



# **ORANGE COUNTY**

## **PLANNING DIVISION**

# **2018-1 REGULAR & SMALL SCALE CYCLE AMENDMENTS**

2010 - 2030 COMPREHENSIVE PLAN

## **BOARD OF COUNTY COMMISSIONERS**


**ADOPTION PUBLIC HEARING  
JUNE 5, 2018**

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

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION





**DATE:** June 5, 2018  
**TO:** Mayor Teresa Jacobs  
-AND-  
Board of County Commissioners (BCC)  
**FROM:** Alberto A. Vargas, MArch., Manager  
Planning Division   
**THROUGH:** Jon V. Weiss, P.E., Director  
Community, Environmental, and Development Services Department  
**SUBJECT:** Adoption Public Hearings – 2018-1 Regular Cycle and Small-Scale Development Comprehensive Plan Amendments and, where applicable, Concurrent Rezoning Requests

Please find the attached binder containing the staff reports and associated back-up materials for the proposed 2018-1 Regular Cycle and Small-Scale Development Comprehensive Plan Amendments and, where applicable, concurrent rezoning requests. These proposed amendments are scheduled for BCC adoption public hearings on June 5, 2018. They were heard by the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) at adoption hearings on April 19, 2018.

#### **Amendment Summary**

A total of ten amendments to the Comprehensive Plan are scheduled for the June 5 meeting.

The **2018-1 Regular Cycle-State-Expedited Review Amendments** scheduled for consideration on June 5 include one privately-initiated Future Land Use Map Amendment (located in District 2) and one staff-initiated text amendment. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for properties greater than ten acres in size, or which have been deemed to require regular cycle review. The text amendment may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

These regular cycle amendments were earlier presented to the LPA and BCC at transmittal hearings and have subsequently received state review, all as described in their respective staff reports. Adopted amendments are expected to become effective in August 2018, provided no administrative challenges are filed pursuant to s.163.3184(5), FS.

The **2018-1 Small-Scale Development Amendments** scheduled for public hearing on June 5 include six privately-initiated and one staff-initiated Future Land Use Map or Text Amendments (located in Districts 1, 2, 4, and 5). Please note that Future Land Use Map Amendment 2018-1-S-1-3 (fka 2017-2-S-1-4) was previously heard by the PZC/LPA during the 2017-2 Small-Scale Development Amendment Cycle but was continued at the November 27, 2017, BCC adoption public hearing to provide for the concurrent consideration of the rezoning request with the Future Land Use Map Amendment. Adopted Small-Scale Development Amendments will become effective 31 days after the public hearing, provided no administrative challenges are filed pursuant to s.163.3184(5), FS.

#### **PLANNING DIVISION**

**ALBERTO A. VARGAS, MArch., Planning Manager**

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AAV/sw

Enc: 2018-1 Regular Cycle and Small-Scale Development Amendments – BCC Adoption Binder

c: Christopher R. Testerman, AICP, Assistant County Administrator  
Joel Prinsell, Deputy County Attorney  
Roberta Alfonso, Assistant County Attorney  
Whitney Evers, Assistant County Attorney  
John Smogor, Planning Administrator, Planning Division  
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Olan D. Hill, AICP, Assistant Manager, Planning Division  
Eric P. Raasch, AICP, Chief Planner, Planning Division  
Read File

# 2018 FIRST REGULAR CYCLE AND SMALL-SCALE DEVELOPMENT

## AMENDMENTS TO THE 2010-2030 COMPREHENSIVE PLAN BOARD OF COUNTY COMMISSIONERS ADOPTION BOOK

### INTRODUCTION

This is the Board of County Commissioners (BCC) adoption public hearing book for the proposed First Regular Cycle and Small-Scale Development Amendments (2018-1) to the Future Land Use Map (FLUM) and Comprehensive Plan (CP). The adoption public hearings for the amendments were conducted before the Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) on April 19, 2018, and are scheduled before the BCC on June 5, 2018.

Two Regular Cycle Amendments scheduled for BCC consideration on June 5 were heard by the PZC/LPA at a transmittal public hearing on December 21, 2017, and by the BCC at a transmittal public hearing on January 23, 2018. Seven Small-Scale Development Amendments are also slated for adoption public hearings before the BCC on June 5.

Please note the following modifications to this report:

KEY TO HIGHLIGHTED CHANGES	
Highlight	When changes made
Blue	Following the BCC transmittal public hearing (by staff)
Green	Following the LPA Adoption public hearing (by staff)

The **2018-1 Regular Cycle State-Expedited Review Amendments** scheduled for consideration on June 5 include one privately-initiated Future Land Use Map Amendment (located in District 2) and one staff-initiated text amendment. The proposed Future Land Use Map Amendment entails a change to the Future Land Use Map for properties more than ten acres in size. The text amendment may include changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

The **2018-1 Regular Cycle-State-Expedited Review Amendments** have been reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On March 16, 2018, DEO issued a comment letter, which did not contain any concerns about the amendments undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendments must be adopted within 180 days of the comment letter. The Regular Cycle Amendments undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. These amendments are expected to become effective in August 2018, provided no challenges are filed for any of the amendments.

The **2018-1 Small-Scale Development Amendments** slated for adoption public hearings on June 5 include six privately-initiated Future Land Use Map Amendments (located in Districts 1, 2, 4, and 5), four of which (2018-1-S-1-3, 2018-1-S-4-1, 2018-1-S-4-2, and 2018-1-S-5-1) feature concurrent rezoning requests, and one staff-initiated text

amendment. Please note that Future Land Use Map Amendment 2018-1-S-1-3 (fka 2017-2-S-1-4) was previously heard by the PZC/LPA during the 2017-2 Small-Scale Development Amendment Cycle but was continued at the November 17, 2017, BCC adoption public hearing to provide for the concurrent consideration of the rezoning request with the Future Land Use Map Amendment. If the BCC adopts the proposed amendments, the Small-Scale Development Amendments will become effective 31 days after the public hearing, provided no challenges are filed for any of the amendments.

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

**2018-1 Regular Cycle State Expedited Review Comprehensive Plan Amendments  
Privately Initiated Future Land Use Map and Text Amendments**

Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Tax ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Staff Rec	LPA Rec
District 1													
2018-1-A-1-1	LUP-17-12-373	Ruth S. Hubbard 2011 Irrevocable Family Trust, L. Evans Hubbard Trust, Linda S. Hubbard Trust, Michael Evans Hubbard Trust, 2012 Hubbard Family Trust, Leonard Evans Hubbard, and Linda S. Hubbard	Jennifer J. Stickler, P.E., Kimley-Horn and Associates, Inc.	28-23-28-0000-00-0027/19/020/022	8997, 9000, 9001, and 9100 Hubbard Pl.; Generally located west of Hubbard Pl. and Lady Bet Dr., east of Lake Tibet Butler	Rural/Agricultural (R)	Low Density Residential (LDR) and Urban Service Area (USA) Expansion	R-1AA (Single-Family Dwelling District)	PD (Planned Development District) (Hubbard Place PD/LUP)	16.59 gross ac./13.79 net developable ac.	Jennifer DuBois		
District 2													
2018-1-A-2-1	No	Parks of Mt. Dora, LLC	Timothy Green, Green Consulting Group	04-20-27-0000-00-001	6989 N. Orange Blossom Trl.; Generally located east of N. Orange Blossom Trl., north of Stoneybrook Hills Pkwy., and south of Robie Ave.	Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR)	Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)	A-1 (Citrus Rural District)	PD (Planned Development District)	63.57 gross ac.	Nik Thalmueller	Adopt	Adopt (9-0)
District 4													
2018-1-A-4-1	No	Carter-Orange Ward Road Land Trust	Doug Kelly, AICP, GAI Consultants, Inc.	33-24-30-0000-00-023/046	14950 and 14958 Ward Rd.; Generally located north of Simpson Rd. (Osceola County line), east of Gold Bridge Dr., south of Stonewyck St., and west of Ward Rd.	Rural/Agricultural (R)	Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) Expansion	A-2 (Farmland Rural District)	PD (Planned Development District)	14.83 gross ac.	Misty Mills	Adopt	

**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; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; ACMU-Activity Center Mixed Use; RCID-Reedy Creek Improvement District; GC-Growth Center; 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; SR-State Road; AC-Acres

**2018-1 Regular Cycle Comprehensive Plan Amendments  
Staff Initiated Comprehensive Plan Map and Text Amendments**

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Staff Rec	
2018-1-B-FLUE-1	Planning Division	Text amendment to Future Land Use Element Policy FLU1.2.4 regarding allocation of additional lands to the Urban Service Area (USA)	Jennifer DuBois	Adopt	
2018-1-B-FLUE-2	Planning Division	Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	Nik Thalmueller	Adopt	Adopt (9-0)

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; PR/OS-Parks/Recreation/Open Space; OS-Open Space; R-Rural/Agricultural; RS-Rural Settlement; ACMU-Activity Center Mixed Use; RCID-Reedy Creek Improvement District; GC-Growth Center; 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; SR-State Road; AC-Acres

2018-1 Small Scale Development Comprehensive Plan Amendments

Privately Initiated Future Land Use Map Amendments

																Development Yield		
Amendment Number	Concurrent Rezoning or Substantial Change	Owner	Agent	Parcel ID Number(s)	General Location / Comments	Future Land Use Map Designation FROM:	Future Land Use Map Designation TO:	Zoning Map Designation FROM:	Zoning Map Designation TO:	Acreage	Project Planner	Rezoner	Staff Rec	LPA Rec	BCC Dec	Existing Development	Development Permitted Under Current FLUM	Proposed FLUM Development Yield
District 1																		
2018-1-S-1-1 (Westover Village)	PD Rezoning Pending	Lane Ronny, LLC	Darrell Nunneley	04-23-28-0000-00-010	9051 Westover Roberts Road; Generally located north of Westover Roberts Road, south of the Florida Turnpike, west of S. Apopka Vineland Road, and east of Roberts Landing Road.	Rural Settlement 1/1 (RS 1/1)	Planned Development-Commercial (Assisted Living Facility) (PD-C) (ALF)	R-C-E (Country Estate Cluster District)	PD-(Planned Development District)	6.67 gross acres / 6.48 developable acres	Nik Thalmueller	N/A	Deny	Do Not Adopt (9-0)		Undeveloped Land	Six (6) Single-Family Dwelling Units	Up to 30,567 sq.ft. Assisted Living Facility with 50 beds and up to 13,000 sq. ft. C-1 Commercial Uses
2018-1-S-1-2 (Turkey Farm)	N/A	R. Keith and Susan M. Yarborough	R. Keith Yarborough	06-23-27-4292-04-564	4441 Avalon Road; generally located on the east side of Avalon Road, south of Dangler Road and north of Malcolm Road	Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5)	Rural Settlement 1/2 (RS 1/2)	A-1 (Citrus Rural District)	N/A	9.18 gross acres	Jennifer DuBois	N/A	Adopt	Adopt (8-0)		Two (2) conventional single-family dwelling units and one (1) manufactured home	Three (3) single-family dwelling units	Four (4) single-family dwelling units
2018-1-S-1-3 (Ika 2017-2-S-1-4) (CERTUS Senior Living)	LUP-17-08-247	Geraldine and Raymond Aldridge / Ergin Emercan	Glen Pawlowski	11-23-28-0000-00-041/044	7865 and 7753 Conroy Windermere Rd.; Generally located north of Conroy Windermere Rd., south of San Riemo Pl., west of S. Hiwassee Rd., and east of Winderlakes Dr.	Low Density Residential (LDR)	Planned Development-Commercial (Assisted Living Facility) (PD-C) (ALF)	R-CE (Country Estate District)	PD (Planned Development District) (Certus Senior Living PD/LUP)	5.42 gross acres/4.76 developable acres	Nik Thalmueller	Jason Sorensen	Adopt and Approve, subject to 14 conditions	Adopt and Approve, subject to 14 conditions (8-1)		One (1) single family residential dwelling unit and undeveloped land	Up to Nineteen (19) single family dwelling units	46,000 sq. ft. assisted living facility with 64 beds
District 2																		
2018-1-S-2-1 (Mott Avenue)	N/A	Micah D. Bass Revocable Trust	Alexander Juras	32-21-29-5164-00-230	6703 Mott Avenue; Generally located on the east side of Mott Ave., North of N. Orange Blossom Tr., west of Belasco Ave., and south of Wofford Ln.	Low Density Residential (LDR)	Commercial (C)	C-3 (Wholesale Commercial District)	N/A	0.48 gross ac.	Sue Watson	N/A	Adopt	Adopt (9-0)		5,056 sq. ft. warehouse and one (1) single-family dwelling unit	One (1) single-family dwelling unit	5,056 sq. ft. warehouse and one (1) single-family dwelling unit
District 4																		
2018-1-S-4-1 (Sunflower Trail)	RZ-18-04-001	Phin Phan, Saoun Phan, Rethi Cheoun	Phin Phan	30-22-32-0000-00-049	Sunflower Trail; Generally bounded by Sunflower Trail on the north, Harrell Drive on the east, Vienna Drive on the north, and Mercury Avenue on the west	Rural Settlement 1/2 (RS 1/2)	Rural Settlement 1/1 (RS 1/1)	R-CE-2 (Rural Residential District)	R-CE (Country Estate District)	2.11 gross acres	Misty Mills	Nik Thalmueller	Adopt and Approve	Adopt and Approve (9-0)		Undeveloped Land	One (1) Single-Family dwelling unit	Two (2) Single-family dwelling units
2018-1-S-4-2 (Calliber Collision)	RZ-18-04-006	Daisy H. T. Chang	Rusty A. Coan, P.E., Cross Development Acquisition, LLC	24-22-31-0000-00-010 (portion of)	14060 E. Colonial Drive; generally located south of E. Colonial Drive, east of Hancock Lone Palm Road and west of Fricke Avenue	Low-Medium Density Residential (LMDR)	Commercial (C)	A-2 (Farmland Rural District)	C-2 (General Commercial District) and C-1 (Retail Commercial District)	4.21 gross acres	Jennifer DuBois	Steven Thorp	Adopt and Approve, subject to 5 restrictions	Adopt and Approve, subject to 5 restrictions (9-0)		Undeveloped land	Up to forty-two (42) single-family dwelling units	22,400 sq. ft. collision repair shop
District 5																		
2018-1-S-5-1 (Racetrac #1360 Hanging Moss)	RZ-18-04-003	Filippo Guani Revocable Trust	Bryan Potts, P.E., Tannah Design, Inc.	15-22-30-0000-00-011	2300 South Semoran Blvd; Generally located on the west side of S. Semoran Boulevard, south and east of Golfside Drive, and north of Baldwin Park Street	Office (O)	Commercial (C)	P-O (Professional Office District)	C-1 (Retail Commercial District)	6.959 gross acres / 5.2 developable acres	Nik Thalmueller	Nik Thalmueller	Deny	Do Not Adopt and Deny (9-0)		Undeveloped Land	Up to 283,140 sq. ft. of Office development	5,411 sq. ft. Racetrac Gas Station and Convenience Store

