

ORANGE COUNTY

PLANNING DIVISION

2022-2 REGULAR

CYCLE

AMENDMENTS

2010 - 2030 COMPREHENSIVE PLAN

BOARD OF COUNTY

COMMISSIONERS

JULY 12, 2022
TRANSMITTAL PUBLIC HEARING

PREPARED BY:
ORANGE COUNTY COMMUNITY, ENVIRONMENTAL
AND DEVELOPMENT SERVICES

PLANNING DIVISION
COMPREHENSIVE PLANNING SECTION



2022 SECOND REGULAR CYCLE AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN TRANSMITTAL PUBLIC HEARING

INTRODUCTION

This is the Board of County Commissioners (BCC) transmittal staff report for the Second Regular Cycle Amendments 2022-2-A-1-2 and 2022-2-B-FLUE-2 to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). These amendments were heard by the Local Planning Agency (LPA) during a transmittal public hearing held on June 16, 2022, and will go to the Board of County Commissioners (BCC) for a transmittal public hearing on July 12, 2022.

The above-referenced 2022-2 Regular Cycle Amendments include a privately-initiated map amendment located in District 1 and one 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 August 2022. Adoption public hearings are tentatively scheduled before the LPA on October 20, 2022 and the BCC on November 15, 2022.

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 December 2022, provided no challenges are brought forth for any of the amendments.

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

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Interoffice Memorandum

July 12, 2022

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

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

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

SUBJECT: 2022-2 Regular Cycle Comprehensive Plan
Amendments 2022-2-A-1-2 and 2022-2-B-FLUE-2 (Village at Avalon)
Board of County Commissioners (BCC) Transmittal Public Hearing

2022-2 Regular Cycle Comprehensive Plan Amendments 2022-2-A-1-2 and 2022-2-B-FLUE-2 are scheduled for a BCC transmittal public hearing on July 12, 2022. These amendments were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at a transmittal public hearing on June 16, 2022.

The report is also available under the Amendment Cycle section of the County's Comprehensive Planning webpage. See:

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

The above-referenced 2022-2 Regular Cycle Amendments scheduled for consideration on July 12 include a privately-initiated Future Land Use Map Amendment located in District 1 and one associated staff-initiated text amendment. The privately-initiated map amendment involves a change to the Future Land Use Map (FLUM) for a property over 10 acres in size. The staff-initiated text amendment entails changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

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 August 2022. Pursuant to 163.3184, Florida Statutes, the proposed amendments must be adopted within 180 days of receipt of the comment letter. The adoption hearings are tentatively scheduled before the LPA on October 20, 2022, and before the BCC on November 15, 2022.

Any questions concerning this document should be directed to Alberto A. Vargas, MArch, Manager, Planning Division, at (407) 836-5802 or Alberto.Vargas@ocfl.net or Greg

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

AAV/sw

Enc: 2022-2 Regular Cycle Amendments 2022-2-A-1-2 and 2022-2-B-FLUE-2 BCC
Transmittal Staff Report

c: Christopher R. Testerman, AICP, Deputy County Administrator
Joel Prinsell, Deputy County Attorney
Whitney Evers, Assistant County Attorney
Roberta Alfonso, Assistant County Attorney
Gregory Golgowski, AICP, Chief Planner, Planning Division
Olan D. Hill, AICP, Assistant Manager, Planning Division
Nicolas Thalmueller, AICP, Acting Planning Administrator, Planning Division
Read File

**2022-2 Regular Cycle State Expedited Review Comprehensive Plan Amendments
Privately Initiated Future Land Use Map Amendment**

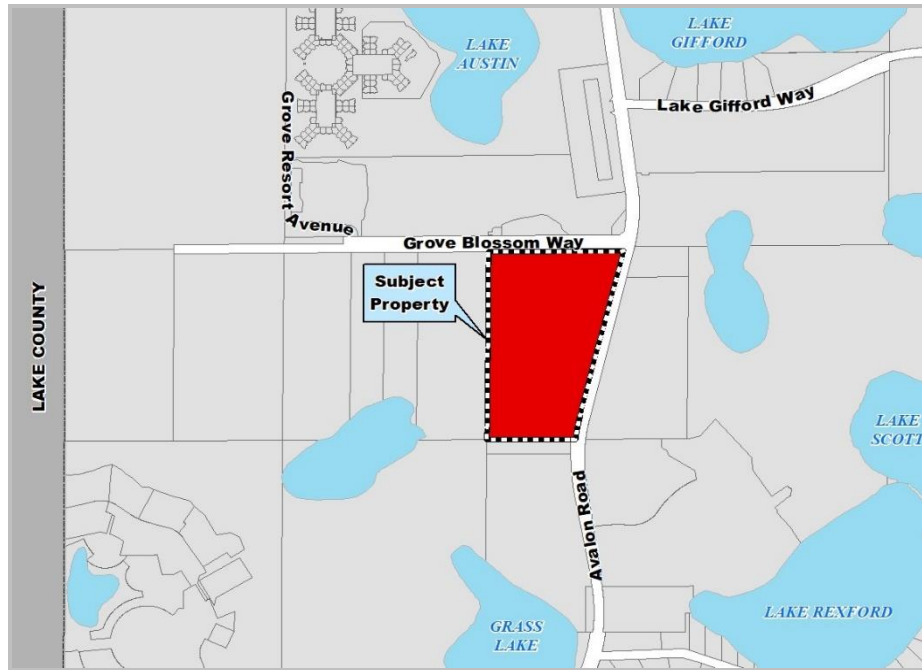
Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2022-2-A-1-2 (Village at Avalon)	LUP-22-06-199 (Village at Avalon PD/LUP)	PRS Investors Group LLP	M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A.	31-24-27-0000-00- 013/014/017/018/019/024/031/032/037	14300, 14316, 14320, 14324, 14328, 14332, 14454, 14472, and 14500 Avalon Road, generally located west of Avalon Road and south of Grove Blossom Way, east of the Orange County-Lake County line.	Village (V)	Growth Center-Planned Development- Commercial/Medium Density Residential (GC-PD-CMDR)	A-1 (Citrus Rural District)	PD (Planned Development District) (Village at Avalon PD/LUP)	22,197 gross ac./17,118 net developable ac.	Jennifer DuBois	Transmit	Transmit (5-0)

**2022-2 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
2022-2-B-FLUE-2 (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 2022-2-A-1-2	Jennifer DuBois	Transmit	Transmit (5-0)

ABBREVIATIONS INDEX:

ABBREVIATIONS INDEX: IND-Industrial; C-Commercial; O-Office; LDR-Low Density Residential; LMDR-Low-Medium Density Residential; MDR-Medium Density Residential; MHDR-Medium-High Density Residential; HDR-High Density Residential; PD-Planned Development; V-Village; CONS-Wetland/Conservation; PR/OS-Parks/Recreation/Open Space; OS-Open Space; GB-Greenbelt; SPA-Special Planning Area; R-Rural/Agricultural; TS-Timeshare; RS-Rural Settlement; ACMU-Activity Center Mixed Use; ACR-Activity Center Residential; GC-Growth Center; R-Resort; PD-Planned Development; USA-Urban Service Area; WB-Water Body; CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective; LUP-Land Use Plan; LUPA-Land Use Plan Amendment; CDR- Change Determination Request; PD-Planned Development District; A-2- Farmland Rural District; A-1-Citrus Rural District; SR-State Road; AC-Acres



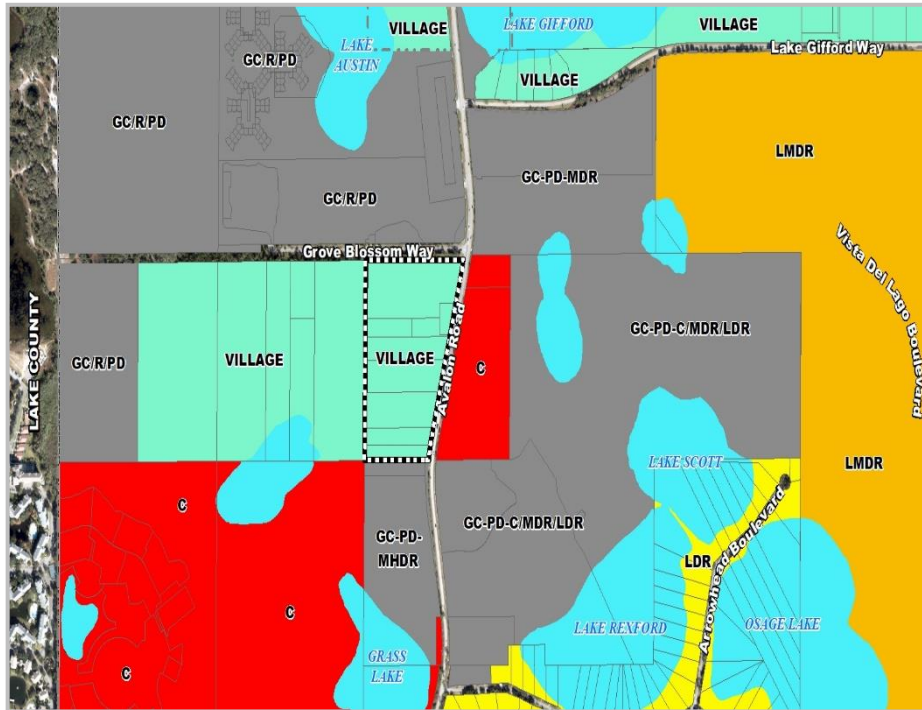
Applicant/Owner: M. Rebecca Wilson, Lowndes, Drosdick, Doster, Kantor & Reed, P.A./ PRS Investors Group LLP
Location: 14300, 14316, 14320, 14324, 14328, 14332, 14454, 14472, and 14500 Avalon Road; generally located west of Avalon Road and south of Grove Blossom Way, east of the Orange County-Lake County line.
Existing Use: Two single-family homes and undeveloped land
Parcel ID Numbers: 31-24-27-0000-00-013/014/017/018/019/024/031/032/037
Tract Size: 22.197 gross acres/ 17.118 net developable acres

The following meetings and hearings have been held:		Project Information	
Report/Public Hearing	Outcome		
✓	A virtual community meeting was held May 12, 2022, with one member of the public in attendance.	Request: Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR) and Staff-Initiated Text Amendment to incorporate the proposed development program into Future Land Use Element Policy FLU8.1.4	
✓	Staff Report	Proposed Development Program: Up to 342 multi-family dwelling units and up to 87,120 square feet of C-1 (Retail Commercial District) uses on four acres, at a maximum floor area ratio (FAR) of 0.5	
✓	LPA Transmittal June 16, 2022	Public Facilities and Services: Please see the Public Facilities & Services Appendix for specific analysis of each public facility.	
	BCC Transmittal	Environmental: Conservation Area Determination CAD-22-02-043 was issued May 2, 2022, and expires May 2, 2027. CAD-22-02-043 identified 5.019 acres of Class I and 0.06 acre of Class III conservation areas within the project boundary.	
	State Agency Comments	Utilities: The subject property is located within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas.	
	LPA Adoption	Schools: Per School Capacity Determination OC-22-036, dated June 16, 2022, capacity is available at the elementary, middle, and high schools that would currently serve the project. This determination is valid until December 10, 2022.	
	BCC Adoption	Concurrent Rezoning: Case LUP-22-06-199 A proposed rezoning from A-1 (Citrus Rural District) to PD (Planned Development District) (Village at Avalon PD/LUP) is proceeding through DRC review and is expected to be considered in conjunction with the requested Future Land Use Map Amendment during the adoption public hearing stage.	

