2023-1-A-1-4 Poinciana Multifamily	35-24-28-0000-00-008	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 12-inch water main within Poinciana Blvd right-of-way WW: TBD* RW: 8-inch reclaimed water main within Poinciana Blvd right-of-way	Activity Center Residential (ACR)	792	0	0	0.218	0.178	0.218	0.178	Yes	South
2023-1-A-2-1 6409 N OBT	04-20-27-0000-00-021	PW: Florida Governmental Utilities Authority WW: City of Mount Dora RW: Orange County Utilities	PW: Contact FGUA WW: Contact City of Mount Dora RW: Not Available	Growth Center - Low-Medium Denstiy Residential (GC-LMDR) **Joining the NW Growth Center with this application**	75	0	0	N/A	N/A	N/A	N/A	No	N/A
2023-1-A-2-2 Special Hearts Farm	19-20-27-3752-00-093	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	Institutional (INST)	Not Specified	Not Specified	Not Specified	N/A	N/A	N/A	N/A	N/A	N/A
2023-1-A-3-1 Dean Road Multifamily	19-22-31-0000-00-023; 19-22-31-0000-00-024; 19-22-31-0000-00-070 (portion east of Little Econlockhatchee River)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 20-inch water main within Dean Rd right-of-way WW: TBD* RW: Not Available	Planned Development-Medium Density Residential/Conservation (PD-MDR/CONS)	420	0	0	0.116	0.095	0.116	0.095	No	East
2023-1-A-3-2 Econ Trail Multifamily	19-22-31-0000-00-070 (portion west of Little Econlockhatchee River)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch water main within N Econlockhatchee Tr right-of-way WW: TBD* RW: Not Available	Planned Development - Medium Density Residential/Conservation (PD-MDR/CONS)	180	0	0	0.050	0.041	0.050	0.041	No	East
2023-1-A-4-1 Simpson Road Multifamily	33-24-30-0000-00-014; 33-24-30-0000-00-033; 33-24-30-0000-00-032; 33-24-30-0000-00-031	PW: Orlando Utilities Commission WW: Orange County Utilities RW: Orange County Utilities	PW: Contact Orlando Utilities Commission WW: TBD* RW: Not Available	Planned Development - Medium-High Density Residential (PD-MHDR)	360	0	0	N/A	0.081	N/A	0.081	No	South
2023-1-A-4-2 Stoneybrook Enclave	01-23-31-0000-00-001 (portion of)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: TBD* WW: TBD* RW: TBD*	Low Density Residential (LDR)	125	0	0	0.034	0.028	0.034	0.028	TBD	East
2023-1-A-4-3 Cedar Crossing	24-22-31-0000-00-027	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 24-inch water main within Old Cheney Hwy right-of-way WW: 16-inch force main within Old Cheney Hwy right-of-way RW: Not Available	Commercial Urban Service Area Boundary Expansion	0	0	68,113	0.006	0.005	0.006	0.005	No	East

NOTES:

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

\* 2023-1-A-3-1, 2023-1-A-1-4, 2023-1-A-3-2, 2023-A-4-1, 2023-1-A-4-2: Water, Wastewater, and Reclaimed Water (as applicable) demands and connection points will be addressed as the project proceeds through the DRC and construction permitting processes.

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