2018-1 Small Scale Development Comprehensive Plan Amendments

Staff Initiated Comprehensive Text Amendments

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

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

ABBREVIATIONS INDEX:



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4.	2018-1-S-1-3 (fka 2017-2-S-1-4) CERTUS Senior Living	Low Density Residential (LDR) to Planned Development-Commercial (Assisted Living Facility) (PD-C) (ALF)	13
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	Rezoning LUP-17-08-247	R-CE (Country Estate District) to PD (Planned Development District) (Certus Senior Living PD)	
5.	2018-1-S-2-1 Mott Avenue	Low Density Residential (LDR) to Commercial (C)	31
6.	2018-1-S-4-1 Sunflower Trail	Rural Settlement 1/2 (RS 1/2) to Rural Settlement 1/1 (RS 1/1)	43
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	Rezoning RZ-18-04-001	R-CE-2 (Rural Residential District) to R-CE (Country Estate District)	
7.	2018-1-S-4-2 Caliber Collision	Low-Medium Density Residential (LMDR) to Commercial (C)	57

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	<i>-and-</i>		
	Rezoning RZ-18-04-006	A-2 (Farmland Rural District) to C-2 (General Commercial District) and C-1 (Retail Commercial District)	
9.	2018-1-S-5-1 Hanging Moss RaceTrac	Office (O) to Commercial (C)	73
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	Rezoning RZ-18-04-003	P-O (Professional Office District) to C-1 (Retail Commercial District)	

***Staff Initiated Regular Cycle Future Land Use Map and Text Amendment.....Tab 5***

10.	2018-1-S-FLUE-1 Small Scale PD Densities	Text amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	87
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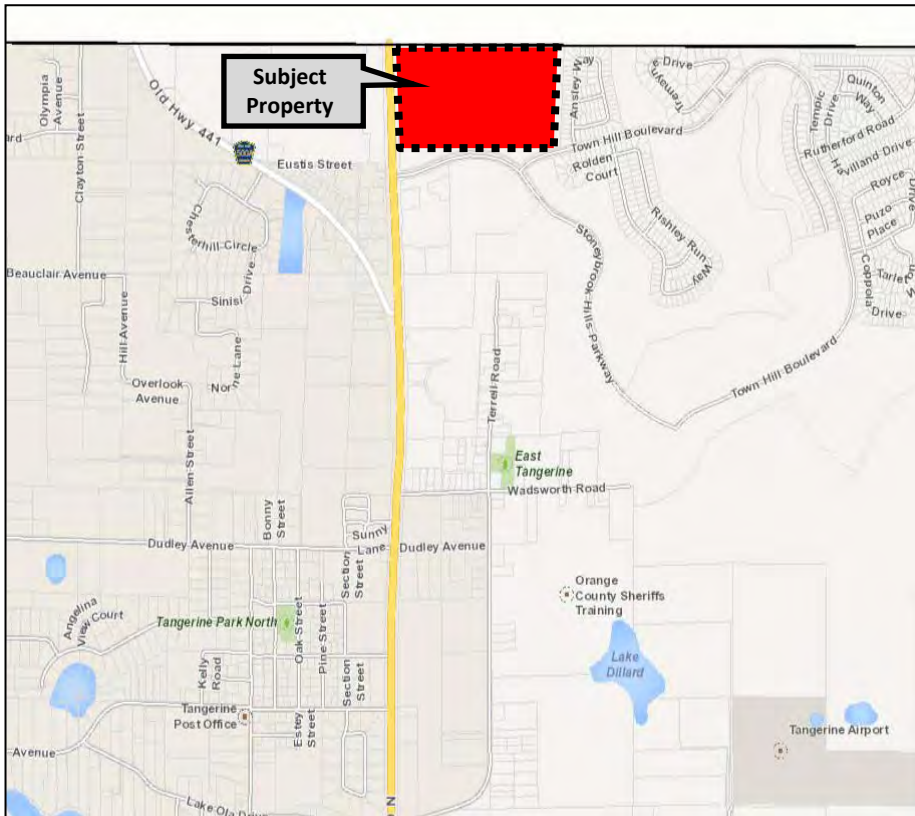
***State Agencies Comments/ORC Report and Response.....Tab 6***

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***Facilities Analyses.....Tab 8***

***Transportation Analyses.....Tab 9***

***Environmental Analyses.....Tab 10***



**Applicant/Owner:**  
 Timothy Green, Green Consulting Group/Parks of Mt Dora LLC

**Location:**  
 6989 N. Orange Blossom Trl.; Generally located east of N. Orange Blossom Trl., north of Stoneybrook Hills Pkwy., and south of Robie Ave.

**Existing Use:**  
 Undeveloped/Grazing Land

**Parcel ID Number(s):**  
 04-20-27-0000-00-001

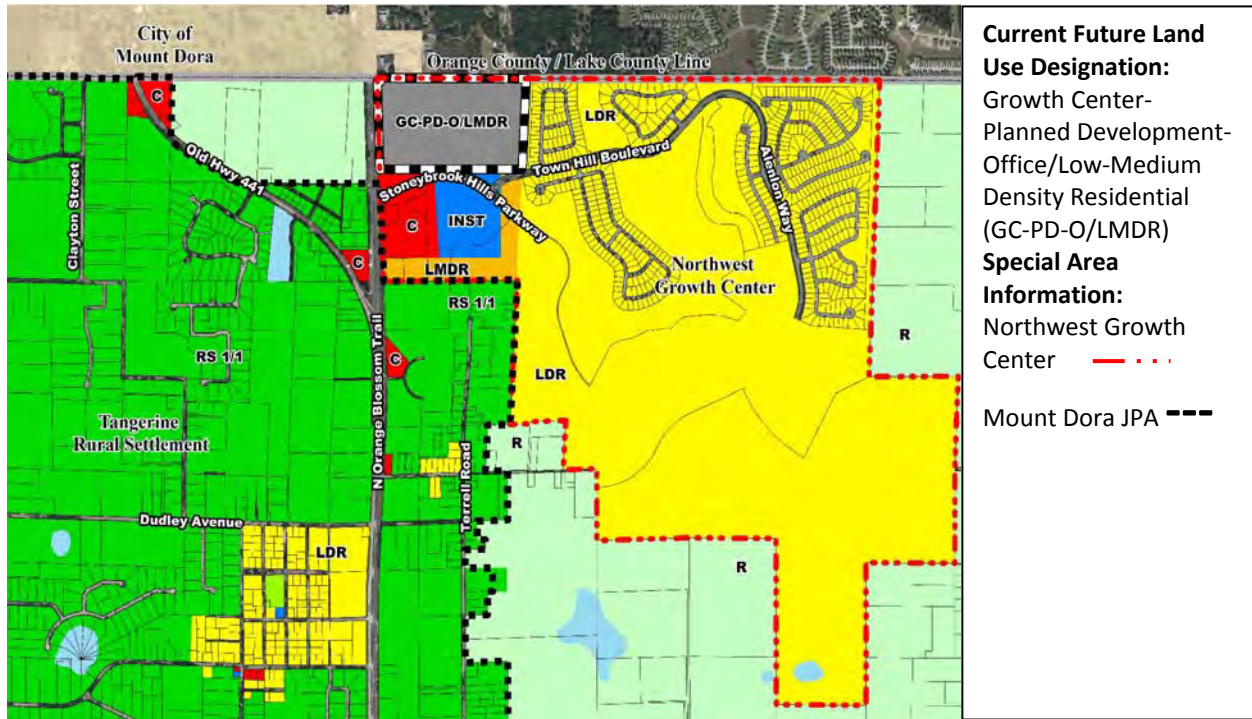
**Tract Size:**  
 63.57 gross acres

he following meetings/hearings have been held for this proposal:		Project Information
Report/Public Hearing	Outcome	
✓ Community Meetings held November 1, 2017, and January 10, 2018.	Negative	<b>Future Land Use Map Amendment Request:</b> Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)
✓ Staff Report	Recommend Transmittal	
✓ LPA Transmittal December 21, 2017	Recommend Transmittal (9-0)	<b>Proposed Development Program:</b> Up to 75,000 sq. ft. of commercial development and up to 280 multi-family dwelling units
✓ BCC Transmittal January 23, 2018	Transmit (7-0)	
✓ Agency Comments March 2018		<b>Public Facilities and Services:</b> Please see the Public Facilities Analysis Appendix for specific analysis on each public facility. <b>Environmental:</b> There are wetlands and surface waters onsite. CAD-17-09-121 has been completed. The site is located within the Wekiva Study Area and special area regulations apply <b>Transportation:</b> The proposed use will generate a net increase of 155 pm peak hour trips. <b>Orange County Public Schools:</b> CEA application #OC-17-030) has been submitted to OCPS.
✓ LPA Adoption April 19, 2018	Recommend Adoption (9-0)	
BCC Adoption June 5, 2018		