AERIAL



FUTURE LAND USE - CURRENT



Current Future Land Use:
 Village (V)

Special Area Information

Growth Center: U.S. 192
 Growth Center

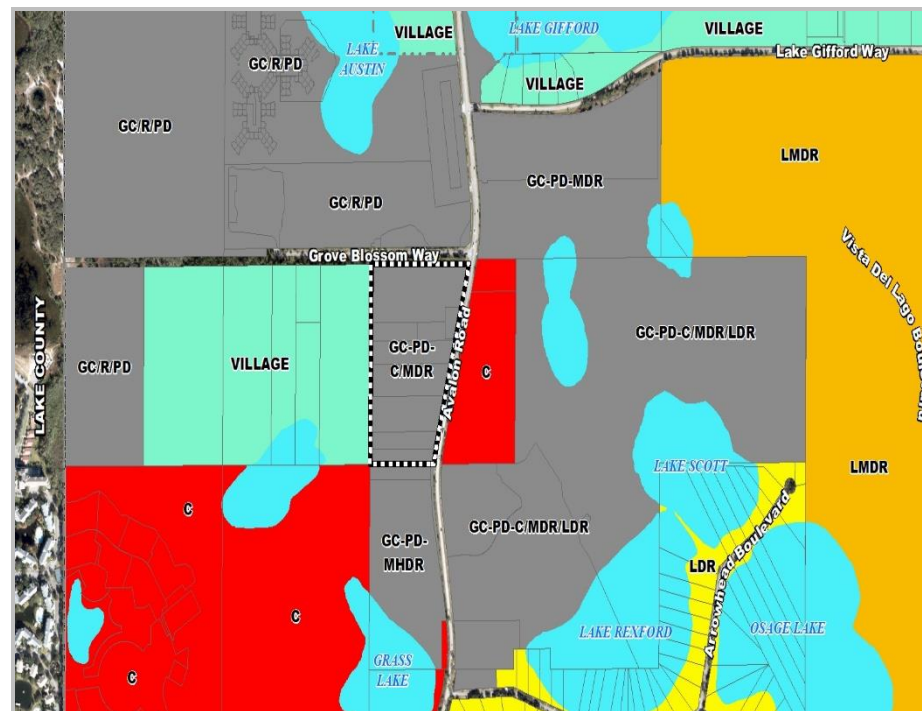
JPA: N/A

Rural Settlement: N/A

Overlay District: N/A

Airport Noise Zone: N/A

FUTURE LAND USE – PROPOSED



Proposed Future Land Use:
 Growth Center-Planned
 Development-
 Commercial/Medium
 Density Residential (GC-
 PD-C/MDR)

Staff Recommendations

1. **FUTURE LAND USE MAP AMENDMENT 2022-2-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 Local Planning Agency that the amendment, 2022-2-A-1-2, be **TRANSMITTED** to the state reviewing agencies.
2. **FUTURE LAND USE TEXT AMENDMENT 2022-2-B-FLUE-2:** 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 Local Planning Agency that Amendment 2022-2-B-FLUE-2 be **TRANSMITTED** to the state reviewing agencies.

Analysis

1. Background and Development Program

The applicant, Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., is requesting to change the Future Land Use Map (FLUM) designation of the 22.197-acre subject property from Village (V), a classification unique to the Horizon West planning area in southwest Orange County, to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR). The site is located southwest of the intersection of Avalon Road and Grove Blossom Way, approximately one-half mile north of the U.S. 192 tourist commercial corridor, and is comprised of nine individual parcels—two single-family residential homesites and seven presently-undeveloped properties. The site consists of 17.118 upland acres, 5.019 acres of Class I wetlands, and 0.06 acre of Class III wetlands, established via Conservation Area Determination CAD-22-02-043, issued by the Orange County Environmental Protection Division (EPD) on May 2, 2022. It is the intent of the prospective developer, Avention Companies, to develop the combined 22.197 acres for a mixed-use project featuring up to 87,120 square feet of C-1 (Retail Commercial District) uses on four acres at the corner of Avalon Road and Grove Blossom Way, at a maximum floor area ratio (FAR) of 0.5, and up to 342 multi-family dwelling units. The site’s wetland acreage is proposed to remain undisturbed.

The subject property received its Village FLUM designation through its inclusion in the Horizon West Study Area in 1995. The site, however, does not lie within any of the six Special Planning Areas (Villages) that have been adopted to date, nor is it contiguous to the nearest Special Planning Area, Village I, located roughly one-half mile to the north. Rather, as depicted on the current Future Land Use Map, the property is wholly situated within the U.S. 192 Growth Center boundary, as are the six neighboring Village-designated parcels to the west (not included in this application). The applicant, therefore, is seeking to formally incorporate the property into the U.S. 192 Growth Center through the submittal of this amendment application to enable the proposed mixed-use project to move forward. Inclusion in the Growth Center would allow for the development of the site at a density and intensity above its current maximum permitted density of one dwelling unit per ten acres—the cap imposed on Village-designated properties located outside a Special Planning Area.

As illustrated on the aerial map, the subject property is located in an area characterized by a mix of resort development; existing and planned residential communities featuring a variety of housing types, including multi-family units, townhomes, single-family detached homes, and manufactured homes; and approved commercial uses that will provide goods and services to both visitors and the surrounding residential population. Two short-term rental resorts, The Grove Resort & Waterpark

and the Palisades Condominiums, lie directly north of the site. Both developments are part of the BB Groves South PD and have corresponding Growth Center/Resort/Planned Development (GC/R/PD) FLUM designations. The Registry on Grass Lake PD, with an adopted FLUM designation of Growth Center-Planned Development-Medium-High Density Residential (GC-PD-MHDR), is situated immediately south of the subject property and is approved for the future development of a 360-unit multi-family community.

The Sutton Lakes PD is located east of the subject property and 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. This PD—presently undeveloped—has a Growth Center-Planned Development-Commercial/Medium Density Residential/Low Density Residential (GC-PD-C/MDR/LDR) FLUM designation. The Avalon Grove PD, located immediately north of Sutton Lakes, is entitled for the future construction of up to 600 multi-family units, in accordance with its adopted Growth Center-Planned Development-Medium Density Residential (GC-PD-MDR) FLUM classification.

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. Accordingly, the applicant is petitioning to rezone the subject property from A-1 (Citrus Rural District) to PD (Planned Development District) to create the Village at Avalon PD and establish design and development standards for the mixed-use project. This rezoning application, Case LUP-22-06-199, is currently proceeding through DRC review and is expected to be considered concurrently with this requested FLUM Amendment during the adoption public hearing stage.

2. Project Analysis

Consistency

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

As stated previously, the subject property is located in an area characterized by a mix of resort development, existing and planned residential communities featuring a variety of housing types, and approved commercial uses that will provide goods and services to both visitors and the surrounding residential population.

As established in **Future Land Use Element Policy FLU1.1.4.F**, Growth Centers are a future land use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements typically provide, at a minimum, that the County will not incur initial capital costs for utilities. The subject property is located within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. OCU has communicated that a 24-inch potable water main, a 16-inch forcemain, and a 12-inch reclaimed water main are in place within the right-of-way of abutting Grove Blossom Way. OCU notes that water, wastewater, and reclaimed water demands and connection points will be addressed as the mixed-use project proceeds through the Development Review Committee (DRC) review and construction permitting processes. OCU adds that no plant improvements are needed to maintain level of service (LOS) standards. 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.

Staff finds the proposed Growth Center-Planned Development-Commercial/Medium Density Residential designation and associated mixed-use development program 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 22.197-acre subject property as an underutilized parcel that provides an opportunity for infill development on the site's 17.118 upland acres that would likely benefit both area residents and tourists, 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 residential component of the project, proposing up to 342 multi-family units under the "urban-scale" Medium Density Residential future land use designation, which allows single- and multi-family residential development at a maximum density of 20 dwelling units per net acre. The proposal to construct up to 342 multi-family units is consistent with **Housing Element Objective H1.1**, which states that Orange County will support private sector housing production capacity sufficient to meet current and anticipated housing needs. It is staff's belief that the proposed multi-family component of the mixed-use project would 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 notes that the provision of affordable housing options in this area of the County is crucial and would help further the goals of Orange County's Housing for All 10-Year Action Plan, which aims to preserve and create 30,300 affordable and attainable housing units by 2030. It is staff's belief that the requested 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.

Staff further finds the proposed project consistent with **Future Land Use Element Objective OBJ FLU2.2**, which establishes that Orange County shall develop, adopt, and implement mixed-use strategies and incentives as part of its comprehensive plan and land development code efforts, including standards for determining consistency with the Future Land Use Map. Other objectives of mixed-use development include reducing trip lengths, providing for diverse housing types, using infrastructure efficiently and promoting a sense of community. With respect to the project's commercial element, it is staff's belief that the incorporation of a well-designed commercial center featuring up to 87,120 square feet of C-1 uses on four acres at the corner of Avalon Road and Grove Blossom Way would complement neighboring residential and resort development and could alleviate the need to travel south to the heavily-commercial US 192 corridor for goods and services. Staff notes that the commercial and residential design and development standards for the project will be established through the PD rezoning process and refined during the DP review stage.

Staff notes that in addition to submitting their amendment application package, the applicant team has engaged in discussions with the District 1 Commissioner's Office on such topics as affordable housing, the creation of a walkable and bikeable mixed-use community, protection of the natural environment, and support for future transit in the vicinity of the subject site, if applicable. As outlined in an April 29, 2022, email message to the District 1 Commissioner's Office, the applicant team has specifically discussed the following matters:

- **Wetland Preservation:** The prospective developer is proposing no impacts to the 5.019-acre Class I wetland delineated through CAD-22-02-043, which also extends offsite to the west. The prospective developer intends to preserve this area as a visual amenity for their residents.

- Tree Preservation: The applicant team has communicated that all trees in the wetland area will be preserved (unless exotic, thereby requiring removal). The prospective developer intends to save the trees near the wetlands as part of a trail system around the wetland and to build around any significant stands of trees.
- Eight-Foot Sidewalks: The development team has proposed the provision of a sidewalk trail eight feet in width around the wetland preserve to create a pleasant walking and biking trail for their residents.
- 80%-120% Area Median Income (AMI): Based on the lower density nature of the development, the applicant team has stated that their development costs will lead them to be able to have rents that are affordable within the 80%-120% AMI range. The prospective developer has asserted that they are not requesting any money from the state or County to accomplish this nor are they seeking any impact fee waivers related to affordable housing, as they are not proposing a formal deed restriction or condition of approval. Instead, they have noted that it is a market-driven outcome based on the floor plans and type of building product they intend to offer.
- Integration of Commercial with Residential: The prospective developer intends to provide pedestrian and vehicular connectivity to the four-acre commercial site they are setting aside on the hard corner of Avalon Road and Grove Blossom Way to ensure a walkable community. The prospective developer further plans to provide pedestrian access to all of the onsite amenities.
- Support for Future Transit: The prospective developer intends to provide a bus shelter and dedicated land or easement for the shelter if requested or applicable, based on current or future planned bus routes.
- Parking Variance and EV Charging Stations: The development team intends to request a parking variance to lower the parking count to approximately 1.7 spaces per unit and will be providing at least 12 electric vehicle (EV) charging stations at parking spaces and garages

Staff emphasizes that the discussions that have occurred to date are preliminary and stresses that restrictions or conditions may not be placed on a Future Land Use Map Amendment, as established in Future Land Use Element Policy FLU8.2.1. These topics will be addressed in greater detail during the PD rezoning and Development Plan (DP) stages of the project.

Community Meeting

A virtual community meeting was held for this proposed amendment on May 12, 2022. 703 notices were mailed, but only one member of the public attended the meeting. The meeting participant raised no questions or voiced any objections about the proposed mixed-use project.

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 2022-2-B-FLUE-2. If adopted, the maximum development program for Amendment 2022-2-A-1-2 will be as follows:

Amendment Number	Adopted FLUM Designation	Maximum Density/Intensity	Ordinance Number
<u>2022-2-A-1-2 Village at Avalon</u>	<u>Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR)</u>	<u>Residential: Up to 342 multi-family dwelling units</u> <u>Commercial: Up to 87,120 square feet of C-1 (Retail Commercial District) uses on four acres, at a maximum floor area ratio (FAR) of 0.5</u>	<u>2022-</u>

Compatibility

The requested FLUM 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 nature of the proposed mixed-use project is consistent with its location within the U.S. 192 Growth Center, characterized by a mix of resort development, existing and planned residential communities featuring a variety of housing types, and approved commercial uses that will provide goods and services to both visitors and the surrounding residential population.

It is staff’s belief that the proposed mixed-use 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:

- The applicant’s Conservation Area Determination, CAD-22-02-043, identified 5.019 acres of Class I and 0.06 acres of Class III conservation areas within the project boundary.
- The current estimated net developable acreage is 17.118 acres.
- Any wetland encroachments will require submittal of an application for a Conservation Area Impact (CAI) Permit.