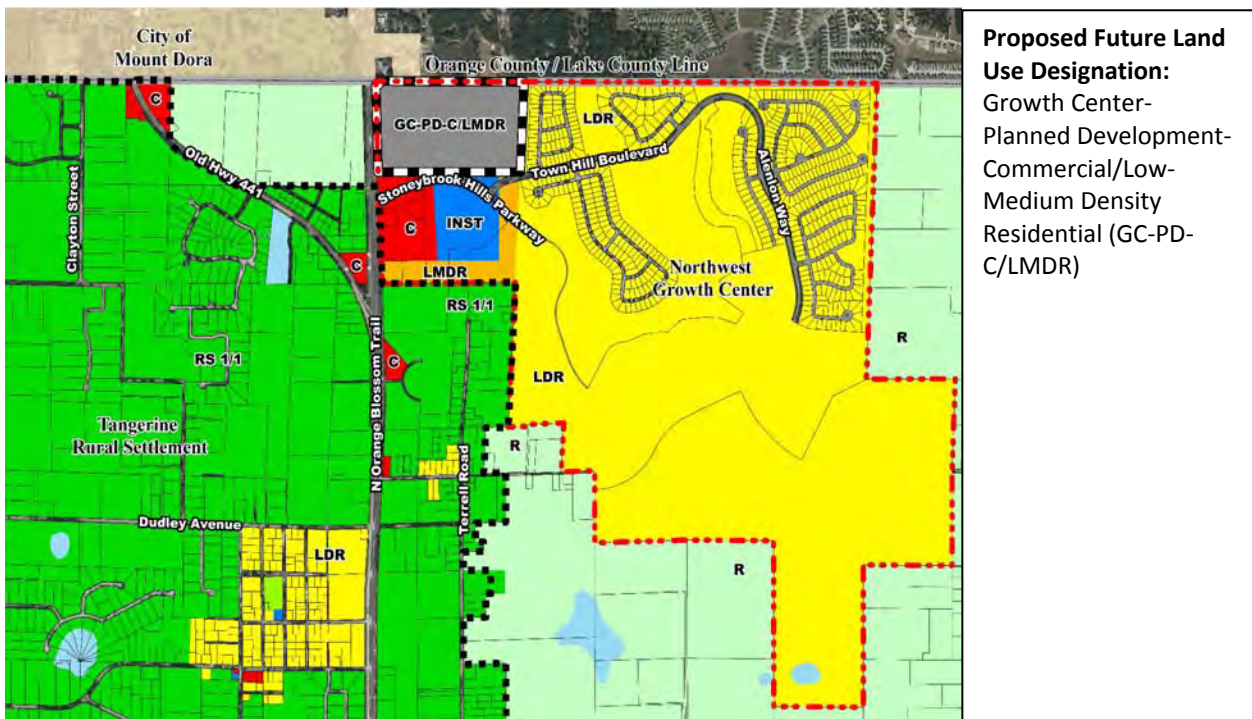
**SITE AERIAL**



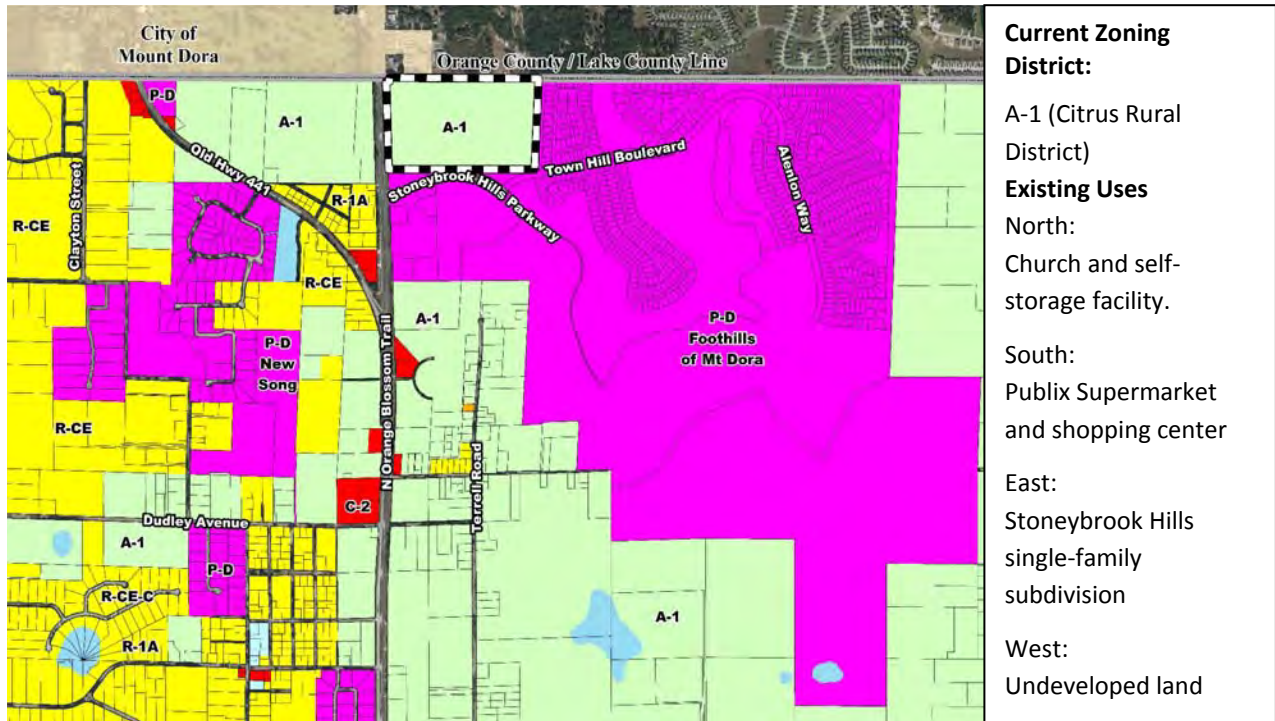
**FUTURE LAND USE - CURRENT**



**FUTURE LAND USE - AS PROPOSED**



### ZONING - CURRENT



## Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (See Future Land Use Element Objectives OBJ FLU2.2, OBJ FLU7.4, OBJ FLU8.2, and FLU1.1.1, FLU1.1.2 (A), FLU1.1.4 (F), FLU1.4.1, FLU1.4.10, FLU7.4.3, FLU7.4.4, FLU7.4.6, FLU8.2.2, FLU8.2.11, Housing Element Goal H1 and Objective OBJ H1.1, and Open Space Element Policies OS1.3.2, OS1.3.4, and OS1.3.6), determine that the amendment is in compliance, and **ADOPT** Amendment 2018-1-A-2-1, Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR).

## Analysis

### 1. Background Development Program

The applicant, Timothy Green with Green Consulting Group, has requested to change the Future Land Use (FLU) designation of the subject property from Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR). The subject property is currently undeveloped and has a zoning designation of A-1 (Citrus Rural District). A PD (Planned Development) rezoning request is required before development approval. **The applicant has indicated that the intent to submit a PD rezoning application soon, but has not yet done so at the time of this application.**

In 2010, the Orange County Board of County Commissioners approved FLU amendment 2010-1-A-2-2 to change the property's land use designation from Rural (R) to its current designation and to incorporate it into the Northwest Growth Center. The property was eligible for incorporation into the growth center because it is within the Orange County / Mount Dora Joint Planning Area (JPA). The Mount Dora JPA agreement requires all development within its boundaries to be approved as Planned Development. The agreement includes a conceptual land use map to which amendments must be processed jointly by the City and County. The conceptual JPA land use map includes two land use designations for the subject property: Office along N. Orange Blossom Trail and Low-Medium Density Residential (5 DU/AC) on the remainder of the property. The 2010 FLU change, which did not require an amendment to the JPA map, entitled the property for a specific development program of 75,000 sq. ft. of office uses and 280 multi-family senior housing units. The original request was to change the approved development program to 75,000 sq. ft. of commercial development and 500 multi-family dwelling units. The requested FLU amendment will require an amendment to the Mount Dora Joint Planning Area conceptual land use map to change the Office designation to Commercial. **On January 16, 2018 the Mount Dora City Council considered the subject JPA Conceptual Plan amendment and approved Resolution 2018-02 in support of changing the Office designation to Commercial and in opposition to the increase in residential density from 280 to 500 residential units. At the January 23 Orange County Board of County Commissioners (BCC) transmittal hearing, the applicant requested to revise the proposed development program for the Comprehensive Plan amendment to 75,000 sq. ft. of commercial development and 280 multi-family dwelling units.**

The 63.57-acre subject site is located south of the Orange County/Lake County line on the east side of N. Orange Blossom Trail, north of Stoneybrook Hills Parkway, and south of Robie Avenue. To the east of the subject property is the Stoneybrook Hills single-family subdivision, and to the west, across N. Orange Blossom Trail is undeveloped, agriculturally zoned land. South of the site, across Stoneybrook Hills Parkway, is a Publix Supermarket shopping center including a McDonalds, and to the north, across the county line, is a church and self-storage facility.

A community meeting for the Future Land Use Amendment took place on Tuesday, November 1, 2017 at which seventy-one (71) residents attended. Residents at the meeting expressed concerns regarding the incompatibility of the proposed development **as it was originally proposed** with the existing community, increased traffic and insufficient school capacity, and the need for more commercial development in the area. **A second community meeting was held on Wednesday, January 10, 2018 at which seventy-seven (77) residents attended. Residents voiced many of the same concerns from the first community meeting and also expressed worry that the proposed amendment would exacerbate already inadequate emergency response times for the area.**

## 2. Future Land Use Map Amendment Analysis

### *Consistency*

The requested FLUM amendment appears to be consistent with the applicable Comprehensive Plan goals, objectives, and policies, which are specifically discussed in the paragraphs below.

As noted above, the subject property is located within the Northwest Growth Center, and per **Future Land Use Element Policy FLU1.1.4 (F)**, Growth Center is a Future Land Use designation implemented through Joint Planning Area agreements with an outside jurisdiction. **Future Land Use Element Objective OBJ FLU7.4** goes on to define Growth Centers as planning tools intended to address and guide urban-scale uses that serve a regional market and require a location outside of the Urban Service Area (USA). Additionally, **Future Land Use Element Policy FLU7.4.4** permits urban densities and intensities within Growth Centers. In accordance with **Policy FLU1.1.2 (A)**, the applicant has specified the maximum desired development program for the project, proposing 75,000 sq. ft. of commercial development and 500 multi-family dwelling units under the “urban-scale” Planned Development-Commercial/Low-Medium Density Residential (PD-C/LMDR) FLUM designation. This proposed development program is consistent with the urban style development permitted by the Growth Center Comprehensive Plan objectives and policies.

**Policy FLU7.4.4** states that the approval of urban intensities within Growth Centers are contingent upon the availability of urban services from other sources, as approved by Orange County, consistent with the appropriate policies of the Comprehensive Plan. The Mount Dora JPA requires the developer to enter into a service agreement with the City to provide water and wastewater services to properties within the Joint Planning Area. The subject property lies within the City of Mount Dora’s potable water and wastewater service area and the City has stated there is existing water capacity for the estimated demand.



The proposed FLUM amendment and associated residential development program are consistent with Orange County's commitment to ensuring that sufficient land is available to meet the identified housing needs of its present and future residents. Staff finds that the development of multi-family residential development on the subject property would be consistent with **Housing Element GOAL H1** and **Objective OBJH1.1**. These state 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.

The subject property is located in an area characterized by low-density single-family development. The Stoneybrook Hills community located to the east of the subject property has an approved land use plan for 230 single-family residential lots at 2.3 units per acre. To the southeast of the subject property, the Tangerine Rural Settlement has a mixture of rural Future Land Use designations. Staff finds that multi-family residential development is consistent with **Future Land Use Element Policy FLU1.4.1**, which states the County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community. Similarly, **Future Land Use Element Policy FLU8.2.2** directs the County to avoid continuous stretches of similar housing types and density of units. 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 **Future Land Use Element Policy FLU1.1.1**.

The mixed-use development program also prevents the development of strip commercial land uses, consistent with **Future Land Use Element Policy FLU1.4.10**. Additionally, both the Mount Dora JPA and **Future Land Use Element Policy FLU7.4.6** require the property to rezone to Planned Development. Performance standards including, but not limited to, building height restrictions, compatible architectural design, floor area ratio limitations, landscaping and buffering requirements, transition of uses, and shared/common driveways will be addressed during the PD Rezoning review process. The proposed project is consistent with **Future Land Use Element Objective OBJ FLU2.2**, which states 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.

### ***Compatibility***

As identified in **Future Land Use Element Objective OBJ FLU8.2**, compatibility will continue to be the fundamental consideration in all land use and zoning decisions that involve differing land uses. **Future Land Use Element Policy FLU8.2.1** states that land use changes shall be required to be compatible with the existing development and development trend in the area. However, as established in **Future Land Use Element Policy FLU8.2.11**, compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors to consider include the physical integration of a project and its function in the broader community, as well its contribution toward Comprehensive Plan goals and objectives. As noted above, the subject property was previously incorporated into the Northwest Growth Center with a development program of

75,000 sq. ft. of office uses and 180 senior multi-family dwelling units. The conversion of office to commercial uses and the removal of the senior requirement for multi-family development will still allow for a mixed-use product that is consistent with the Comprehensive Plan and that can respond to the needs in the region.

The subject property is within the Wekiva Study Area, and as stipulated in **Open Space Element Policy OS1.3.6**, a proposed project with a density exceeding one dwelling unit per acre on a Growth Center-designated site with an overall size less than or equal to 100 acres is subject to a permanently-protected open space requirement of 60 percent or greater. Per **Open Space Element Policy OS1.3.4**, all new residential developments located entirely or partially in the Wekiva Study Area are required to cluster to the maximum extent feasible to preserve open space which, as mandated in **Open Space Element Policy OS1.3.2**, shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may, however, include permeable stormwater management areas using Best Management Practices. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, defined as the total area of a parcel less wetlands and natural water bodies. The Foothills of Mt Dora Planned Development located to the south and east of the subject property contains a commercial component and Low Density Residential single-family development pattern. Given the significant open space that is required by the Wekiva Study Area policies, the proposed development program of Low-Medium Density Residential and Commercial development would be compatible and not disrupt the existing, surrounding community.

While conditions and/or restrictions cannot be placed on the property at the Comprehensive Plan amendment stage, the property must obtain Planned Development zoning. Specific standards and conditions/restrictions to require a smooth transition in density of uses to ensure managed growth consistent with the rural characteristics of the area will be determined through the Planned Development review process. Staff will work with the applicant throughout the Planned Development review processes to refine the proposed development program and to attempt to develop a transition of densities and intensities that will allow the proposed development to blend into and become compatible with the surrounding development.

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

**Environmental Protection Division**

Wetlands and surface waters are located onsite. Conservation Area Determination application CAD-17-09-121 was submitted for this property, and it is in progress. The CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD) prior to approval of this request. Until wetland permitting is complete, the net developable acreage is only an approximation.

This site is located within the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations apply. These requirements may further reduce the total net developable acreage. Regulations include, but are not limited to: septic tank

criteria, open space requirements, stormwater treatment, upland preservation, setbacks related to karst features and the watershed, and aquifer vulnerability. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva and the related policies.

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

The site discharges into the Wolf Branch stream, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: mercury in fish tissue). The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment of stormwater as part of the Upper Ocklawaha and Wekiva Basin Management Action Plans (BMAP).

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

The subject properties had a prior agricultural land use that may have resulted in soil or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection Division (EPD) and the Development Engineering (DE) Division.

#### **Transportation Planning Division**

The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. It is located adjacent to North Orange Blossom Trail, a four (4) lane Principal Arterial. Based on the County's concurrency management system database dated 11-28-2017, North Orange Blossom Trail from Plymouth Sorrento Road to the Lake County Line is currently deficient and is operating below the adopted level of service standards. All other roadways with a 2.5 mile project impact area are operating at acceptable level of service standards. Analysis of the short term (Year 2022) and Long Term (Year 2030) conditions indicates that Orange Blossom Trail will continue to operate at a deficient level of service with and without the proposed amendment and all other roadways will continue to operate at acceptable levels of service.

Currently, the allowable development based on the approved Future Land Use for the subject property will generate 322 new pm peak hour trips. The proposed use will generate 477 pm peak hour trips resulting in a net increase of 155 pm peak hour trips. Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county’s Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies.

**OCPS**

Orange County Public Schools determined that the project must have an executed Capacity Enhancement Agreement (CEA) prior to Board of County Commission approval. The applicant has submitted a formal capacity determination application to OCPS, reference #OC-17-030.

**3. Policy References**

- FLU1.1.1** Urban uses shall be concentrated within the Urban Service Area, except as specified for the Horizon West Village and Innovation Way Overlay (Scenario 5), Growth Centers, and to a limited extent, Rural Settlements.
- FLU1.1.2 (A)** The Future Land Use Map shall reflect the most appropriate maximum and minimum densities for residential development. Residential development in Activity Centers and Mixed Use Corridors, the Horizon West Village and Innovation Way Overlay (Scenario 5) and Growth Centers may include specific provisions for maximum and minimum densities. The densities in the International Drive Activity Center shall be those indicated in the adopted Strategic Development Plan.
- FLU1.1.4 (F) GROWTH CENTER(S)** – Growth Centers are a Future Land Use designation implemented through Joint Planning Area agreements with an outside jurisdiction. These agreements provide at a minimum that the County will not incur initial capital costs for utilities. Orange County has two Growth Centers – one in the northwest referred to as the Northwest Growth Center and one in the southeast (*sic*) referred to as Growth Center/Resort/PD.