FLUM Amendment Comments:

1. Conservation Area Determination - Orange County Conservation Area Determination CAD-22-02-043 was completed, with a certified survey of the conservation area boundary approved by the Environmental Protection Division (EPD) on May 2, 2022. CAD-22-02-043 identified

-
- 5.019 acres of Class I and 0.06 acres of Class III conservation areas within the project boundary, resulting in 17.118 acres of uplands.
2. Conservation Area Impacts - Any wetland encroachments will require submittal of an application for a Conservation Area Impact (CAI) Permit to EPD as outlined in Chapter 15, Article X, Wetland Conservation Areas.
 3. 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 verifying and obtaining, if necessary, any required habitat permitting by the U.S. Fish and Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).
 4. Jurisdictional Coordination - This environmental review only addresses Orange County's 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 (ACOE), the Florida Department of Environmental Protection (FDEP), 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 protection requirements. Therefore, it is imperative that this proposal 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 Orange County Code Chapter 34 Subdivision Regulations, Article VII Stormwater Management, Division 2 General Design Criteria, Sec. 250 Open Drainage Facilities, (g).*
2. Demolition - Prior to demolition or construction activities associated with existing structures, provide a Notice of Asbestos Renovation or Demolition form to EPD. For more information, or to determine if an exemption applies, contact the EPD Air Quality Management staff at 407-836-1400. *Reference Orange County Code Chapter 15 Environmental Control, Article III Air Quality Control, Division 4 Asbestos requirements, Section 108 Notification procedure and requirements, Subsection A(1).*
3. Solid Waste Disposal - 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.
4. Existing Septic and Well - If any existing septic tanks or wells are required or in use, the applicant shall notify the Florida Department of Health (FDOH) and local Water Management

District about the system permit application, modification, or abandonment prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the FDOH for the septic system and both FDOH and the Water Management District for wells. *Reference Orange County Code Chapter 37 Water and Wastewater, Article XVII Individual On-Site Sewage Disposal for details on Individual On-Site Sewage Disposal.*

Transportation. The applicant is requesting to change the 22.197-acre subject property from Village (V) to Growth Center-Planned Development-Commercial/Medium Density Residential (GC-PD-C/MDR) to develop a mixed-use project with up to 342 multi-family dwelling units and 87,120 square feet of commercial space on four (4) acres. Analysis of the project trips from the currently-approved future land use designation versus the proposed classification indicates that the proposed development will result in an increase in the number of p.m. peak trips and, therefore, impact area roadways. Based on the Concurrency Management System (CMS) database, several roadways within the project's impact area are not operating at acceptable levels of service, and capacity is not available to be encumbered.

Transportation Planning notes that the site is located along a constrained/backlogged facility or multimodal corridor.

Based on trip generation estimates from the 11th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, the allowable development based on the currently-approved future land use designation will generate 14 p.m. peak hour trips. Development of the desired mix of uses in accordance with the requested GC-PD-C/MDR future land use classification will generate 387 p.m. peak hour trips, resulting in a net increase of 373 p.m. peak hour trips.

The subject property is located on the west side of Avalon Road just south of Grove Blossom Way. Based on the Concurrency Management System (CMS) database dated May 24, 2022, several roadway segments currently operate at Level of Service F, and capacity is not available to be encumbered. Other roadway segments within the project's impact area operate at acceptable levels of service. This information is dated and is subject to change.

The existing roadway network analysis revealed the following roadway segments are operating below their adopted LOS standard:

- 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.

Based on YR 2025, the following roadway segments are operating below their adopted LOS standard:

- 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.

Based on YR 2040, the following roadway segments are operating below their adopted LOS standard:

- 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

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

Transportation Planning notes that no road agreements are required for this project. Per Transportation Planning, there are planned and programmed roadway improvements for C.R. 545 (Avalon Road) associated with a Roadway Conceptual Analysis (RCA) Study for the widening of C.R. 545 (Avalon Road) from U.S. 192 to Hartzog Road. 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 paths, raised medians, lighting, landscaping, and intersection improvements. Project length is approximately 1.6 miles. The roadway conceptual analysis is approximately 51% complete at the time of this report (May 2022). This information is dated and subject to change. Transportation Planning adds that 30 feet of right-of-way is needed for C. R. 545 South. Please contact the Transportation Planning Division to begin the right-of-way process.

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. The subject property lies within Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, there is a 24-inch potable water main within the right-of-way of Grove Blossom Way. With respect to wastewater, a 16-inch forcemain is in place within the Grove Blossom Way right-of-way. Reclaimed water is also available, with a 12-inch reclaimed water main within the Grove Blossom Way right-of-way. OCU notes that water, wastewater, and reclaimed water demands and connection points will be addressed as the mixed-use project proceeds through the Development Review Committee (DRC) review and construction permitting processes. OCU adds that no plant improvements are needed to maintain level of service (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.

Schools. Per School Capacity Determination OC-22-036, dated June 16, 2022, capacity is available at the elementary, middle, and high schools that would currently serve the project. This determination is valid until December 10, 2022.

3. Policy References

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

OBJ FLU8.2 – COMPATIBILITY. Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following 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
Urban Residential – Urban Service Area		
Low Density Residential (LDR)	Intended for new residential projects within the USA where urban services such as water and wastewater facilities are present or planned. This category generally includes suburban single family to small lot single-family development.	0 to 4 du/ac
Low Medium Density Residential (LMDR)	Recognizes low- to medium-density residential development within the USA, including single family and multi-family residential development.	0 to 10 du/ac
Medium Density Residential (MDR)	Recognizes urban-style multifamily residential densities within the USA.	0 to 20 du/ac
Medium-High Density Residential (MHDR)	Recognizes a transition in density between highly urbanized areas and medium density residential development that support public transit and neighborhood serving amenities within a reasonable pedestrian 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.

FLU7.4.5 Development in Growth Centers shall only occur when someone other than Orange County incurs the initial capital cost of the required urban facilities and the incremental cost of the required urban services. Consistent with applicable law, paybacks shall be implemented with respect to future users benefiting from the supplied facilities and services; but such paybacks shall not be from Orange County except as a conduit.

The provision of service by Orange County may be permitted when all of the following criteria are met:

- A. The connection point(s) to Orange County facilities exists within two (2) miles (as measured along existing road right-of-way) of the proposed "affordable housing development";
- B. Capacity is available at the time of the requested Growth Center amendment;
- C. Extension of services and facilities and reservation of capacity is at the expense of someone other than Orange County. (Added 8/92, Ord. 92-24; Amended 10/11, Ord. 2011-08, Policy 1.2.4)

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.
- (Added 11/95, Ord. 95-35, Ord. 2007-20, Policy 1.2.5)

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.

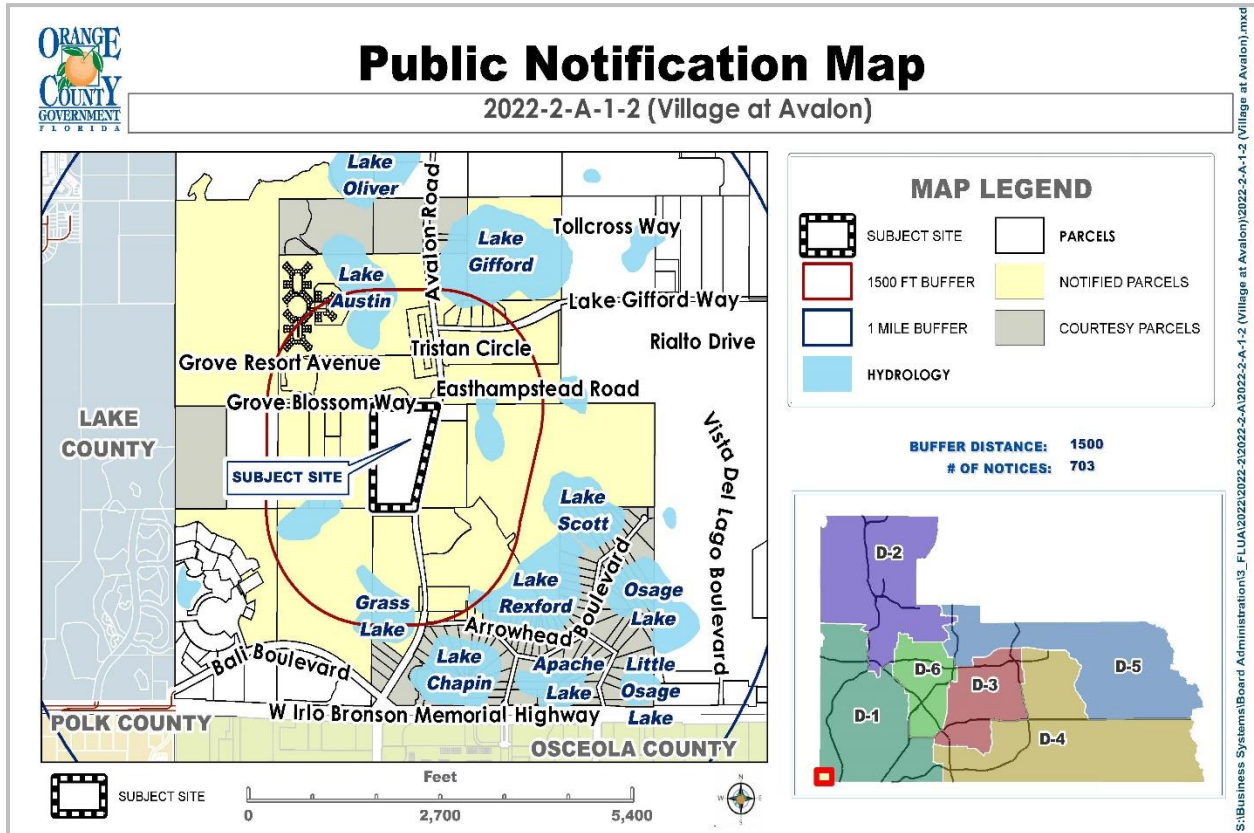
Site Visit Photos

<p>Subject Site</p>	<p>Subject Site</p>
	
<p>Subject Site</p>	<p>Subject Site</p>
	
<p>South of Subject Site</p>	<p>West of Subject Site</p>
	

Site Visit Photos

<p>North of Subject Site</p>	<p>North of Subject Site</p>
	
<p>East of Subject Site</p>	<p>East of Subject Site</p>
	

PUBLIC NOTIFICATION MAP



Notification Area

- 1,500 feet plus neighborhood and homeowners' associations within a one-mile radius of the subject site
- 703 notices sent



Environmental Protection Division

**CONSERVATION AREA
DETERMINATION**

Determination No: CAD-22-02-043

Date Issued: May 2, 2022

Date Expires: May 2, 2027

Activity Location:

Avalon Road, Winter Garden, FL 34787

Parcel ID Nos.: 31-24-27-0000-00-031, 31-24-27-0000-00-014, 31-24-27-0000-00-037, 31-24-27-0000-00-013, 31-24-27-0000-00-024, 31-24-27-0000-00-017, 31-24-27-0000-00-018, 31-24-27-0000-00-032, 31-24-27-0000-00-019

Parcel Description: See attached

Orange County Commission District: 1

Permittee / Authorized Entity:

PRS Investors Group, LLP

c/o Robert Gaherty

Aventon Holdings II, LLC

Email: bgaherty@aventoncompanies.com

The Environmental Protection Division (EPD) has received your certified survey received on April 20, 2022, which accurately depicts the approved limits of the jurisdictional surface waters and/or wetlands (conservation areas) on the referenced property. This Determination is binding for a period of five years.

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

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

Wetland Identification Number	Class	FLUCCS ¹ / Remarks
W-1 ²	I	641 Freshwater Marshes & 630 Wetland Forested Mixed / Larger than 40 acres
W-2	III	617 Mixed Wetland Hardwoods / Isolated; Less than five acres

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

²W-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. Please be advised that this permit does not grant approval to clear trees and vegetation in uplands. A site work, building, or tree mitigation permit is required in order to remove any trees or vegetation. A building permit limits clearing to the building pad including permanent power, driveway, on site disposal systems, and 15 feet around the building pad, per Orange County Code, Section 15-304. Contact 407-836-5807 for questions regarding additional clearing.
4. 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.
5. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area unless approved by the County.
6. 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.
7. 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.
8. This CAD supersedes any existing determinations made on this parcel.

9. 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.

If you should have any questions concerning this permit, please contact Nicole Salvatico at 407-836-1494 or Nicole.Salvatico@ocfl.net.