FLUM Designation	General Description	Density/Intensity
<b>Growth Center – Refer to Future Land Use Map and associated Growth Center policies</b>		
Growth Center (Boundary)	Growth Center recognizes urban development outside and adjacent to the boundaries of unincorporated Orange County. New Growth Centers or extensions shall be established only as part of adopted JPAs. The initial capital costs will not be incurred by Orange County. A PD is required.	PD
Growth Center/Resort PD (GC/RPD)	GC/RPD is similar to GC boundary in GC requirements, but it also must have a minimum of 200 acres. FLU7.4.7 states applicant must demonstrate clear rationale for separating from Horizon West. See FLU7.4.1 – FLU7.4.7. A PD is required.	PD

- FLU1.4.1** Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.
- FLU1.4.10** Strip commercial land uses shall be defined as commercial uses adjacent to roadways that are located outside the reasonable zone of influence of the intersection to which they relate. They are characterized by individual curb and median cuts and lack visual landscaped buffers. Strip commercial land use patterns shall be avoided by requiring a transition of land uses, encouraging a mix of land uses, or requiring incorporation of a buffer into the development's design. Strip commercial land uses do not include outparcels in shopping centers, malls, or similar developments where access is provided internally from the shopping center/mall or similar development, or via a system of shared or common driveways. More compact, clustered pedestrian and transit-friendly development options shall be encouraged.
- OBJ FLU2.2 MIXED-USE.** 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 FLU7.4** Orange County shall recognize growth as a regional issue and shall use Growth Centers as an effective planning tool to allow, address and guide urban-scale, single-purpose public or quasi-public uses that serve a regional purpose or market and require a location outside the Urban Service Area. Growth Centers established prior to June 21, 2011, and which would not be consistent with the provisions of this Objective or associated Policies, shall be permitted to continue subject to the FLU Goals, Objectives and Policies under which the Growth Center was originally approved.
- FLU7.4.3** To ensure managed growth consistent with the rural characteristics and environmentally sensitive areas around the Northwest Growth Center, development within the Growth Center must provide a transition in land use density and intensity. In providing this internal transition, the Foothills of Mount Dora Planned Development (PD); and described herein, the area defined as "Parcel S-1" and "Parcel S-2" on the Foothills of Mount Dora PD/ Land Use Plan approved by the Board of County Commissioners on December 17, 2002, shall be limited to a net residential density of 1 dwelling unit per acre as required by the PD conditions. In addition, the Northwest Growth Center boundary, as adopted, shall not be expanded unless amendments to the Future Land Use Map and all applicable policies, including FLU7.4.3 are adopted. Furthermore, the Joint Planning Area between Orange County and the City of Mount Dora shall not be expanded.
- 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: additional stormwater treatment and retention (maintenance of water quality and recharge); enhanced wastewater treatment; limitations of certain allowed uses within the most vulnerable portions of the Study Area; subdivision standards; open space requirements; “smart growth” roadway design standards; parking lot design standards, upland habitat protection, and such other measures as required to protect ground and surface water in the Wekiva Study Area.

**OBJ FLU8.2 COMPATIBILITY.** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses. **FLU8.2.1** Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed on property through the appropriate development order to ensure compatibility. No restrictions or conditions shall be placed on a Future Land Use Map change.

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

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

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

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

**OS1.3.2** Open space within the Wekiva Study Area (WSA) and Wekiva River Protection Ordinance area shall be defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Within a development site, the County shall require that a minimum quantity of developable area remain preserved,

which shall represent the minimum open space requirement. The minimum required open space shall exclude water bodies, wetlands, residential lots, street rights-of-way, parking lots, impervious surfaces, and active recreation areas. Minimum required open space may include permeable stormwater management areas using Best Management Practices. Golf courses shall be generally excluded with the exception that areas of a golf course outside of the regularly maintained fairways that are naturally vegetated and not subject to chemical application may be credited toward the minimum open space requirement. The minimum required quantity of open space within a development site shall be calculated over the net developable area of a parcel, which is defined as the total area of a parcel less wetlands and natural water bodies. Non-developable areas, including wetlands and natural water bodies, are recognized as protected features but shall not be credited toward the minimum open space requirement.

- OS1.3.4** Development and redevelopment within the Wekiva Study Area shall provide as much open space as possible. All new residential subdivisions or developments that may be located entirely or partially within the Wekiva Study Area are required to cluster to the maximum extent feasible to preserve open space. Such clustering is intended to be density neutral, and lot sizes may be adjusted as needed to accommodate preserved open space. Priority for open space protection shall be given to the following resources required to be protected by the Wekiva Parkway and Protection Act: the most effective recharge areas; karst features; and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine, and Xeric Oak Scrub vegetative communities.

The purposes of “open space design” within a development are to minimize site disturbance, reduce land development costs, reduce infrastructure costs, provide more cost-effective and efficient site infrastructure, provide better management of facilities, and permanently protect open space while remaining density and intensity neutral. By January 1, 2007, the Land Development Code shall include requirements and incentives for open space/conservation subdivision design including minimum open space requirements, maximum lot size and design standards.

Open space shall be primarily larger, contiguous parcels rather than in linear strips to encourage maintenance of rural views, lifestyles, and economies and shall be comprised mainly of existing undisturbed natural areas. To the extent possible, preserved open space shall be used to create corridors and larger parcels more suitable for passive recreation, low-intensity agriculture, silviculture, aquifer recharge protection, or wildlife and habitat management, so that remnant open space areas are not created that are unusable or function as private open space to only a small percentage of the development. If a project is located next to off-site open space whose primary function is conservation of natural resources, connection of open space with compatible functions is required. “Compatible” means similar or complementary such as uplands adjacent to wetlands or isolated wetlands within flatwoods or scrub areas.

Open space property shall be preserved through publicly recorded, permanent conservation easements or similar legal instruments to preclude future development or further subdivision of the land while ensuring maintenance of and appropriate access to the open space areas in perpetuity. Preserved areas shall be owned in common by a property owners' association, a public agency, a land trust, or another appropriate entity. This open space shall be used for conservation, aquifer recharge protection, passive recreation, low intensity agriculture, or silviculture. Agriculture and silviculture operations shall adhere to the appropriate BMPs as adopted by the Florida Department of Agriculture and Consumer Services.

Limited structures for common use or under common ownership may be allowed within the open space preserve areas, areas other than wetlands, conservation mitigation areas, conservation easements or wetland protective buffers. Homeowners' personal property and residential accessory structures shall be prohibited. Individual potable water wells shall be allowed in open space areas adjacent to homes if site conditions warrant and allow such.

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

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

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

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

An acceptable alternative plan to a configuration in which the required percentage of open space is located on site is a plan that ensures that the required percentage of open space is permanently preserved through the transfer of density credits, development rights, or property purchases (such off-site transfers shall be limited to property located within the Wekiva Springshed), and such open space shall be permanently protected through conservation easements or similar binding mechanisms. (Added 10/10, Ord. 2010-13)



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

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**Residential land uses in Growth Centers.**

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

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

Site Visit Photos

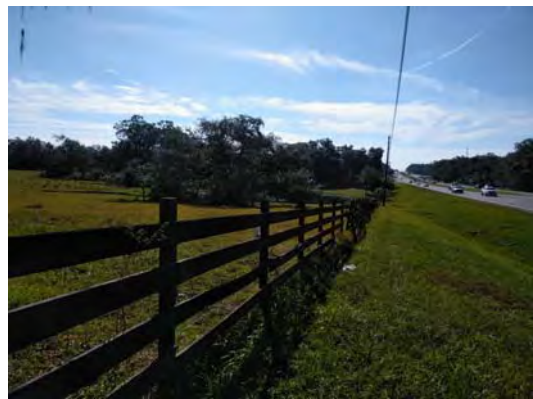
Subject Site – Undeveloped Land



North – Church / Self-storage Facility



South – Stormwater Pond



West – Undeveloped Land



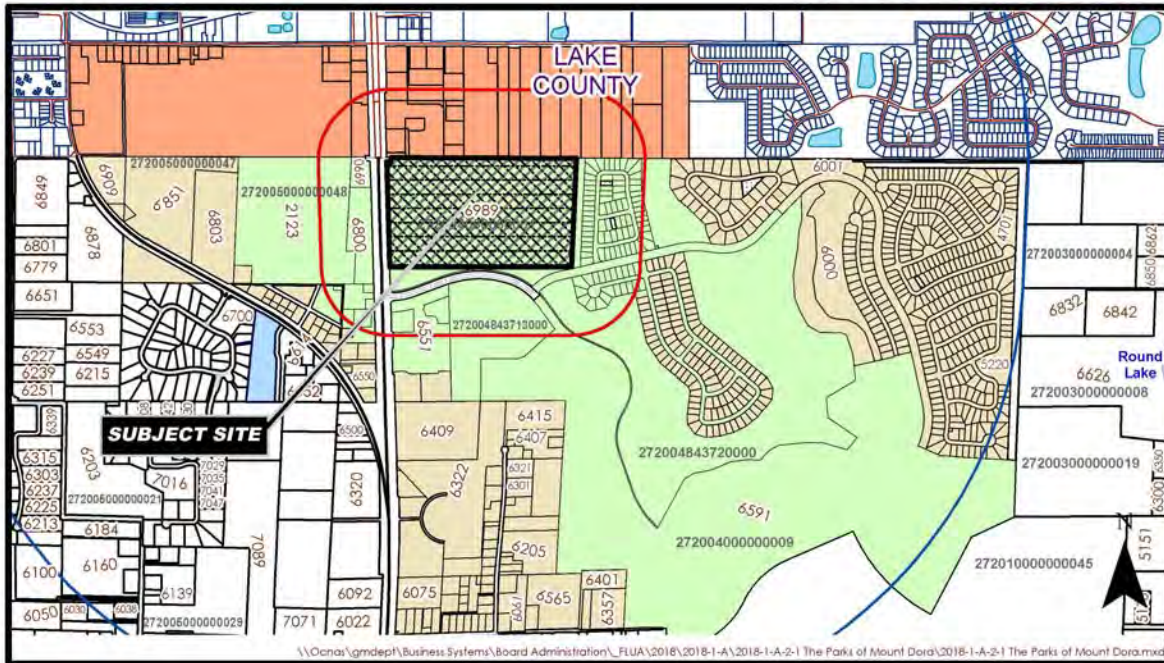
East – Single-family Subdivision



**PUBLIC NOTIFICATION MAP**

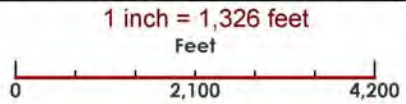


**Public Notification Map**  
 2018-1-A-2-1 The Parks of Mount Dora  
 800 FT BUFFER, 730 NOTICES



**MAP LEGEND**

	SUBJECT		NOTIFIED PARCELS
	800 FT BUFFER		COURTESY NOTICES
	HYDROLOGY		LAKE COUNTY PARCELS
	1 MILE BUFFER		PARCELS

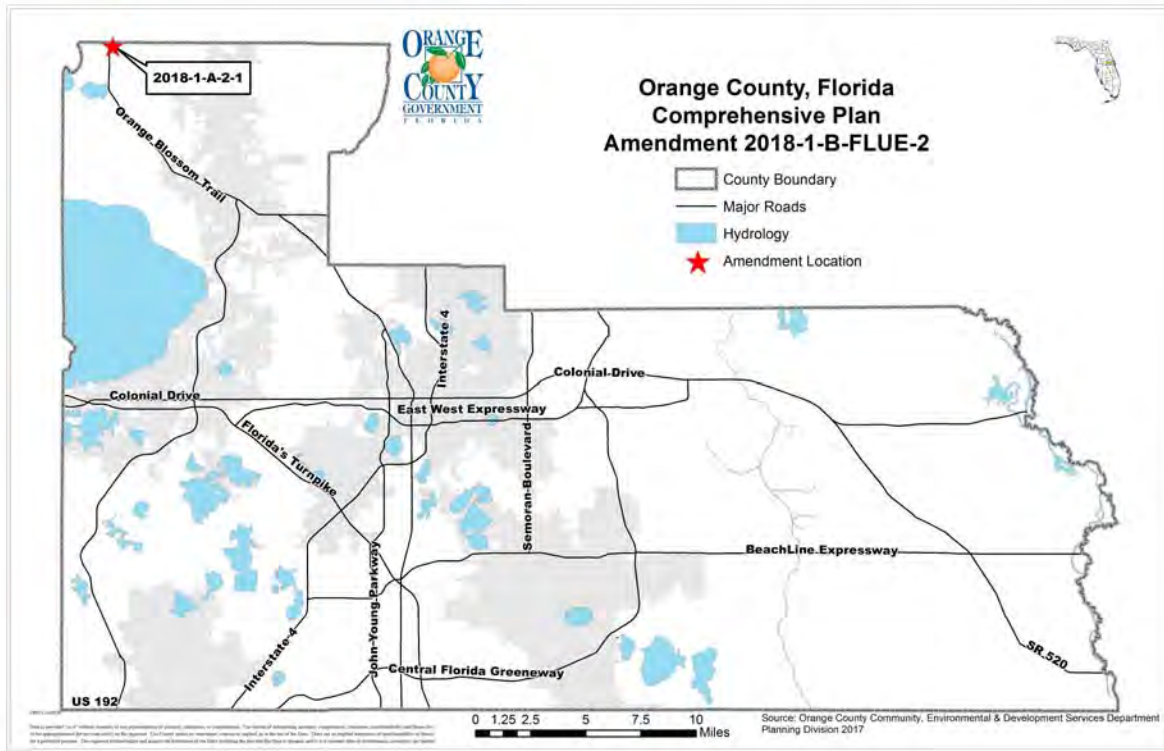


**Notification Area**

800 ft. plus homeowner associations within a 1-mile radius of the subject site

730 notices sent





The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
<b>Report/Public Hearing</b>		<b>Outcome</b>	<b>Title:</b> Amendment 2018-1-B-FLUE-2	
✓	Staff Report	Recommend Transmittal	<b>Division:</b> Planning	
✓	LPA Transmittal December 21, 2017	Recommend Transmittal (8-0)	<b>Request:</b> Amendments to Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	
✓	BCC Transmittal January 23, 2018	Transmit (7-0)		
✓	Agency Comments	March 2018		
✓	LPA Adoption	Recommend Adoption (9-0)		
	BCC Adoption	June 5, 2018	<b>Revision:</b> FLU8.1.4	

**Staff Recommendation**

Make a finding of consistency with the Comprehensive Plan, determine that the plan amendment is in compliance, and **ADOPT** of Amendment 2018-1-B-FLUE-2 to include the development programs for Amendments 2018-1-A-2-1 and 2018-1-A-4-1 in Future Land Use Element Policy FLU8.1.4.

## A. Background

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

Staff is recommending the Board make a finding of consistency with the Comprehensive Plan and approval of Amendment 2018-1-A-2-1; therefore, the development program for this amendment would be added to Policy FLU8.1.4. The language for Amendment 2018-1-A-2-1 (The Parks at Mount Dora) replaces the development program formerly adopted for Amendment 2010-1-A-2-2 (The Parks at Mount Dora). For specific references of consistency with the Comprehensive Plan, please refer to the staff report for the amendment. **Amendment 2018-1-A-4-1 is continued until the June 21, 2018 Local Planning Agency / Planning & Zoning Commission transmittal hearing.**

## B. Policy Amendments

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

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

Amendment Number	Adopted FLUM Designation	Maximum Density/ Intensity	Ordinance Number
<del>2010-1-A-2-2</del> The Parks at Mount Dora	<del>Planned Development—Office/ Low Medium Density Residential (PD-O/ LMDR) and Expansion of the Northwest Growth Center (GC)</del>	75,000 s.f. office 280 multi-family senior housing units	2010-13
***	***	***	***

<u>2018-1-A-2-1</u> <u>The Parks at</u> <u>Mount Dora</u>	<u>Growth Center-Planned Development –</u> <u>Commercial/Low-Medium Density</u> <u>Residential (GC-PD-C/LMDR)</u>	<u>75,000 sq. ft. of</u> <u>commercial</u> <u>development and up</u> <u>to 280 multi-family</u> <u>dwelling units</u>	<u>2018-</u>
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**Applicant/Owner:**

R. Keith Yarborough/  
R. Keith and Susan M. Yarborough

**Location:**

4441 Avalon Road;  
generally located on the east side of Avalon Road, south of Dangler Road and north of Phil C. Peters Road.

**Existing Use:**

Two conventional single-family homes, one manufactured home, and outbuildings

**Parcel ID Number:**

06-23-27-4292-04-564

**Tract Size:**

9.18 gross/net acres

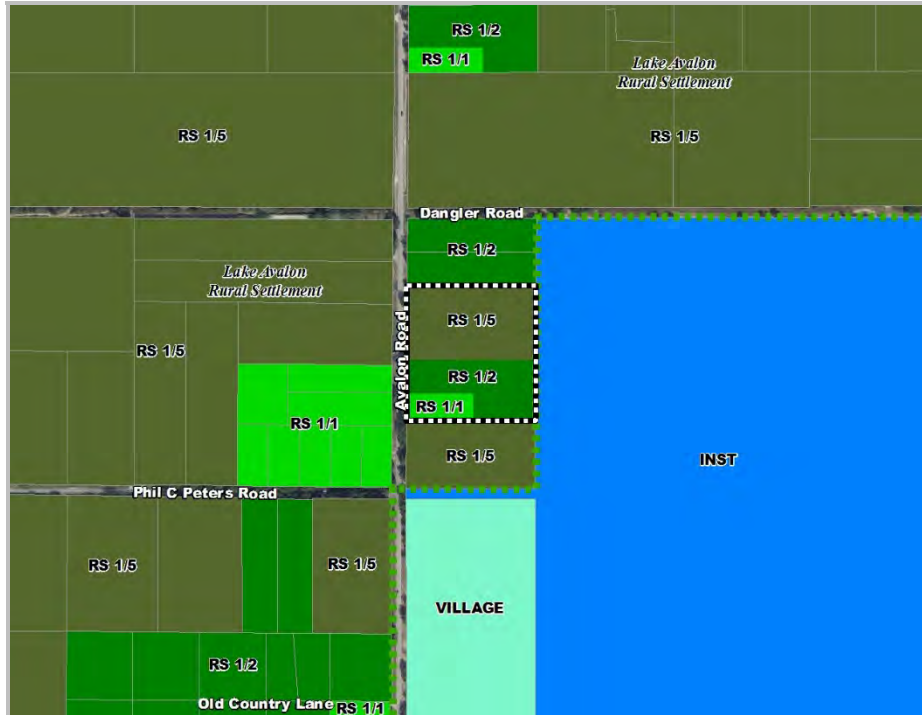
The following meetings and hearings have been held for this proposal:		Project Information	
Report/Public Hearing	Outcome		
✓	A community meeting was held March 1, 2018, with sixteen (16) residents in attendance.	<b>Request:</b> Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/2 (RS 1/2)	
✓	Staff Report	<b>Proposed Development Program:</b> Four (4) single-family residential lots	
✓	LPA Adoption Hearing April 19, 2018	<b>Concurrent Rezoning:</b> N/A The property will retain its A-1 (Citrus Rural District) zoning classification.	
	BCC Adoption Hearing	<b>Public Facilities and Services:</b> Please see the Public Facilities & Services Appendix for specific analyses of each public facility. <b>Environmental:</b> The property is located within a zone of groundwater contamination by ethylene dibromide (EDB, a soil fumigant) delineated by the Florida Department of Environmental Protection (FDEP). Any new potable water wells require special permitting per Chapter 62-524, F.A.C. <b>Schools:</b> The development of four single-family homes will have a de minimis impact on area public schools.	
		Recommend adoption (8-0)	
		June 5, 2018	



**SITE AERIAL**



**FUTURE LAND USE – CURRENT**



**Current Future Land Use:**  
 Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5)

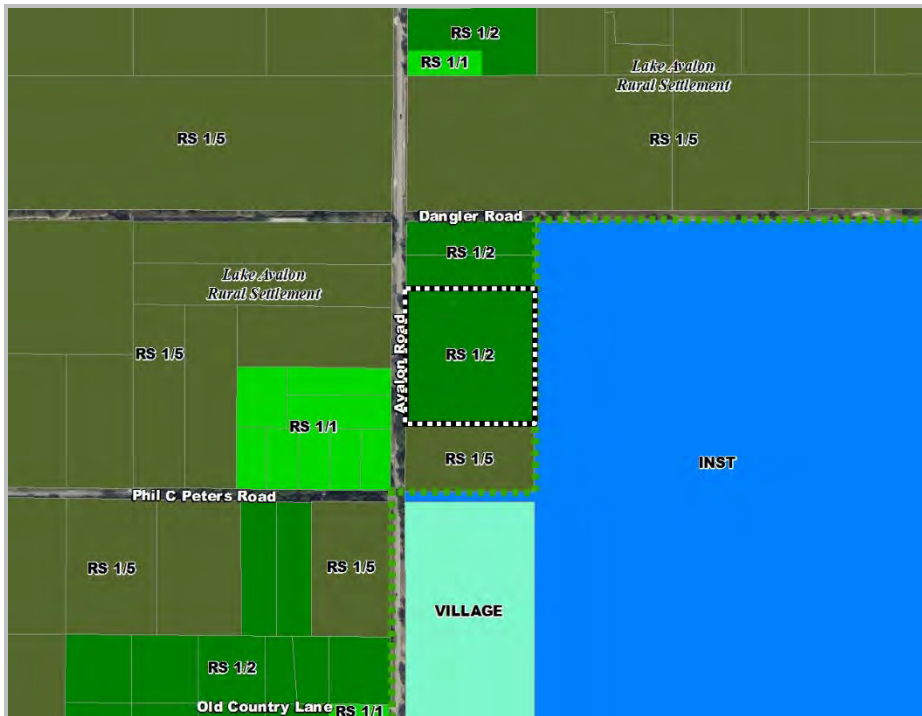
**Special Area Information**  
 Rural Settlement: Lake Avalon Rural Settlement

Overlay District: The site is located within the Wekiva Study Area.

JPA: N/A

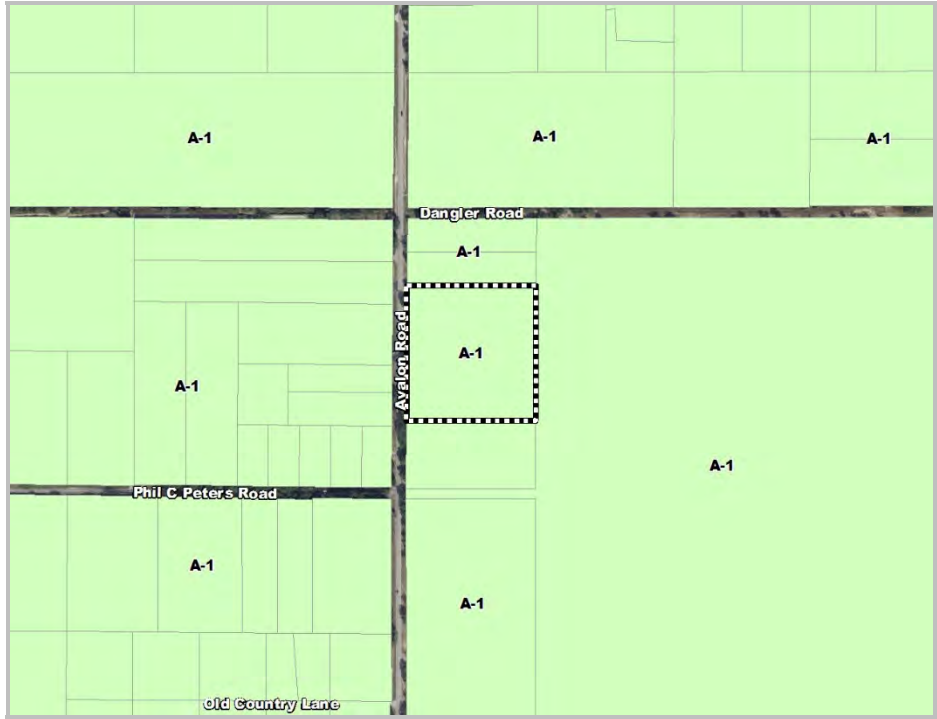
Airport Noise Zone: N/A

**FUTURE LAND USE – AS PROPOSED**



**Proposed Future Land Use:**  
 Rural Settlement 1/2 (RS 1/2)

**ZONING – CURRENT**



**Zoning:** A-1 (Citrus Rural District)

**Existing Uses:**

- N: Single-family residence
- S: Single-family residence
- E: Water Conserv II Rapid Infiltration Basin (RIB) site
- W: Single-family residences, improved pasture, and undeveloped land

## Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Objectives FLU6.2 and FLU8.2 and Policies FLU6.2.5, FLU6.2.6, FLU6.3.5, and FLU8.2.1), determine that the amendment is in compliance, and recommend **ADOPTION** of Amendment 2018-1-S-1-2, Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/2 (RS 1/2).

## Analysis

### 1. Background and Development Program

The applicant, Keith Yarborough, is seeking to change the Future Land Use Map (FLUM) designation of the 9.18-acre subject parcel, a remnant of the 100-acre Avalon Turkey Farm, which operated until 1973. Located in the Lake Avalon Rural Settlement, the property is presently the site of two conventional single-family homes, one manufactured home, and three outbuildings formerly associated with the farm. (A third conventional single-family dwelling was demolished in 2007.) As depicted on the current future land use map, the parcel has three future land use designations: Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5, which allow for residential development at minimum densities of one (1) dwelling unit per net acre, one (1) dwelling unit per two (2) net acres, and one (1) dwelling unit per five (5) net acres, respectively. At this time, Mr. Yarborough is requesting the future land use designation of RS 1/2 for the entire site to allow for the creation of four (4) single-family residential parcels, each with a minimum net area of two (2) acres. It is Mr. Yarborough's intent to retain the property's current A-1 (Citrus Rural District) zoning classification, which permits residential development and such agricultural uses as citrus production, nurseries, greenhouses, vegetable farms, and the raising of livestock and poultry, as established in Section 38-77, Use Table, of the Orange County Code.

The subject property is situated within a portion of the Lake Avalon Rural Settlement characterized by large-lot residential development and agricultural activity. The site is bounded to the north and south by single-family homesites and to the west by a single-family homesite and grazing land for cattle. As illustrated on the current and proposed future land use maps, the surrounding parcels within the Rural Settlement possess a mix of RS 1/1, RS 1/2, and RS 1/5 designations. In addition, the subject site is bordered to the east by Institutional-classified Conserv II land. Jointly owned by Orange County and the City of Orlando and utilized for water reclamation and reuse, the Conserv II property lies within the Horizon West Special Planning Area.