Project Manager:



Nicole Salvatico, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:

 for

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

NS/NTPMH/DJ/gfdjr:

Attachment: Approved Survey

- c: PRS Investors Group LLP, 15137 Innis Lake Road, Caledon East, Ontario, L7C-3A1
Joel Thomson, Thomson Environmental Consulting, LLC, joel@thomsonenv.com
Lisa Prather, South Florida Water Management District, lprather@sfwmd.gov
Conservation Planning Services, FWC, conservationplanningservices@MyFWC.com
Rocco Campanale, Orange County Property Appraiser's Office, rcampanale@ocpafl.org

Property Descriptions

31-24-27-0000-00-031

BEG 210 FT S OF NW COR OF SW1/4 OF NE1/4 RUN S 195 FT E 678.07 FT N 95 FT E TO RD R/W ST RD 545 TH NELY 102.4 FT W 907.87 FT TO POB & N 210 FT OF SW1/4 OF NE1/4 W OF RD IN SEC 31-24-27 (LESS N 30 FT) ALL IN SEC 31-24-27

31-24-27-0000-00-014

S 200 FT OF N 510 FT OF E1/2 OF SW 1/4 OF NE1/4 LYING W OF ST RD #545 IN SEC 31-24-27

31-24-27-0000-00-037

THAT PART OF SW1/4 OF NE1/4 LYING W OF RD (LESS N 525 FT & LESS S 647 FT) IN SEC 31-24-27 2804/1338 & OR B&P 6025/3371, ON 06-13-00, INST CT

31-24-27-0000-00-013

N 207 FT OF S 647 FT OF SW 1/4 OF NE 1/4 W OF STATE RD IN SEC 31-24-27

31-24-27-0000-00-024

N 230 FT OF S 440 FT OF SW1/4 OF NE1/4 W OF ST RD & THAT PT OF S 440 FT OF E1/2 OF SW1/4 OF NE1/4 LYING W OF ST RD # 545 IN SEC 31-24-27 OR 987/349 OR B&P 4468/1923, ON 06-30-92, INST QM

31-24-27-0000-00-017

S 210 FT OF W1/2 OF SW1/4 OF NE1/4 SEC 31-24-27 (LESS S 100 FT THEREOF) 2722/942 OR B&P 4875/2205, ON 03-31-95, INST QC

31-24-27-0000-00-018

S 100 FT OF W1/2 OF SW1/4 OF NE1/4 ON W SIDE OF SR 545 IN SEC 31-24-27 OR B&P 4468/1923, ON 06-30-92, INST QM

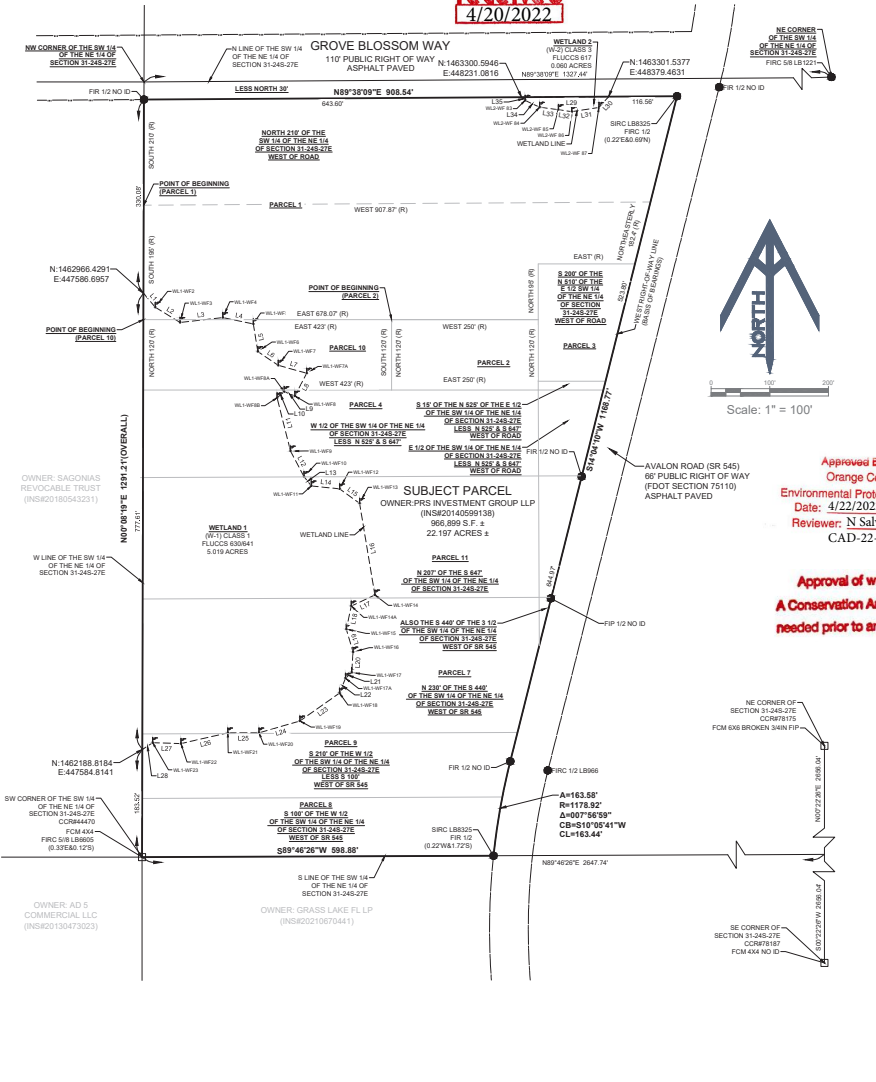
31-24-27-0000-00-032

BEG 405 FT S & 423 FT E OF NW COR OF SW1/4 OF NE1/4 RUN S 120 FT E 250 FT N 120 FT W 250 FT TO POB & S 15 FT OF N 525 FT OF E1/2 OF SW1/4 OF NE1/4 W OF ST RD 545 IN SEC 31-24-27 3334/1103

31-24-27-0000-00-019

BEG 405 FT S OF NW COR OF SW1/4 OF NE1/4 RUN E 423 FT S 120 FT W 423 FT N 120 FT TO POB IN SEC 31-24-27 OR B&P 4757/4152, ON 06-15-94, INST PR

received
4/20/2022



OWNER: SAGDNAS REVOCABLE TRUST (IN92018054231)

OWNER: AD 5 COMMERCIAL LLC (IN920180473023)

OWNER: GRASS LAKE FL LP (IN920210670441)

LEGEND

PRM — Permanent Reference Monument
 PG — Page
 O.R. — Official Records Book
 LB — Licensed Business
 R — Record Measurement
 FCM — Found Close Monument
 FP — Found Iron Peg
 FRC — Found Iron Rod and Cap
 SIRC — Set Iron Rod and Cap
 SMO — Set Map Nail and Disk

PARCEL	AREA (SQFT ±)	AREA (ACRES ±)
PROPERTY	966,899	22.197
UPLAND	746,648	17.118
WETLAND 1	218,835	5.018
WETLAND 2	2,817	0.065

SURVEYOR'S NOTES:

- 1) Bearings shown herein are based on the West right-of-way line of SR 545 (Avalon Road), having a Grid bearing of S.14°04'10"W. The Grid Bearings as shown herein refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the East Zone of Florida.
- 2) This survey is intended to be displayed at 1" = 100' or smaller.
- 3) All boundary line dimensions are field measured unless otherwise noted.
- 4) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 5) Parcels shown herein, are contiguous along their common boundaries without gap, gore, hiatus, or overlap.
- 6) Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified.
- 7) On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning or freedom of encumbrances.
- 8) The lands described herein may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown herein.
- 9) It is hereby certified that a survey of the herein described property was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter SJ-17.000 FAC, pursuant to Section 472.027, FS.

Approved By The
Orange County
Environmental Protection Division
Date: 4/22/2022
Reviewer: N Salvatico
CAD-22-04-043

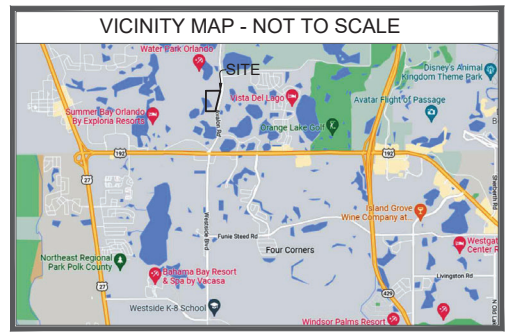
Approval of wetland line only.
A Conservation Area Impact permit is
needed prior to any wetland impacts.

LINE #	DIRECTION	LENGTH
L1	S40°10'12"E	31.21'
L2	S58°23'12"E	49.59'
L3	N83°26'25"E	73.37'
L4	S78°07'52"E	53.08'
L5	S09°19'11"E	47.65'
L6	S56°01'38"E	41.93'
L7	S74°25'54"E	50.37'
L8	S27°28'03"E	43.79'
L9	N67°37'37"W	19.65'
L10	S48°56'45"W	16.08'
L11	S14°10'53"E	93.55'
L12	S27°50'24"E	49.16'
L13	S37°53'47"E	20.24'
L14	S84°05'19"E	48.84'
L15	S54°10'09"E	41.93'
L16	S09°29'03"E	158.37'
L17	S64°47'44"W	44.49'
L18	S12°02'30"W	40.27'

LINE #	DIRECTION	LENGTH
L19	S16°29'54"E	40.52'
L20	S03°53'35"W	35.00'
L21	S46°33'41"W	14.46'
L22	S22°01'33"W	27.21'
L23	S54°51'20"W	82.61'
L24	S73°46'39"W	72.59'
L25	N89°59'06"W	53.18'
L26	S77°08'06"W	81.84'
L27	N88°16'18"W	48.28'
L28	S56°54'11"W	21.01'
L29	N89°38'09"E	148.38'
L30	S41°43'17"W	24.75'
L31	S81°13'03"W	46.89'
L32	N81°31'47"W	22.97'
L33	N82°29'52"W	32.30'
L34	N64°46'22"W	27.34'
L35	N48°19'00"W	8.18'

DESCRIPTION	NORTHING	EASTING
WL1-WF2	1462942.5780	447606.8300
WL1-WF3	1462916.5650	447649.0590
WL1-WF4	1462924.9670	447721.9510
WL1-WF5	1462914.0490	447773.9010
WL1-WF6	1462867.0250	447781.6180
WL1-WF7	1462843.5930	447816.3930
WL1-WF7A	1462830.0750	447864.9130
WL1-WF8	1462791.2250	447844.7170
WL1-WF8A	1462798.7050	447826.5450
WL1-WF8B	1462788.1430	447814.4180
WL1-WF9	1462697.4400	447837.3380
WL1-WF10	1462853.9720	447880.2950
WL1-WF11	1462637.9990	447872.7280
WL1-WF12	1462632.9900	447921.1050
WL1-WF13	1462608.3480	447955.0250
WL1-WF14	1462452.1440	447981.1200

DESCRIPTION	NORTHING	EASTING
WL1-WF14A	1462433.1980	447940.8660
WL1-WF15	1462383.8110	447932.4640
WL1-WF16	1462354.9690	447943.9710
WL1-WF17	1462320.0440	447941.5950
WL1-WF17A	1462310.1050	447931.0990
WL1-WF18	1462284.8770	447920.8930
WL1-WF19	1462237.3210	447853.3390
WL1-WF20	1462217.0410	447783.6370
WL1-WF21	1462217.0550	447730.4600
WL1-WF22	1462198.8330	447650.6740
WL1-WF23	1462200.2890	447602.4120
WL2-WF 83	1463295.1580	448237.1870
WL2-WF 84	1463283.5070	448281.9160
WL2-WF 85	1463279.2900	448293.9380
WL2-WF 86	1463275.9070	448316.6550
WL2-WF 87	1463283.0660	448362.9930



TITLE DESCRIPTION:

Parcel 1:
The North 210 feet of the SW 1/4 of the NE 1/4, W of Road, LESS the North 30 feet thereof, Section 31, Township 24 South, Range 27 East, Orange County, Florida AND BEGIN 210 feet South of SW 1/4 of the NE 1/4, Section 31, Township 24 South, Range 27 East, run South 195 feet, thence East 678.07 feet, thence North 85 feet, thence East to east right-of-way of State Road 545, thence Northeasterly 182.4 feet, thence West 907.87 feet to Point of Beginning.