It is staff's position that the requested RS 1/2 future land use designation and the applicant's intent to subsequently divide the property into four single-family lots are compatible with the rural residential development pattern of the Lake Avalon Rural Settlement. However, staff notes that the submittal and approval of a Subdivision Determination (lot split) application—which typically allows the creation of a maximum of three lots from a parent parcel—will be required. If denied, the submittal and approval of a Preliminary Subdivision Plan (PSP), followed by the platting of a four-lot subdivision, will be necessary.

## 2. Future Land Use Map Amendment Analysis

### *Consistency*

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

The subject property is located in the Lake Avalon Rural Settlement, with an established rural character and a development pattern of large-lot residential and low-intensity agricultural and institutional activity. The Lake Avalon Rural Settlement was established in 2004, with specific Future Land Use Element policies implemented to guide future development in a manner consistent with the existing development pattern of the community. Per **Future Land Use Element Policy FLU6.3.5**, the Rural Settlement's allowable densities range from one dwelling unit per acre to one dwelling unit per five acres. The denser designation of Rural Settlement Low Density (RSLD 2/1), with a maximum permitted density of two dwelling units per acre, may be requested, provided the property is adjacent to a municipality's jurisdictional boundaries, which is not applicable in this case. Staff finds the requested amendment consistent with **Policy FLU6.3.5**, as the surrounding properties possess a mix of RS 1/1, RS 1/2, and RS 1/5 future land use designations. As discussed above, the applicant is seeking the RS 1/2 designation—the same classification as that of the neighboring parcel to the north—to allow for the division of the property into four residential homesites, each with a minimum area of two acres. As noted above, the applicant intends to retain the A-1 zoning classification, which permits both residential and agricultural uses, to ensure the protection of the rural character of the area.

Staff further finds the proposed amendment consistent with **Future Land Use Element Objective FLU6.2**, which establishes that Rural Settlements provide for a rural residential lifestyle. In the same vein, staff finds the request consistent with **Future Land Use Element Policy FLU6.2.5**, which mandates that the permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character, and with **Future Land Use Element Policy FLU6.2.6**, which requires that the Future Land Use Map reflect the permitted densities of development within the Rural Settlements. If adopted, the amendment will allow for the attainment of a uniform future land use designation on the 9.18-acre site that is appropriate for the area in question.

Staff again emphasizes that the applicant's intent to divide the property into four single-family homesites is compatible with the rural residential development pattern of the Lake Avalon Rural Settlement. However, the submittal and approval of a Subdivision Determination (lot split) application will still be necessary. If denied, the submittal and approval of a PSP, followed by the platting of a four-lot subdivision, will be required.

### *Compatibility*

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

**Future Land Use Element Objective FLU8.2** states that compatibility will be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes

to be compatible with the existing development and development trend in the area. As discussed earlier, the subject property is located within a portion of the Lake Avalon Rural Settlement characterized by large-lot residential development and agricultural activity. The property is presently the site of two conventional single-family homes and one manufactured home, with a third conventional single-family home located on the premises until its 2007 demolition. Staff finds the applicant's proposal to divide the property into four single-family residential homesites, in accordance with the minimum two-acre lot size requirement of the RS 1/2 future land use designation, compatible with the low-intensity rural development pattern of the neighboring area. Furthermore, the retention of the A-1 zoning classification will further ensure the preservation of the history and character of the Rural Settlement. Staff, therefore, recommends approval of this application.

***Division Comments:***

**Environmental Protection Division:** The Orange County Environmental Protection Division (EPD) has informed staff that the subject site is located within the geographic limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. In addition to the state regulations, local policies are established in the Orange County Comprehensive Plan 2010-2030, Future Land Use Element, including, but not limited to, Objective FLU6.6 Wekiva.

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

Prior to commencement of any earthwork or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection (FDEP) by the developer.

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

The property is located within a zone of groundwater contamination by ethylene dibromide (EDB, a soil fumigant) delineated by FDEP. Any new potable water wells require special permitting per Chapter 62-524, Florida Administrative Code.

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

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

The Pine Ridge Landfill (Class III) and Recycling and Disposal (C/D) facilities are located approximately 0.5 mile to the southwest. Orange County does not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities. Please reference the Orange County Comprehensive Plan, Solid Waste Element, Policy SW1.7.4.

**Transportation Planning Division:** The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. The site is situated adjacent to Avalon Road, a two-lane collector road from US 192 to W. Colonial Drive, which is currently operating at Level of Service D within the project's impact area.

Based on the current future land use designations of the subject property, the maximum allowable development of three single-family dwelling units would generate three p.m. peak hour trips. The proposed development of four single-family homes will generate four p.m. peak hour trips, resulting in a net increase of one p.m. peak hour trip.

Based on the Concurrency Management System database dated January 18, 2018, there is one failing roadway segment within a two-and-a-half-mile radius of this project. Tilden Road from Avalon Road to Winter Garden-Vineland Road is currently deficient and operating at Level of Service F. This information is dated and is subject to change.

Analysis of the short-term or interim Year 2022 conditions indicates that Tilden Road will continue to be deficient, as well as segments of Avalon Road, which abuts the project site. However, the proposed four single-family dwelling units will only generate one net new trip, which is less than one percent of the maximum capacity of Avalon Road and is therefore considered de minimis. No further transportation analysis is required.

The applicant will be required to receive an approval from the Concurrency Management Office prior to obtaining a building permit. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

**Utilities Engineering Division:** The subject property is located in Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas, and OCU presently has sufficient plant capacity to serve the project. Per OCU, there is a 24-inch potable water main, a 36-inch forcemain, and a 16-inch reclaimed water main at the intersection of SR 429 and New Independence Parkway.

**Orange County Public Schools:** The development of four single-family homes will have a de minimis impact on area public schools. The applicant will not be required to enter into a Capacity Enhancement Agreement (CEA) with the Orange County School Board.

### 3. Policy References

**OBJ FLU6.2 – RURAL SETTLEMENTS.** Rural Settlements provide for a rural residential lifestyle. In some instances, Rural Settlements allow a transition of rural areas adjacent to the Urban Service Area while avoiding development in active agricultural areas. Rural Settlements were intended to

recognize and preserve existing development patterns at the time the CP was adopted in 1991. The creation of Rural Settlements recognized the need to maintain agricultural areas and rural uses in the Rural Service Area, while providing for rural communities.

**OBJ FLU8.2 – COMPATIBILITY.** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

**FLU6.2.5 –** The permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character. Factors to be considered shall include lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C).

**FLU6.2.6 –** The Future Land Use Map shall reflect the permitted densities of development within the Rural Settlements. Clustering of units with dedicated open space shall be allowed so long as the overall density does not exceed that specified on the Future Land Use Map. Density and Floor Area Ratio (FAR) calculations shall be defined as the language specified in the Future Land Use Element Policy FLU1.1.2(C).

**FLU6.3.5 –** Orange County shall establish the **Lake Avalon Rural Settlement**. The permitted densities and intensities of land use within the Rural Settlement shall maintain the rural character of Lake Avalon area as designated on the Future Land Use Map. The predominant designation shall be 1/5 to reflect the existing development pattern. Densities shall range from 1/1, 1/2, 1/5 to 2/1 provided that a density of 2/1 may be permitted only if it is consistent with FLU6.2.15 (with the restriction that “adjacent political jurisdictions” means municipalities located in Orange County).

All other residential densities of the Lake Avalon Rural Settlement shall be as provided for in FLU6.2.7. In addition, residential densities in the Lake Avalon Rural Settlement shall be consistent with FLU6.2.15. Furthermore, notwithstanding anything to the contrary in FLU6.2.15, a person owning more than fifty (50) contiguous acres of property may apply for a change of 2 DU/1 AC for not more than fifty (50) contiguous acres, provided that such acreage is situated adjacent to an Orange County’s municipality’s jurisdictional boundaries.

**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**

**Subject Site**



**North of Subject Site**



**South of Subject Site**



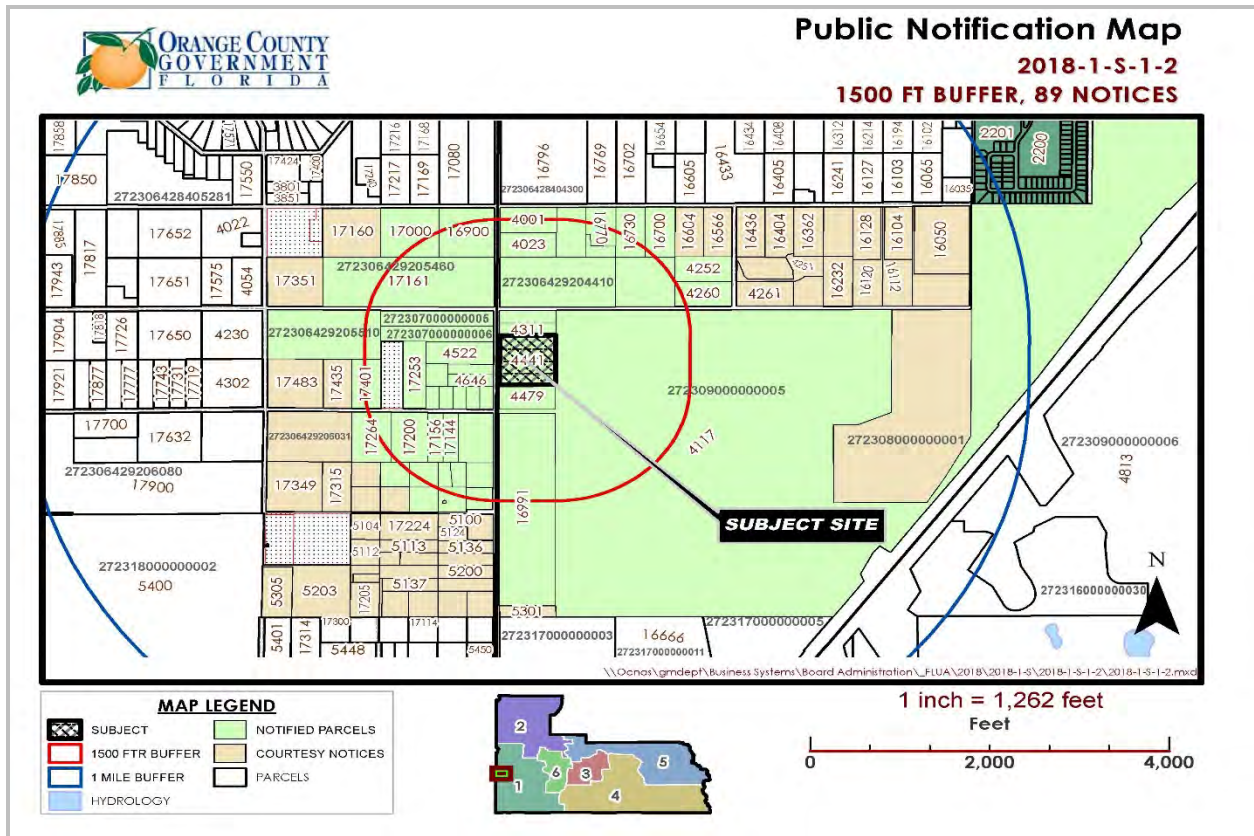
**West of Subject Site**



**East of Subject Site**



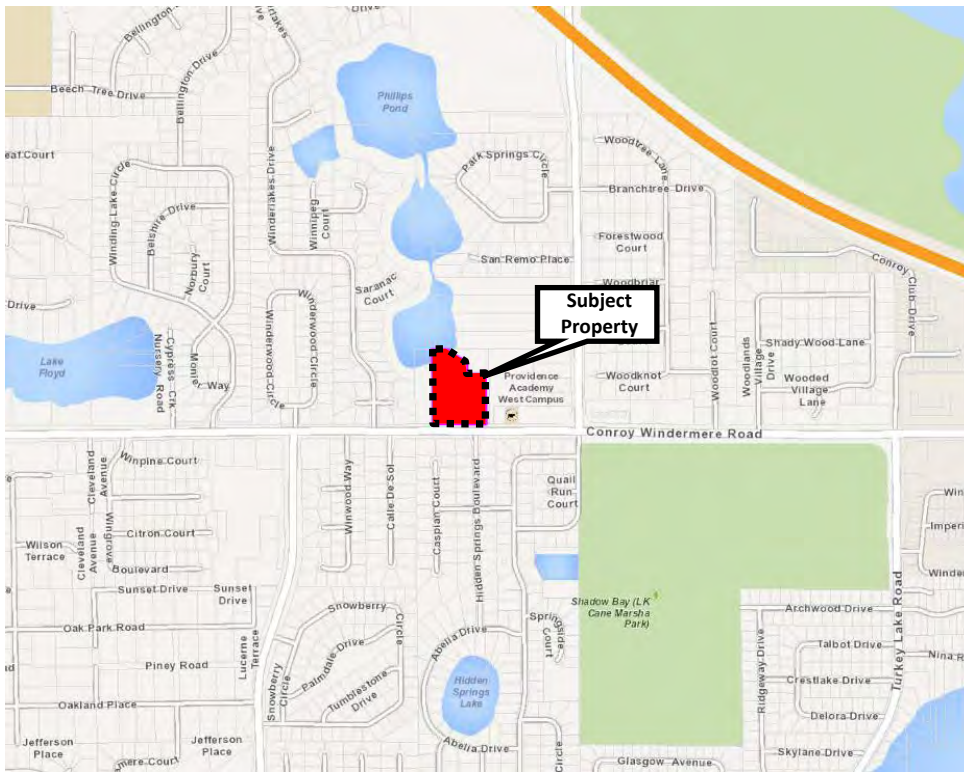
**PUBLIC NOTIFICATION MAP**



**Notification Area**

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

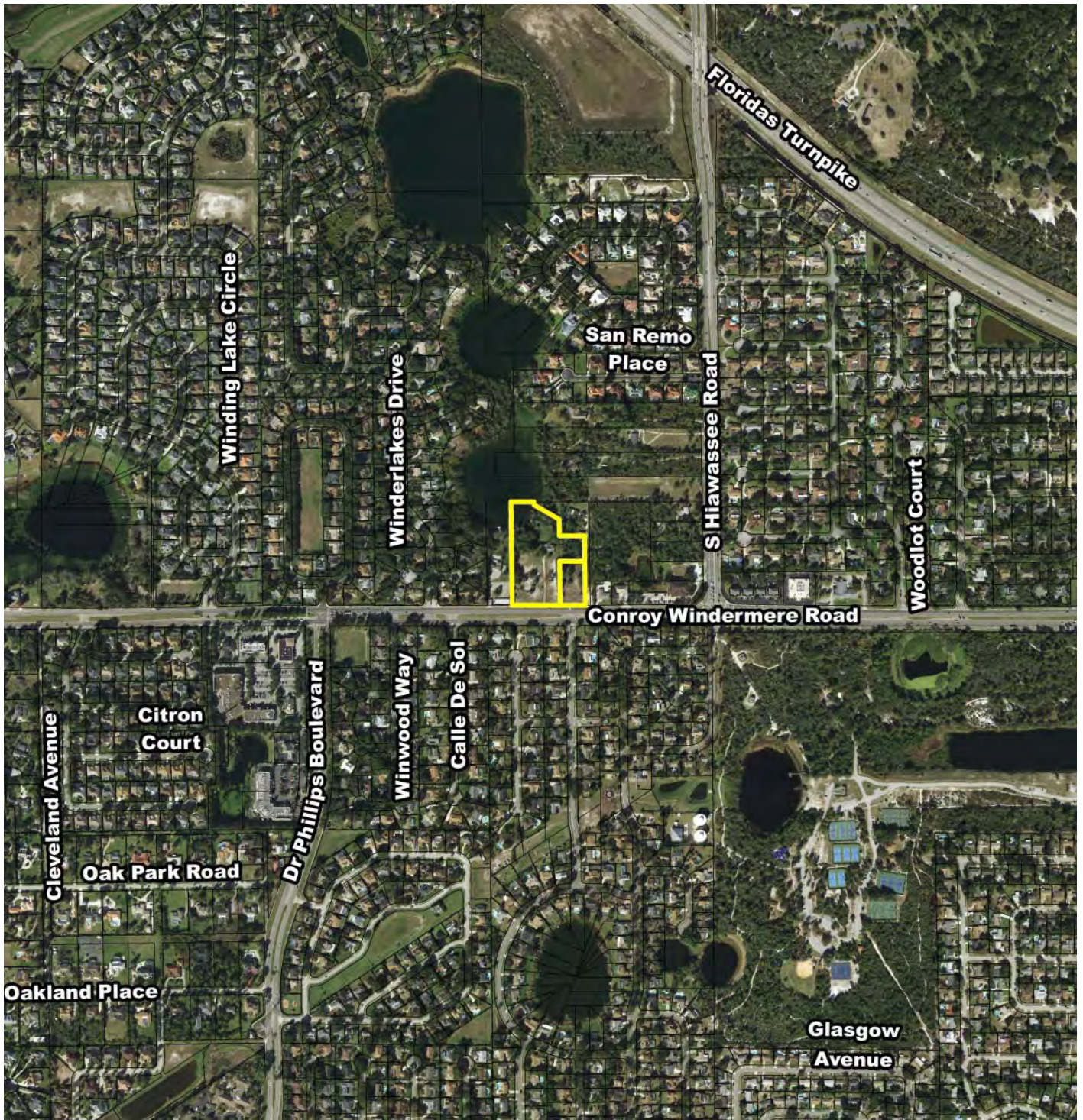




**Applicant/Owner:** Glen Pawlowski / Geraldine & Raymond Aldridge; Ergin Emercan  
**Location:** 7865 & 7753 Conroy Windermere Rd.; Generally located north of Conroy Windermere Rd., south of San Remo Pl., west of S. Hiawassee Rd., and east of Winderlakes Dr.  
**Existing Use:** One (1) single-family residential dwelling unit and undeveloped land  
**Parcel ID Numbers:** 11-23-28-0000-00-041/044  
**Tract Size:** 5.39 gross acres/4.71 developable acres

The following meetings and hearings have been held for this proposal:		Project Information
Report/Public Hearing	Outcome	
✓ Community Meeting held October 11, 2017, with 19 members of the public in attendance.	Neutral. Questions on likely future project expansion, area traffic	<b>Request:</b> Low Density Residential (LDR) to Planned Development-Commercial (Assisted Living Facility) (PD-C) (ALF)
✓ Staff Report	Recommend Adoption	<b>Proposed Development Program:</b> 43,019 sq. ft. assisted living facility with 64 beds (FLU request is for 46,000 sq. ft.)
✓ LPA Adoption April 19, 2018	Recommend Adoption & Approval, subject to fourteen (14) conditions (8-1)	<b>Concurrent Rezoning:</b> Case LUP-17-08-247 R-CE (Country Estate District) to PD (Planned Development District)
BCC Adoption	June 5, 2018	<b>Public Facilities and Services:</b> Please see Public Facilities Analysis Appendix for specific analysis of each public facility. <b>Environmental:</b> Orange County Conservation Area Determination application CAD-17-08-106 was submitted for this project and is in progress. <b>Transportation:</b> The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. The proposed 64-bed assisted living facility use will generate 19 pm peak hour trips resulting in a net reduction of 5 pm peak hour trips.

**AERIAL**



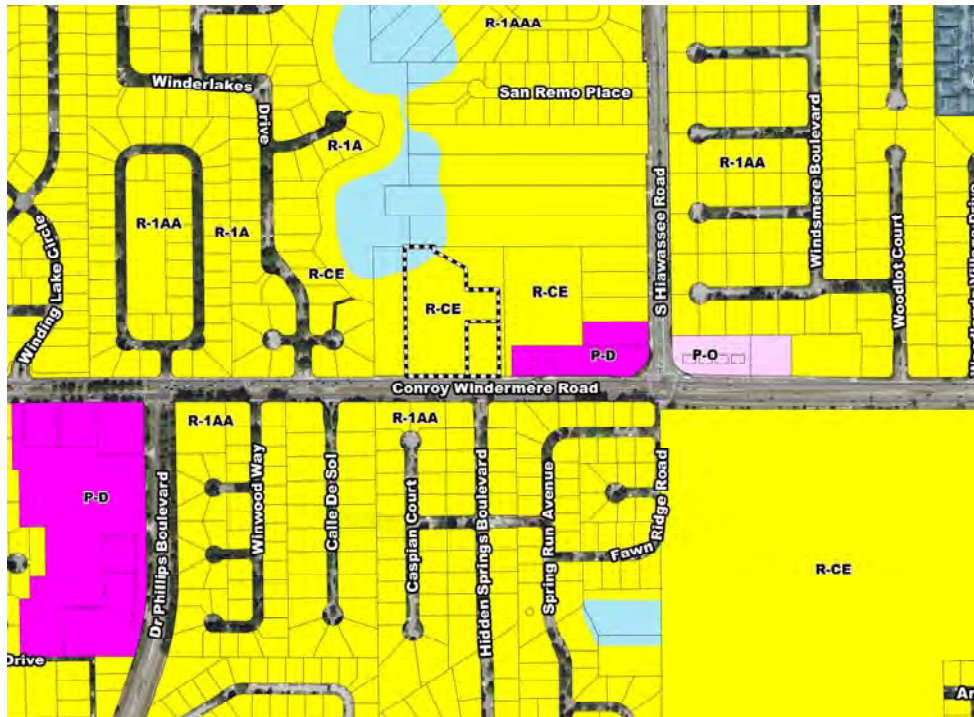
**FUTURE LAND USE - CURRENT**



**FUTURE LAND USE - AS PROPOSED**



**ZONING - CURRENT**



**Current Zoning District:**  
 R-CE (Country Estate District)

**Existing Uses**

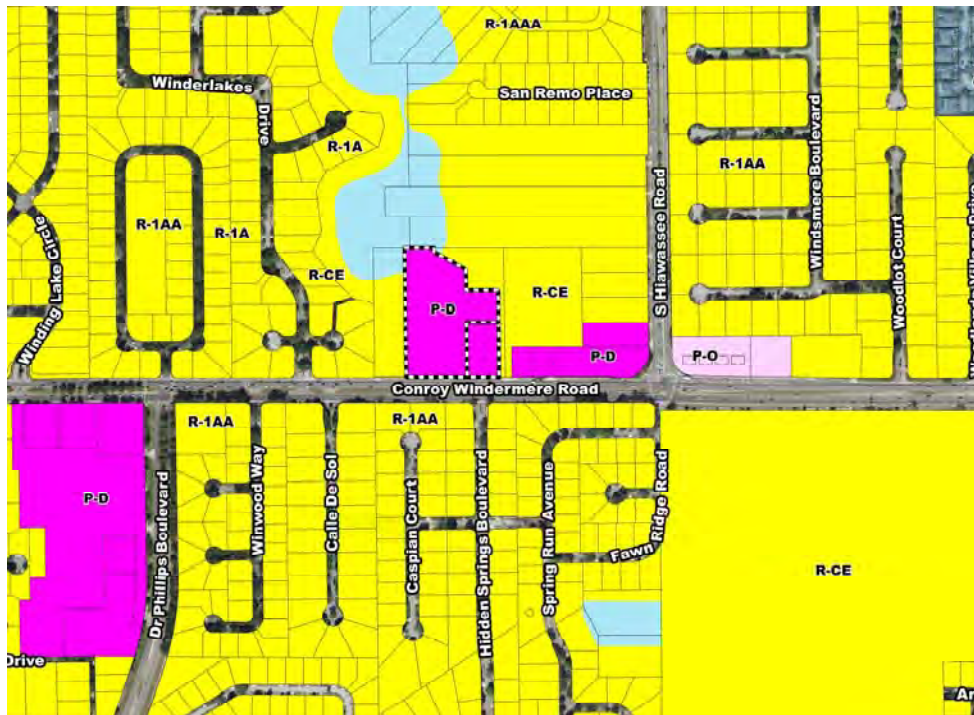
N: County owned  
 Stormwater Retention/Lake

S: Hidden Springs Single-family subdivision

E: Single-family /Nail Salon

W: Single-family

**ZONING – AS PROPOSED**



**Proposed Zoning District:**

PD (Planned Development District)

## Staff Recommendations

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

1. **FUTURE LAND USE MAP AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Objective OBJ2.1 and Policies FLU1.1.5, FLU 1.4.1, FLU1.4.2, FLU1.4.4, FLU1.4.13, FLU8.1.4, FLU8.2.1, FLU8.2.10, FLU8.2.11; and Neighborhood Element Objective OBJ N1.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2018-1-S-1-3 (fka 2017-2-S-1-4), Low Density Residential (LDR) to Planned Development-Commercial (Assisted Living Facility) (PD-C) (ALF).
2. **REZONING (Development Review Committee – November 15, 2017):** Make a finding of consistency with the Comprehensive Plan and **APPROVE** the Certus Senior Living Planned Development / Land Use Plan (PD/LUP), dated "Received March 19, 2018," subject to the following conditions:
  1. Development shall conform to the Certus Senior Living Planned Development / Land Use Plan (PD / LUP) dated "Received March 19, 2018," and shall comply with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. Accordingly, the PD may be developed in accordance with the uses, densities, and intensities described in such Land Use Plan, subject to those uses, densities, and intensities conforming with the restrictions and requirements found in the conditions of approval and complying with all applicable federal, state, and county laws, ordinances, and regulations, except to the extent that any applicable county laws, ordinances, or regulations are expressly waived or modified by any of these conditions. If the development is unable to achieve or obtain desired uses, densities, or intensities, the County is not under any obligation to grant any waivers or modifications to enable the developer to achieve or obtain those desired uses, densities, or intensities. In the event of a conflict or inconsistency between a condition of approval and the land use plan dated "Received March 19, 2018," the condition of approval shall control to the extent of such conflict or inconsistency.
  2. This project shall comply with, adhere to, and not deviate from or otherwise conflict with any verbal or written promise or representation made by the applicant (or authorized agent) to the Board of County Commissioners ("Board") at the public hearing where this development received final approval, where such promise or representation, whether oral or written, was relied upon by the Board in approving the development, could have reasonably been expected to have been relied upon by the Board in approving the development, or could have reasonably induced or otherwise influenced the Board to approve the development. In the event any such promise or representation is not complied with or adhered to, or the project deviates from or otherwise conflicts with such promise or representation, the County may withhold (or postpone issuance of) development permits and / or postpone the recording of (or refuse to record) the plat for the project. For purposes of this condition, a "promise" or "representation" shall be deemed to have been made to the Board by the applicant (or authorized agent) if it was expressly made to the Board at a public hearing where the development was considered and approved.