Parcel 2:
Begin 405 feet South and 423 feet East of the Northwest corner of the Southwest 1/4 of the Northeast 1/4 run South 120 feet, East 250 feet, North 120 feet, West 250 feet to the Point of Beginning AND South 15 feet of the North 525 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4, west of road, Section 31, Township 24 South, Range 27 East, Orange County, Florida.

Parcel 3:
The South 200 feet of the North 510 feet of the East 1/2 of the SW 1/4 of the NE 1/4, lying West of State Road 545, Section 31, Township 24 South, Range 27 East, Orange County, Florida.

Parcel 4:
The West 1/2 of the SW 1/4 of the NE 1/4 of Section 31, Township 24 South, Range 27 East, except the North 525 feet thereof, and except the South 647 feet thereof, also that part of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 31, Township 24 South, Range 27 East, lying West of road and lying South of a line which is parallel with and 525 feet South of the North line of said SW 1/4 of the NE 1/4 of said Section, and lying North of a line which is parallel with and 647 feet North of the South line of said SW 1/4 of the NE 1/4 of said Section, Orange County, Florida.

Parcel 5:
INTENTIONALLY DELETED

Parcel 6:
INTENTIONALLY DELETED

Parcel 7:
That part of the North 230 feet of the South 440 feet of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 24 South, Range 27 East, Orange County, Florida, lying West of State Road No. 545

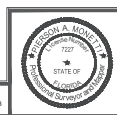
Also: That part of the South 440 feet of the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 24 South, Range 27 East, Orange County, Florida, lying West of State Road No. 545

Parcel 8:
The South 100 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 lying on West side of State Road 545 in Section 31, Township 24 South, Range 27 East, Orange County, Florida.

Parcel 9:
The South 210 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4; less the South 100 feet of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 lying on West side of S.R. 545 Section 31, Township 24 South, Range 27 East, Orange County, Florida.

Parcel 10:
BEGIN 405 FEET SOUTH OF THE NW CORNER OF THE SW 1/4 OF THE NE 1/4 RUN EAST 423 FEET, SOUTH 120 FEET, WEST 423 FEET, NORTH 120 FEET, TO THE POINT OF BEGINNING, SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

Parcel 11:
THE NORTH 207 FEET OF THE SOUTH 647 FEET OF THE SW 1/4 OF THE NE 1/4, WEST OF STATE ROAD IN SECTION 31, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.



Surveyor's Certificate
 This survey not used without the original signature and seal of a Florida Professional Surveyor and Mapper, or digital signature compliant with 517 Florida Statute.
 Pierson Monetti
 2022.04.20
 07:53:15 -0400'
 Pierson A Monetti, LS 7227

Date	Description	By
3-3-22	Last field data acquisition	NS

Survey History



Aventon Avalon
 Specific Purpose Wetland Survey
 14300 Avalon Road, Winter Garden, FL 34787
 Prepared for:
 Aventon Companies
 Section 31, Township 24 South, Range 27 East,
 Orange County, FL
 Project Number: 220032 Sheet 1 of 1

Aventon Avalon

Future Land Use Amendment Transportation Analysis

Orange County, FL

February 2022

Kimley»»Horn



Aventon Avalon

Future Land Use Amendment Transportation Analysis

Orange County, FL

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February 2022

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1.0 INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained to analyze and document transportation impacts associated with a proposed Orange County Comprehensive Policy Plan (CPP) Future Land Use (FLU) amendment for ±21.61 acres of property generally located in the southwest quadrant of the intersection of Avalon Road and Grove Blossom Way. The subject property consists of nine (9) parcels that are currently vacant:

1. 31-24-27-0000-00-013
2. 31-24-27-0000-00-014
3. 31-24-27-0000-00-017
4. 31-24-27-0000-00-018
5. 31-24-27-0000-00-019
6. 31-24-27-0000-00-024
7. 31-24-27-0000-00-031
8. 31-24-27-0000-00-032
9. 31-24-27-0000-00-037

The Applicant is requesting a FLU amendment for the subject property from Village ("V") to Medium Density Residential ("MDR") designation for the ±21.61-acre property development. The existing zoning designation allows a residential land use density of one (1) dwelling unit per (10) acres. The Applicant is proposing to construct an apartment complex at this location.

The MDR designation allows for up to 20 dwelling units (DU) per acre in residential development. This transportation analysis was conducted to assess the maximum feasible traffic impact associated with the proposed FLU amendment to the ±21.61 acres of MDR designation for Short-Term (Year 2025) and Long-Term (Year 2040) 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 two-and-a-half-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 two-and-a-half-mile radius are displayed in **Figure 1**.

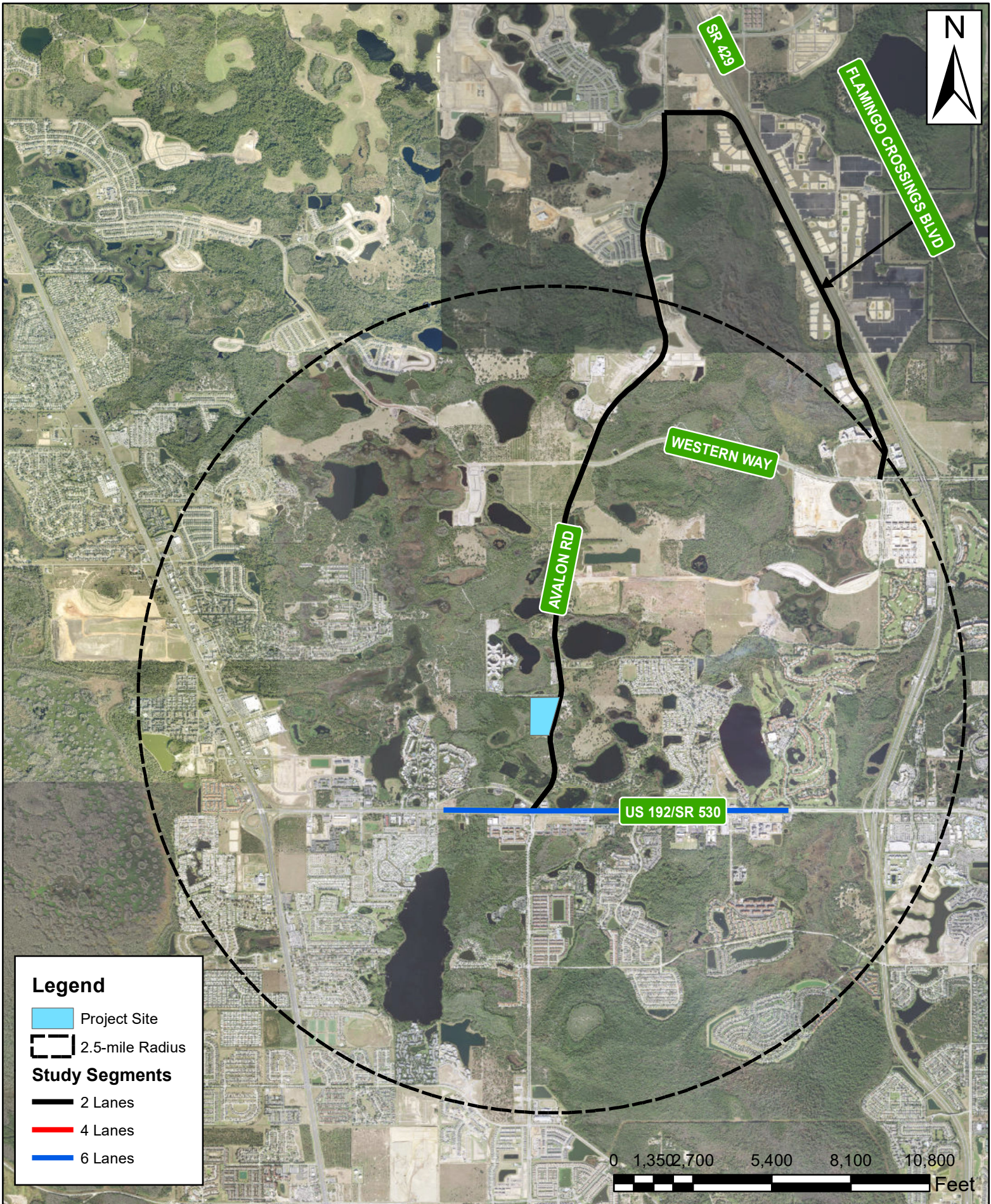


Figure 1: Location Map

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Proj 049038004

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2.0 EXISTING CONDITIONS ANALYSIS

Daily and PM peak hour capacity analyses were 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 for each roadway segment were obtained from Orange County's Concurrency Management System (CMS) Database. The CMS report for roadway segments within the vicinity of the project was provided by Orange County staff on February 8, 2022, and is included in **Appendix A**. The existing Daily and PM peak hour capacity analyses are shown in **Table 1**.

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

Table 1: Existing Daily and PM Peak Hour Capacity Analysis

OC CMS ID	Roadway	From	To	Length	Maint. Agency	Capacity Group	Lanes	Adopted LOS	Daily Existing			PM PHPD Existing		
									MSV	AADT	Deficiency?	MSV	PM PHPD	Deficiency?
25	Avalon Rd	US 192	Hartzog Rd	0.98	County	Horizons West - Class I	2	E	17,700	14,652	No	880	725	No
25.2		Hartzog Rd	Western Way	1.13	County	Horizons West - Class I	2	E	17,700	14,652	No	880	725	No
25.25		Western Way	Flamingo Crossings Blvd	2.66	County	Horizons West - Class I	2	E	17,700	8,238	No	880	408	No
178.4	Hartzog Rd/Flamingo Crossings Blvd	Avalon Rd (CR 545) S	Western Way	2.90	County	Urban - Class II	2	E	15,600	4,944	No	800	251	No
444	US 192/SR 530	Lake County Line	Osceola County Line	1.96	State	Horizons West - Class I	6	E	59,900	52,000	No	3,020	2,621	No

*Note: CMS data from February 8, 2022

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 the methodology provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. The impact of the rezone was determined by forecasting maximum project trips from the anticipated land use associated with the proposed ±21.61 acres of MDR designation and subtracting the maximum trip potential of the existing Village designation.

Under the existing Village designation, the subject property allows for 1 dwelling unit per 10 acres. Trip generation for the existing zoning allowance was determined using trip rates from ITE Land Use Code (LUC) 210 – Single-Family Detached Housing.

The proposed subject property could develop a maximum of 432 DUs for a multifamily development under the 20 DU/acre density restriction in the ±21.61-acre property. ITE LUC 220 – Multifamily Housing (Low-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 ±21.61 acres of MDR. As shown in the table below, the proposed FLU amendment will result in an increase of maximum trip generation potential when compared to the maximum allowable intensity of the existing future land use. Per the Orange County Comprehensive Plan Amendment Methodology, the impact analysis to study area roadway facilities is to be based on the change in transportation impact between the existing and the proposed future land use map category. Since it can be concluded that the future land use change will increase the trip generation potential of the site, the subsequent report is an analysis to identify any transportation impacts on the Short-Term (Year 2025) and/or Long-Term (Year 2040) horizon roadway networks.

Table 2: Trip Generation

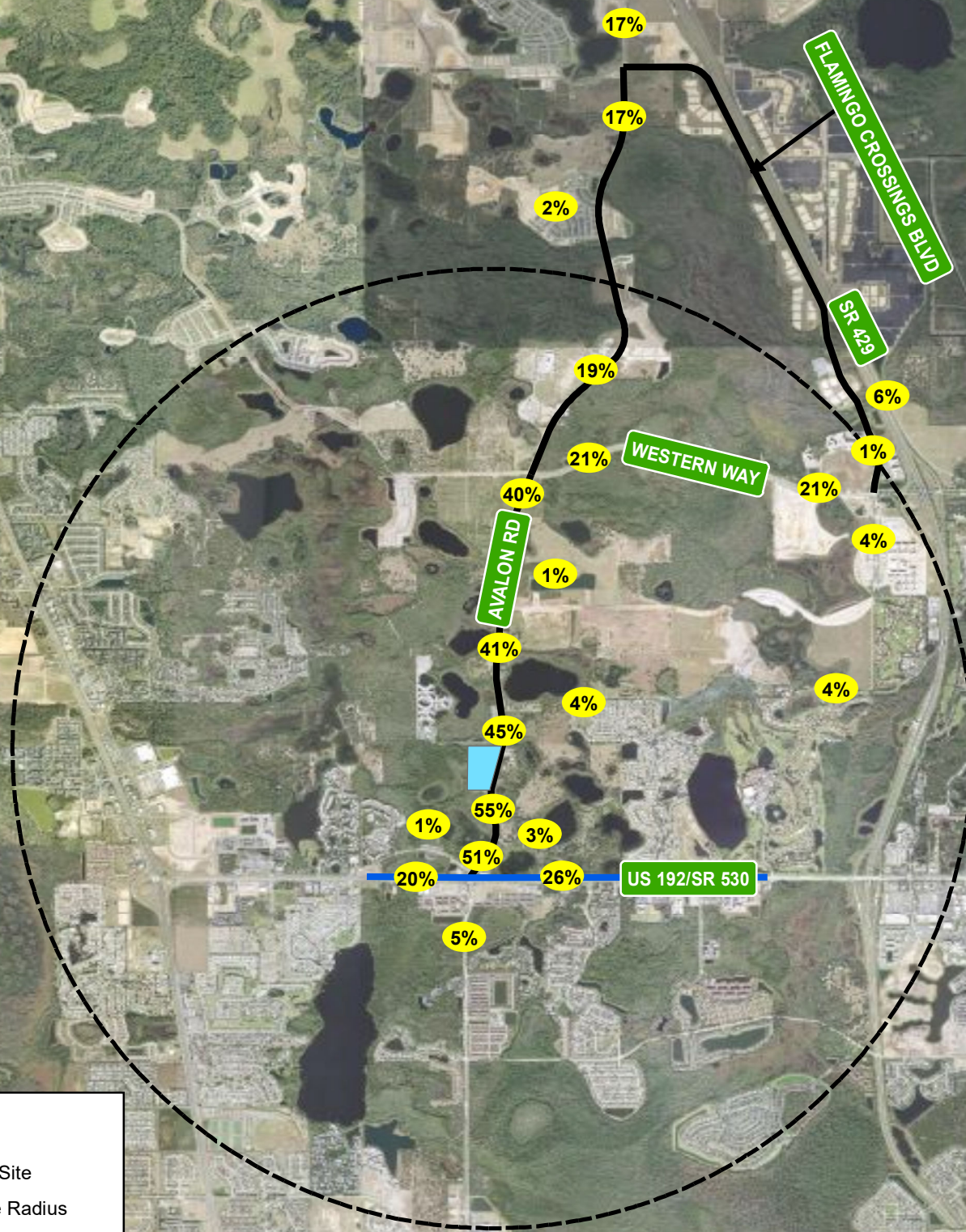
Existing FLU Zoning Allowance										
Daily	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	Daily Trip Generation				
						Total	In ¹		Out ¹	
		Village	210	21.61	2 DU	13.80	28	50%	14	50%
	Total Generated Trips					28	14		14	
PM Peak	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	PM Peak Hour Trip Generation				
						Total	In ¹		Out ¹	
		Village	210	21.61	2 DU	1.26	3	63%	2	37%
	Total Generated Trips					3	2		1	
Proposed FLU Zoning Allowance										
Daily	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	Daily Trip Generation				
						Total	In ¹		Out ¹	
		Medium-Density Residential (20 DU per acre)	220	21.61	432 DU	6.58	2,843	50%	1,422	50%
	Total Generated Trips					2,843	1,422		1,421	
PM Peak	Land Use	ITE LUC	Acres	Size	ITE Trip Rate ¹	PM Peak Hour Trip Generation				
						Total	In ¹		Out ¹	
		Medium-Density Residential (20 DU per acre)	220	21.61	432 DU	0.48	207	63%	130	37%
	Total Generated Trips					207	130		77	
Maximum Additional Trips										
Daily New External Trips (Proposed - Existing)						2,815	1,408		1,407	
PM Peak New External Trips (Proposed - Existing)						204	128		76	

Notes: ¹ Vehicle trip rate and directional splits per data and procedures outlined in ITE Trip Generation Manual, 11th Edition.

3.2 TRIP DISTRIBUTION AND ASSIGNMENT

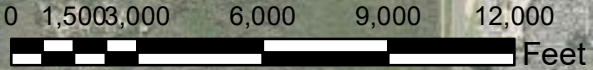
Distribution of project trips onto study area roadways was determined using travel demand model forecasting based on the Florida Standard Urban Transportation Model Structure (FSUTMS). The latest adopted Central Florida Regional Planning Model (CFRPM v7) travel demand model was used to forecast the project trip distribution for the project at buildout conditions for both the Short-Term (2025) and Long-Term (2040) horizons.

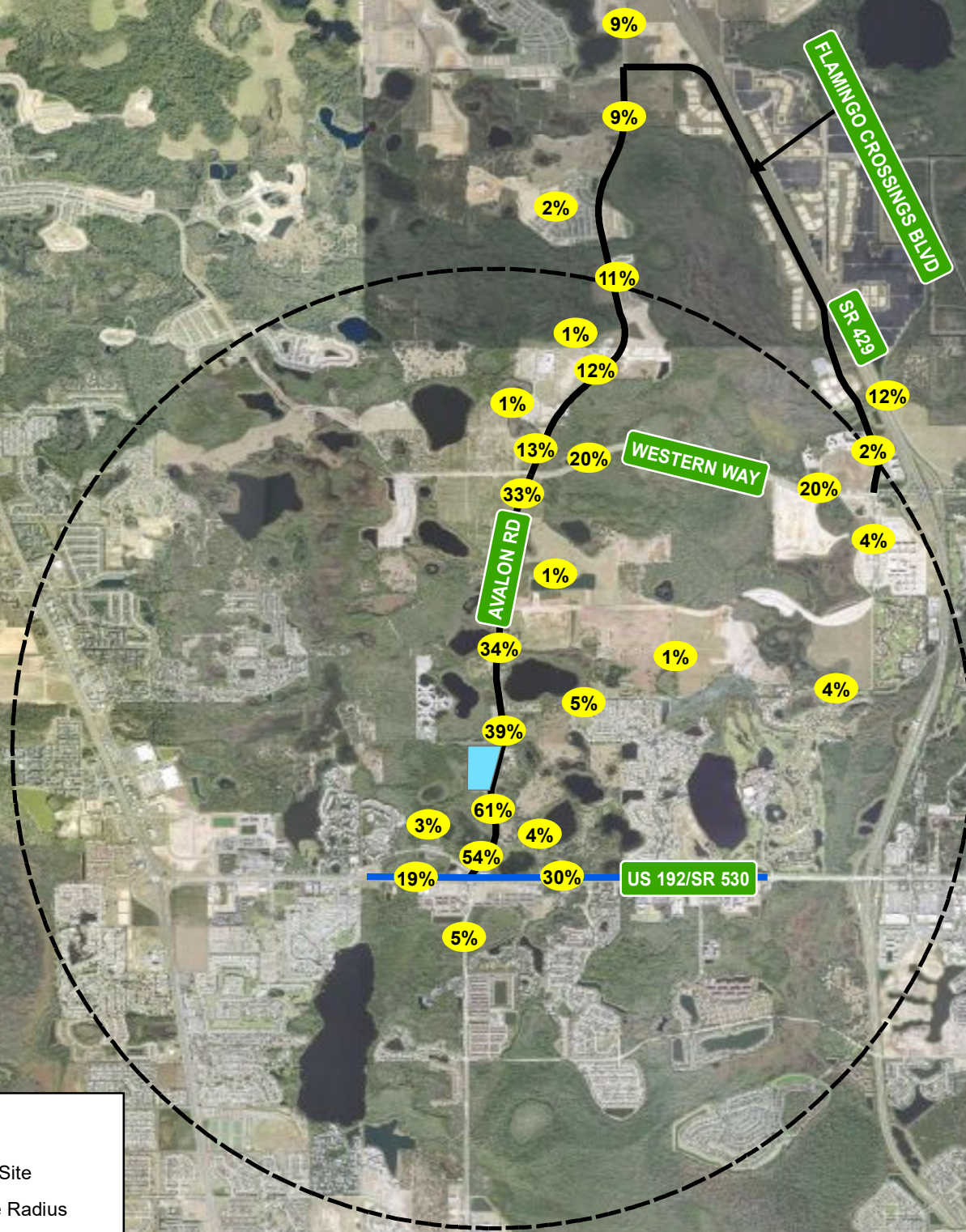
Land use data for the project was loaded into a new traffic analysis zone (TAZ) which was situated within the cost feasible roadway networks in a manner to appropriately represent the project's land use and access points. The updated models were then run to distribute trips for all model trip purposes between allocated origins and destinations. The property's distribution percentages were extracted from the completed model runs, and the data was reviewed using engineering judgment. 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 (2025) and Long-Term (2040) horizons.



Legend

- Project Site
- 2.5-mile Radius
- Study Segments**
- 2 Lanes
- 4 Lanes
- 6 Lanes
- XX% Percent Distribution





Legend

- Project Site
- 2.5-mile Radius
- Study Segments**
- 2 Lanes
- 4 Lanes
- 6 Lanes
- Percent Distribution

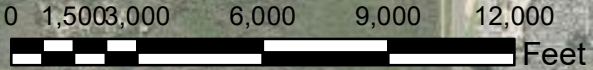


Figure 3: Long-Term (2040) Trip Distribution
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4.0 SHORT-TERM (2025) ANALYSIS

Background Daily traffic for the Short-Term (2025) 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 the application of straight-line forecasting from five years of historical traffic counts, extraction of background model volumes from the 2025 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. As detailed in Orange County's CMS data, committed trips 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 (2025) horizon were developed by adding vested traffic and project trip assignment to the background traffic. The Short-Term (2025) 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 (2025) horizon Daily and PM peak hour volumes within their adopted maximum service volumes (MSV), with the exception of the following background deficient segments:

- Avalon Road, from US 192 to Hartzog Road (Daily & PM)
- Avalon Road, from Hartzog Road to Western Way (Daily & PM)
- Avalon Road, from Western Way to Flamingo Crossings Boulevard (PM)
- US 192/SR 530, from Lake County Line to Osceola County Line (Daily & PM)

Note that the deficiencies described above are based on background traffic volumes and are not due to the addition of the proposed project's trips. No new deficiencies are identified due to project traffic impact.

Table 3: Short-Term (2025) Daily Capacity Analysis

OC CMS ID	Roadway	From	To	Lanes	Daily Background (2025)							Daily Project Trips				Daily Buildout (2025)		
					MSV	Existing AADT	Growth Rate	Comm Trips (K=0.1)	Existing + Comm. Trips	2025 AADT w/ Cap	Deficiency?	IN =	1,408	OUT =	1,407	MSV	2025 AADT	Deficiency?
												2025 Trip Distrib	Project Peak Dir	NB/EB	SB/WB			
25	Avalon Rd	US 192	Hartzog Rd	2	17,700	14,652	5.0%	7,450	22,102	18,700	Yes	55%	S	774	774	17,700	19,474	Yes
25.2		Hartzog Rd	Western Way	2	17,700	14,652	5.0%	15,160	29,812	18,700	Yes	41%	N	577	577	17,700	19,277	Yes
25.25		Western Way	Flamingo Crossings Blvd	2	17,700	8,238	5.0%	15,280	23,518	10,514	No	19%	N	267	268	17,700	10,782	No
178.4	Hartzog Rd/Flamingo Crossings Blvd	Avalon Rd (CR 545) S	Western Way	2	15,600	4,944	5.0%	4,870	9,814	6,310	No	1%	E	14	14	15,600	6,324	No
444	US 192/SR 530	Lake County Line	Osceola County Line	6	59,900	52,000	5.0%	4,830	56,830	66,367	Yes	26%	E	366	366	59,900	66,733	Yes

*Note: CMS data from February 8, 2022

Table 4: Short-Term (2025) PM Peak Hour Capacity Analysis

OC CMS ID	Roadway	From	To	Lanes	PM PHPD Background (2025)							PM PHPD Project Trips				PM PHPD Buildout (2025)		
					MSV	Existing PM PHPD	Growth Rate	Comm Trips	Existing + Comm. Trips	2025 PM PHPD w/ Cap	Deficiency?	IN =	128	OUT =	76	MSV	2025 PM PHPD	Deficiency?
												2025 Trip Distrib	Project Peak Dir	NB/EB	SB/WB			
25	Avalon Rd	US 192	Hartzog Rd	2	880	725	5.0%	745	1,470	925	Yes	55%	S	71	42	880	1,541	Yes
25.2		Hartzog Rd	Western Way	2	880	725	5.0%	1516	2,241	925	Yes	41%	N	53	31	880	2,294	Yes
25.25		Western Way	Flamingo Crossings Blvd	2	880	408	5.0%	1528	1,936	521	Yes	19%	N	24	14	880	1,960	Yes
178.4	Hartzog Rd/Flamingo Crossings Blvd	Avalon Rd (CR 545) S	Western Way	2	800	251	5.0%	487	738	320	No	1%	E	1	1	800	739	No
444	US 192/SR 530	Lake County Line	Osceola County Line	6	3,020	2,621	5.0%	483	3,104	3,345	Yes	26%	E	33	20	3,020	3,378	Yes

*Note: CMS data from February 8, 2022

5.0 LONG-TERM (2040) ANALYSIS

Background Daily traffic for the Long-Term (2040) 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 the application of straight-line forecasting from five years of historical traffic counts, extraction of background model volumes from the 2040 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. As detailed in Orange County's CMS data, committed trips 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 Long-Term (2040) horizon were developed by adding the project trip assignment to the background traffic. The Long-Term (2040) 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 (2040) horizon Daily and PM peak hour volumes above their adopted maximum service volumes (MSV), with the exception of the short-term deficiencies identified previously and the following:

- Avalon Road, from US 192 to Hartzog Road (Daily & PM)
- Avalon Road, from Hartzog Road to Western Way (Daily & PM)
- Avalon Road, from Western Way to Flamingo Crossings Boulevard (Daily & PM)
- US 192/SR 530, from Lake County Line to Osceola County Line (Daily & PM)

Note that the deficiencies described above are based on background traffic volumes and are not due to the addition of the proposed project's trips. No new deficiencies are identified due to project traffic impact.

Table 5: Long-Term (2040) Daily Capacity Analysis

OC CMS ID	Roadway	From	To	Lanes	Daily Background (2040)							Daily Project Trips				Daily Buildout (2040)		
					MSV	Existing AADT	Growth Rate	Comm Trips (K=0.1)	Existing + Comm. Trips	2040 AADT w/ Cap	Deficiency?	IN =	1,408	OUT =	1,407	MSV	2040 AADT	Deficiency?
												2040 Trip Distrib	Project Peak Dir	NB/EB	SB/WB			
25	Avalon Rd	US 192	Hartzog Rd	2	17,700	14,652	5.0%	7,450	22,102	38,876	Yes	61%	S	858	859	17,700	39,735	Yes
25.2		Hartzog Rd	Western Way	2	17,700	14,652	3.8%	15,160	29,812	30,948	Yes	34%	N	478	479	17,700	31,427	Yes
25.25		Western Way	Flamingo Crossings Blvd	2	17,700	8,238	5.0%	15,280	23,518	21,858	Yes	13%	N	183	183	17,700	22,041	Yes
178.4	Hartzog Rd/Flamingo Crossings Blvd	Avalon Rd (CR 545) S	Western Way	2	15,600	4,944	3.7%	4,870	9,814	10,175	No	2%	E	28	28	15,600	10,203	No
444	US 192/SR 530	Lake County Line	Osceola County Line	6	59,900	52,000	4.1%	4,830	56,830	116,972	Yes	30%	E	422	422	59,900	117,394	Yes

*Note: CMS data from February 8, 2022

Table 6: Long-Term (2040) Daily Capacity Analysis

OC CMS ID	Roadway	From	To	Lanes	PM PHPD Background (2040)							PM PHPD Project Trips				PM PHPD Buildout (2040)		
					MSV	Existing PM PHPD	Growth Rate	Comm Trips	Existing + Comm. Trips	2040 PM PHPD w/ Cap	Deficiency?	IN =	128	OUT =	76	MSV	2040 PM PHPD	Deficiency?
												2040 Trip Distrib	Project Peak Dir	NB/EB	SB/WB			
25	Avalon Rd	US 192	Hartzog Rd	2	880	725	5.0%	745	1,470	1,924	Yes	61%	S	78	46	880	2,002	Yes
25.2		Hartzog Rd	Western Way	2	880	725	3.8%	1516	2,241	1,531	Yes	34%	N	44	26	880	2,285	Yes
25.25		Western Way	Flamingo Crossings Blvd	2	880	408	5.0%	1528	1,936	1,083	Yes	13%	N	17	10	880	1,953	Yes
178.4	Hartzog Rd/Flamingo Crossings Blvd	Avalon Rd (CR 545) S	Western Way	2	800	251	3.7%	487	738	517	No	2%	E	3	2	800	741	No
444	US 192/SR 530	Lake County Line	Osceola County Line	6	3,020	2,621	4.1%	483	3,104	5,896	Yes	30%	E	39	23	3,020	5,935	Yes

*Note: CMS data from February 8, 2022

6.0 CONCLUSION

This transportation analysis for the proposed Future Land Use (FLU) amendment was conducted for a ±21.61-acre property generally located in the southwest quadrant of the intersection of Avalon Road and Grove Blossom Way in Orange County, Florida. This study was performed in accordance with Orange County's Comprehensive Policy Plan Amendment Methodology. The amendment would change the subject property from the existing Village ("V") designation to a Medium-Density Residential ("MDR") designation. The analysis assumes that the maximum trip potential for the site will be generated by an apartment complex housing apartment with 432 rooms.

This analysis concludes that the proposed FLU amendment will result in an increase of maximum trip generation potential when compared to the maximum allowable intensity of the existing future land use. Therefore, this report analyzed if there were any transportation impacts on the Short-Term (Year 2025) and/or Long-Term (Year 2040) horizon roadway networks. No short-term or long-term roadway deficiencies are identified in the study as a result of the maximum trip potential from this proposed comprehensive plan amendment.

APPENDIX A
Orange County CMS Data



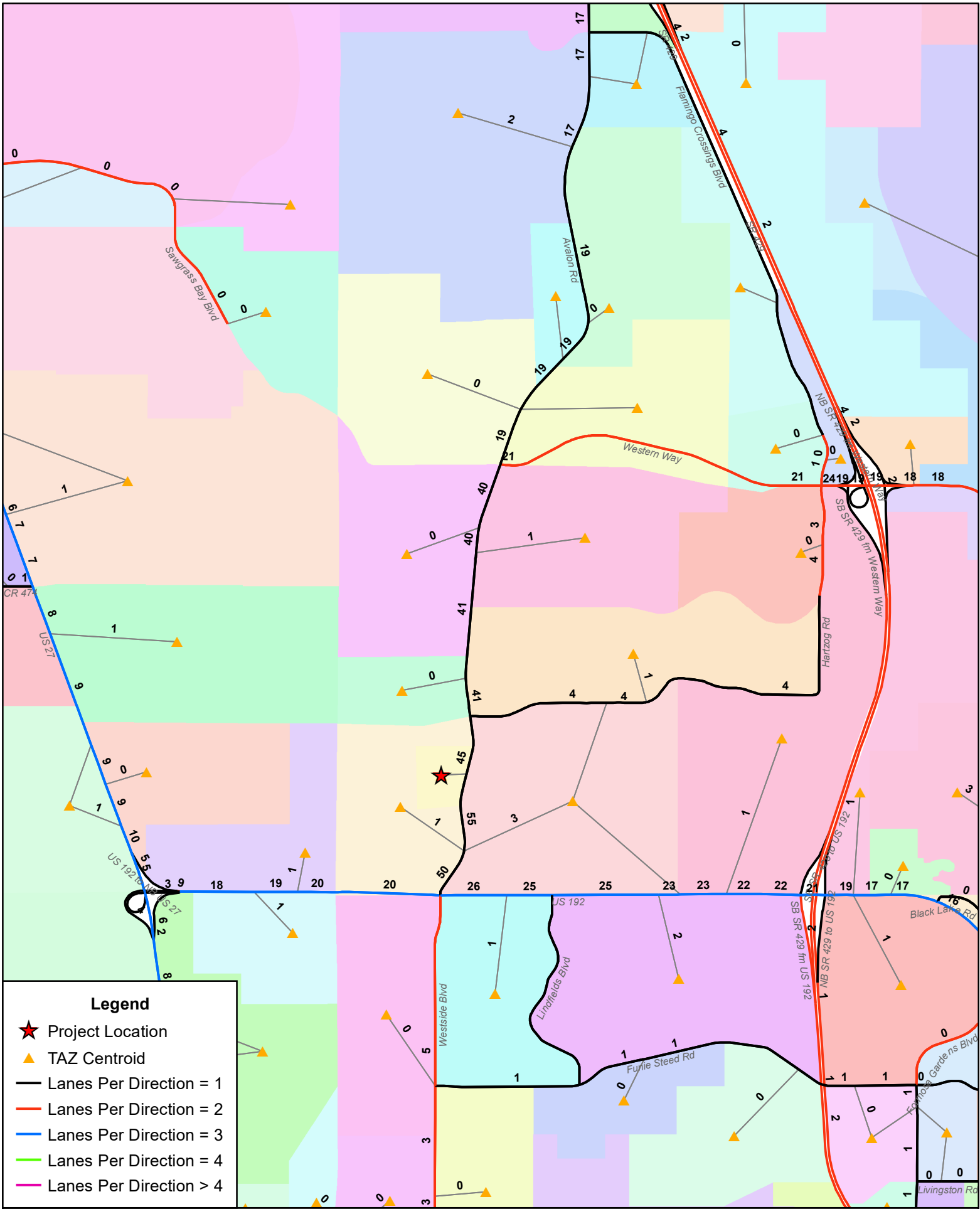
Orange County, Florida
Traffic Concurrency Management Program
Concurrency Link Information
Application Number:

<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Ln</i>	<i>Min LOS</i>	<i>Total Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap*</i>	<i>LOS</i>
<i>Avalon Rd</i>														
25	US 192	Hartzog Rd	0.98	Cnty	Horizons West - Class I	2	E	880	14,652	725	SB	745	0	F
25.2	Hartzog Rd	Western Way	1.13	Cnty	Horizons West - Class I	2	E	880	14,652	725	SB	1516	0	F
25.25	Western Way	Flamingo Crossings Blvd	2.66	Cnty	Horizons West - Class I	2	E	880	8,238	408	SB	1528	0	F
<i>Hartzog Rd / Flamingo Crossings Blvd</i>														
178.4	Avalon Rd (CR 545) S	Western Way	2.9	Cnty	Urban - Class II	2	E	800	4,944	251	EB	487	62	D
<i>US 192 / SR 530</i>														
444	Lake County Line	Osceola County Line	1.96	ST	Horizons West - Class I	6	E	3020	52,000	2,621	WB	483	0	F

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

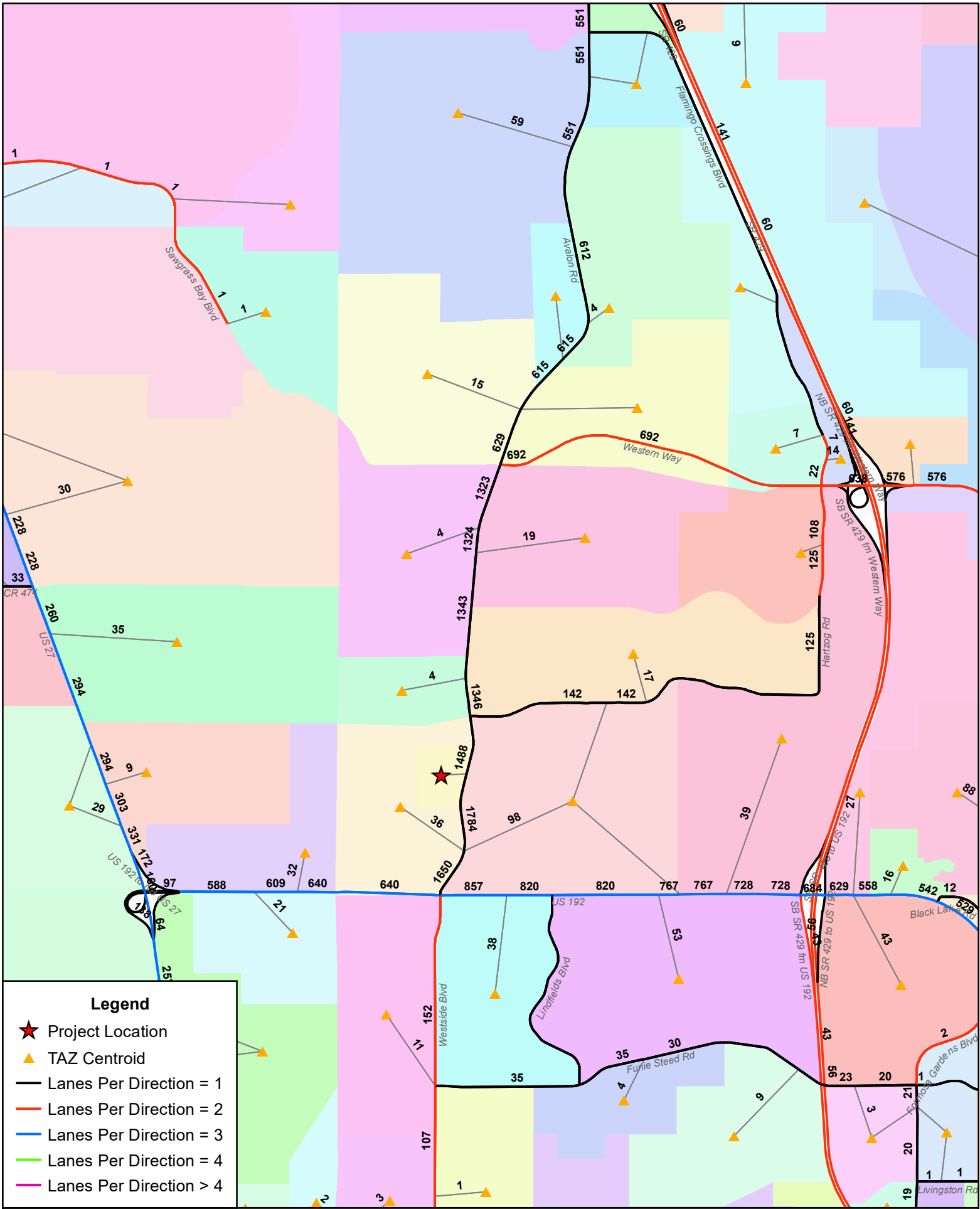
APPENDIX B

CFRPM Model Plots



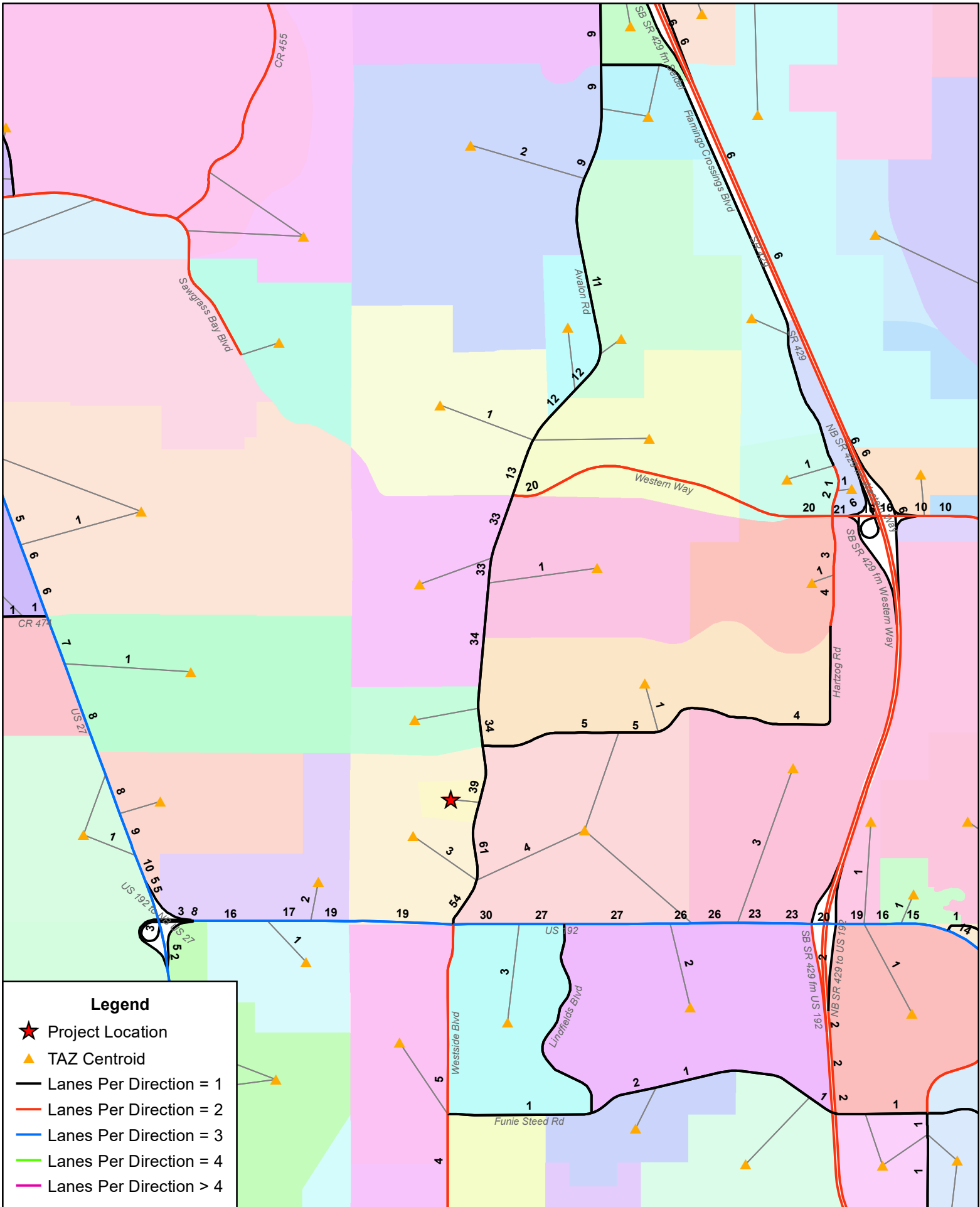
Trip Distribution - Avention Avalon in Orange County
CFRPMv7 - 2025 - 2/21/2022





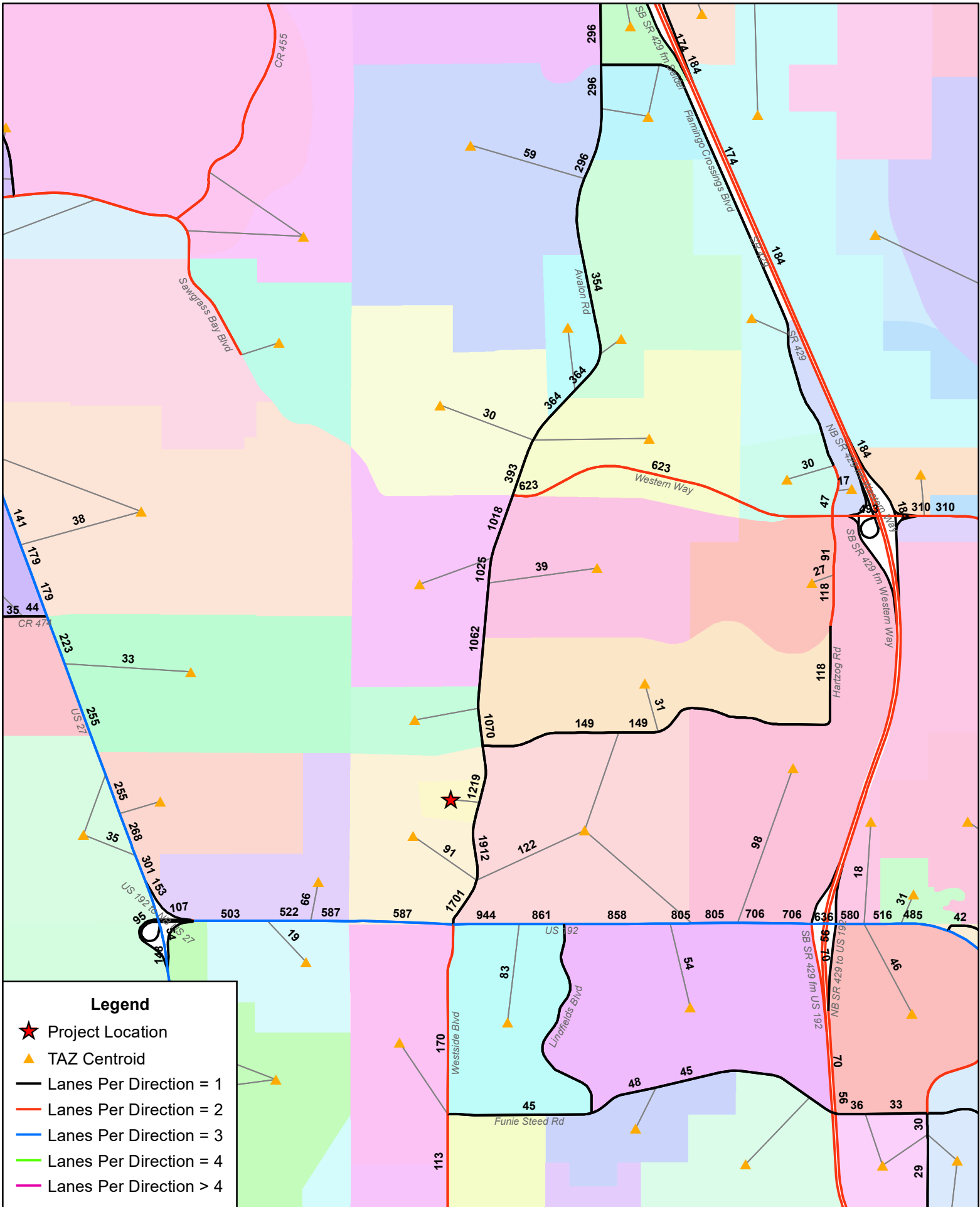
2025 Volumes - Avention Avalon in Orange County
 CFRPMv7 - 2025 - 2/21/2022





Trip Distribution - Avention Avalon in Orange County
CFRPMv7 - 2040 - 2/21/2022





2040 Volumes - Avention Avalon in Orange County
 CFRPMv7 - 2040 - 2/21/2022



APPENDIX C
Background Volume Worksheets

Development of Background Daily Traffic

OC CMS ID	Segment	To	From	Historical AADT					Historic Trend Growth Rate	AADT (CMS)	5-Year Historical Forecast	Raw Model Vol	MOCF	Model AADT	Comm Trips	Existing plus Comm	2% Annual Growth Cap	5% Annual Growth Cap	Max AADT w/ cap	Annual Growth Rate	5-Year Historical Forecast	Raw Model Vol	MOCF	Model AADT	Comm Trips	Existing plus Comm	2% Annual Growth Cap	5% Annual Growth Cap	Max AADT w/ cap	Annual Growth Rate
				2015	2016	2017	2018	2019																						
25	Avalon Rd	US 192	Hartzog Rd	9,652	11,362	13,878	14,631	14,652	11.0%	14,652	22,779	1,784	0.91	1,623	7,450	22,102	15,860	17,810	17,810	5.0%	43,354	1,912	0.91	1,740	7,450	22,102	21,345	37,025	37,025	5.0%
25.2		Hartzog Rd	Western Way	5,759	6,327	7,620	8,151	8,238	9.4%	14,652	12,348	1,346	0.91	1,225	15,160	29,812	15,860	17,810	17,810	5.0%	22,818	1,070	0.91	974	15,160	29,812	21,345	37,025	29,812	3.8%
25.25		Western Way	Flamingo Crossings Blvd	5,759	6,327	7,620	8,151	8,238	9.4%	8,238	12,348	629	0.91	572	15,280	23,518	8,917	10,013	10,013	5.0%	22,818	393	0.91	358	15,280	23,518	12,001	20,817	20,817	5.0%
178.4	Hartzog Rd/Flamingo Crossings Blvd	Avalon Rd (CR 545) S	Western Way	1,029	1,294	1,360	1,594	2,440	24.1%	4,944	4,203	22	0.91	20	4,870	9,814	5,352	6,009	6,009	5.0%	8,724	47	0.91	43	4,870	9,814	7,202	12,493	9,814	3.7%
444	US 192/SR 530	Lake County Line	Osceola County Line	44,211	43,986	47,175	49,784	55,277	5.7%	52,000	71,471	857	0.91	780	4,830	56,830	56,286	63,206	63,206	5.0%	112,326	944	0.91	859	4,830	56,830	75,754	131,401	112,326	4.1%