3. Pursuant to Section 125.022, Florida Statutes, issuance of this development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. Pursuant to Section 125.022, the applicant shall obtain all other applicable state or federal permits before commencement of development.
4. Developer / Applicant has a continuing obligation and responsibility from the date of approval of this land use plan to promptly disclose to the County any changes in ownership, encumbrances, or other matters of record affecting the property that is subject to the plan, and to resolve any issues that may be identified by the County as a result of any such changes. Developer / Applicant acknowledges and understands that any such changes are solely the Developer's / Applicant's obligation and responsibility to disclose and resolve, and that the Developer's / Applicant's failure to disclose and resolve any such changes to the satisfaction of the County may result in the County not issuing (or delaying issuance of) development permits, not recording (or delaying recording of) a plat for the property, or both.
5. Property that is required to be dedicated or otherwise conveyed to Orange County (by plat or other means) shall be free and clear of all encumbrances, except as may be acceptable to County and consistent with the anticipated use. Owner / Developer shall provide, at no cost to County, any and all easements required for approval of a project or necessary for relocation of existing easements, including any existing facilities, and shall be responsible for the full costs of any such relocation prior to Orange County's acceptance of the conveyance. Any encumbrances that are discovered after approval of a PD Land Use Plan shall be the responsibility of Owner / Developer to release and relocate, at no cost to County, prior to County's acceptance of conveyance. As part of the review process for construction plan approval(s), any required off-site easements identified by County must be conveyed to County prior to any such approval, or at a later date as determined by County. Any failure to comply with this condition may result in the withholding of development permits and plat approval(s).
6. Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a capacity encumbrance letter prior to construction plan submittal and must apply for and obtain a capacity reservation certificate prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a capacity encumbrance letter or a capacity reservation certificate.
7. Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.

8. All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.
9. A current Phase One Environmental Site Assessment (ESA) and current title opinion shall be submitted to the County for review as part of any Preliminary Subdivision Plan (PSP) and / or Development Plan (DP) submittal and must be approved prior to Preliminary Subdivision Plan (PSP) and /or Development Plan (DP) approval for any streets and/or tracts anticipated to be dedicated to the County and/or to the perpetual use of the public.
10. A Master Utility Plan (MUP) for the PD shall be submitted to Orange County Utilities at least thirty (30) days prior to submittal of the first set of construction plans. The MUP must be approved prior to Construction Plan approval.
11. The developer shall obtain water, wastewater, and reclaimed water service from Orange County Utilities subject to County rate resolutions and ordinances.
12. Tree removal / earthwork shall not occur unless and until construction plans for the first Preliminary Subdivision Plan and/or Development Plan with a tree removal and mitigation plan have been approved by Orange County.
13. Pole signs and billboards shall be prohibited. Ground and fascia signs shall comply with Chapter 31.5 of the Orange County Code.
14. Outside sales, storage, and display shall be prohibited.

## Analysis

### 1. Background and Development Program

The applicant, Glen Pawlowski with CERTUS DRP Owner LLC, has requested to change the Future Land Use designation of the subject property from Low Density Residential (LDR) to Planned Development-Commercial (Assisted Living Facility) (PD-C) (ALF). The requested PD-C (ALF) designation would allow for the development of an approximately 46,000 square foot assisted living facility with sixty-four (64) beds. In conjunction with the FLUM Amendment, the applicant has submitted a rezoning application to rezone the subject property from R-CE (Country Estate District) to PD (Planned Development District) (Case #LUP-17-08-247). This amendment was originally part of the 2017-2 Small Scale Comprehensive Plan amendment cycle, and on October 19, 2017 the Local Planning Agency (LPA) / Planning & Zoning Commission (P&ZC) recommended approval of the amendment, which did not include the concurrent PD rezoning request. At the Board of County Commissioners (BCC) adoption hearing on November 14, 2017, the BCC was uncomfortable with approving the request without the concurrent PD Land Use Plan, and without a qualifier in the land use designation that future development on the property would be limited to an assisted living facility.

The subject site, located north of Conroy Windermere Rd., south of San Remo Pl., west of S. Hiawasse Rd., and east of Winderlakes Dr. consists of two parcels totalling 5.42 gross acres, 4.76 of which are upland developable acres. There is currently one single-family residence on the property. Single-family residences are located to the west and northeast of the subject site, as well as across Conroy Windermere Road to the south, with the northern edge of the property bordered by a small lake. The property located immediately east of the two (2) flag lot driveways has a Planned Development – Office / Low Density Residential (PD-O/LDR) Future Land Use Map designation and was zoned PD (Planned Development) 1998. This property contains a 2,400 square foot hair and nail salon that operates out of a converted single-family residential unit. The property located on the northwest corner of the intersection of Conroy Windermere Road and Hiawasse Road, the Watson Center PD, includes a 18,527 square foot office structure (Watson Realty) and a 3,061 square foot dermatologist’s office.

In 2012, County staff recommended denial of an application to change designations of a portion of the subject site, parcel 11-23-28-0000-00-044 (Case # 2012-2-S-1-3/ LUP-12-07-134), to allow for the development of a 6,000 sq. ft. professional or medical office building. Staff determined that the commercial character of the proposed office use was incompatible with the surrounding residential development trend. The applicant requested a continuance and eventually withdrew the amendment prior to the first public hearing.

A community meeting for the current proposal was scheduled September 13<sup>th</sup>, 2017 at Palm Lake Elementary School, however, due to complications from Hurricane Irma, the meeting was postponed until October 11, 2017. 19 people attended.

## 2. Project Analysis

### **Consistency**

The requested FLUM amendment and concurrent rezoning request appear to be consistent with the applicable Goals, Objectives, and Policies of the Orange County Comprehensive Plan.

The requested amendment is consistent with **Future Land Use Element Policy FLU1.4.1**, which states that the County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community. Although the Orange County Code of Ordinances identifies Assisted Living Facilities as commercial uses, they do provide a living environment for their residents. The primary residential development trend in the area consists of single-family detached units. Staff finds that the proposed use will increase the range of living environments by allowing aging members of the local population in need of constant care to easily transition into the Assisted Living Facility without having to move out of their community and away from their friends and family.

**Future Land Use Element Policy FLU1.4.4** requires new commercial developments be designed and located in a way that does not disrupt established residential areas. The residential scale and character of the architectural design for the proposed assisted living facility will allow the development to blend into the surrounding residential area. In turn, the low traffic generation of the use will avoid disrupting the existing neighborhoods because it will not exacerbate the existing traffic issues in the area.

Moreover, **Future Land Use Element Objective OBJ2.1** and **Policy FLU1.1.5** call for the County to encourage infill development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area (USA). While parcel 11-23-28-0000-00-041 is currently developed with one single-family home on 4.5 acres, parcel 11-23-28-0000-00-044 has been vacant since 2005. Staff finds that the subject property is consistent with this criteria established in OBJ2.1 that identifies relatively small, vacant and underutilized parcels within the County’s established core areas of the USA as targeted for infill development.

The requested amendment is also consistent with **Future Land Use Element Policy FLU1.4.13**, which states that health care facilities shall be located along major roads and transit routes to promote accessibility. The subject property of the proposed Assisted Living Facility, which is classified by the County as a health service, is located immediately adjacent to Conroy Windermere Road, which is classified as a six-lane minor arterial roadway.

**Future Land Use Element Policy FLU8.1.4** lists the development program for Planned Development (PD) FLUM designations adopted since January 1, 2007. The development program for this requested amendment is proposed for incorporation into Policy FLU8.1.4 via a staff-initiated text amendment (Amendment 2017-2-S-FLUE-1). The maximum development program for Amendment 2017-2-S-1-4, if adopted, would be as follows: a 46,000 square foot assisted living facility with sixty-four (64) beds.

Amendment Number	Adopted FLUM Designation	Maximum Density/ Intensity	Ordinance Number
<u>2018-1-S-1-3 (fka 2017-2-S-1-4) CERTUS Senior Living</u>	<u>Planned Development- Commercial (Assisted Living Facility) (PD-C) (ALF)</u>	<u>46,000 square foot assisted living facility with sixty-four (64) beds</u>	<u>2018-</u>

**Compatibility**

The proposed Future Land Use Map (FLUM) Amendment appears to be Compatible with the development trends in the surrounding area.

**Neighborhood Element Objective N1.1** and **Future Land Use Element Policy FLU1.4.2**, maintain that Orange County shall ensure that future land use changes are compatible with, do not adversely impact, and serve existing or proposed neighborhoods. Although the subject site abuts lots that are designated Low Density Residential (LDR), the proposed assisted living facility use has residential characteristics, and, though technically classified as a commercial use, is not an intense use that would be expected to exacerbate offsite traffic congestion or disrupt the residential areas.

To ensure the anticipated commercial development on the subject property site does not disrupt the existing residential neighborhoods, new development will be subject to the design standards outlined within **Future Land Use Element Policy FLU8.2.10**, which requires that proposed commercial and office uses within residential areas be subject to performance standards including,

but not limited to, building height restrictions, compatible architectural design, floor area ratio limitations, lighting and location requirements, landscaping and buffering requirements, and parking design. These will be addressed during the PD Rezoning review process.

Further, **Future Land Use Policies FLU1.4.2** and **FLU8.2.1** require land use changes to be compatible with the existing character and evolving development trends in the area. Additionally, as established in **Future Land Use Element Policy FLU8.2.11**, compatibility may not necessarily be determined to be a land use that is identical to those uses that surround it. Other factors may be considered, including physical integration of a project and its function in the broader community, as well as its contribution toward Comprehensive Plan Goals and Objectives.

**Future Land Use Element Policy FLU8.2.10** requires office and commercial uses within residential neighborhoods to be subject to strict performance standards. The proposed Assisted Living Facility use will provide compatibility to the adjacent residential uses by adherence to performance standards outlined in **Policy FLU 8.2.10**. These standards, which will be specified during the Planned Development rezoning process, will include limiting the building height to a single-story, limiting the allowable building floor to area ratio (FAR) to 0.25, providing the required landscape buffering to adjacent residential uses, and architectural design elements and materials that will complement the adjacent residential uses.

***Division Comments:***

**Environmental Protection Division:** Wetlands and surface waters are located on site that are connected to Phillips Ponds South. Orange County Conservation Area Determination application CAD-17-08-106 was submitted for this project and is in progress. The CAD must be completed with an approved certified wetland boundary survey prior to any permit or development approvals. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers. The applicant is responsible for addressing any adverse impacts, including secondary impacts, to surface waters, wetlands, or conservation areas that may occur as a result of development of the site. Protective measures include but are not limited to a 25-foot average undisturbed upland buffer along the wetland boundary, signage, pollution abatement swales, split rail fence, retaining wall or native plantings adjacent to the wetlands. All development is required to treat stormwater runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as endangered, threatened, or species of special concern. The applicant is responsible for determining the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). The threatened / endangered species inventory letter dated May 9, 2017, stated that no listed species were observed onsite.

Approval of this request does not grant permission for the construction or alteration of a boat dock, boardwalk, observation pier, fishing pier, lakeshore vegetation removal, or seawall on the lake. Any person desiring these types of structures or to perform shoreline alterations shall first apply for a permit from the Orange County Environmental Protection Division prior to commencement of such activities. Prior to commencement of any earthwork or construction, if one acre or more of land will

be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection (FDEP) by the developer.

**Transportation Planning Division:** The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. It is located adjacent to Conroy Windermere Road, a 6 lane minor arterial from Dr. Phillips Blvd. to Kirkman Road which is currently operating at level of service C. Based on the concurrency management system database dated 09-05-17, there is one failing roadway segment within a one-mile radius of this project. Turkey Lake Road from Vineland Road to Conroy Road currently has no available capacity and is operating at level of service F. This information is dated and is subject to change. Analysis of the short term or interim Year 2022 conditions indicates that Turkey Lake Road will continue to be deficient within the project area. All other roadways within the project area will continue operate at acceptable levels of service.

Based on the approved future land use of the subject property, the current allowable development of 19 single-family dwelling units will generate 24 pm peak hour trips. The proposed 64-bed assisted living facility use will generate 19 pm peak hour trips resulting in a net reduction of 5 pm peak hour trips. Although the proposed use results in a reduction in pm peak hour trips, a traffic study will be required to determine the impacts of the project trips on the deficient segment of Turkey Lake Road. This study will be required prior to issuance of an approved capacity encumbrance letter and building permit.

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.

### 3. Policy References

**OBJ FLU 2.1 INFILL.** Orange County shall promote and encourage infill development through incentives identified in the Land Development Code for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area.

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

**FLU1.4.1** Orange County shall promote a range of living environments and employment opportunities in order to achieve a stable and diversified population and community.

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

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

**FLU1.4.13** Primary government offices, colleges, universities, and health care facilities shall be located within Activity Centers or along major roads and transit routes to promote accessibility.

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

**FLU8.2.10** To ensure land use compatibility with nearby residential zoned areas and protection of the residential character of those areas, office and commercial uses within residential neighborhoods shall be subject to strict performance standards, including but not limited to the following:

- A. Building height restrictions;
- B. Requirements for architectural design compatible with the residential units nearby;
- C. Floor area ratio (FAR) limitations;
- D. Lighting type and location requirements;
- E. Tree protection and landscaping requirements including those for infill development; and
- F. Parking design.

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

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

**4. Rezoning – Land Use Plan**

**LAND USE COMPATIBILITY**

The applicant is seeking to rezone the subject parcels from R-CE (Country Estate District) to PD (Planned Development District) in order to allow for consideration of a 64-bed senior living facility. The proposed development program is compatible with existing development in the area, and would not adversely impact any adjacent properties.

**SITE DATA**

<b>Existing Use</b>	Single-Family Residential
<b>Adjacent Zoning</b>	N: R-CE (Country Estate District) (1968) E: R-CE (Country Estate District) (1968) PD (Van Tonder Day Spa PD) (1998) W: R-CE (Country Estate District) (1968) S: R-1AA (Single-Family Dwelling District) (1979)
<b>Adjacent Land Uses</b>	N: Stormwater pond / Single-Family Residential E: Single-Family Residential / Commercial W: Single-Family Residential S: Single-Family Residential

**Applicable Development Standards**

PD Perimeter Setback	25 feet
Maximum Building Height:	35 feet (1-story)

**Minimum Building Setbacks**

Front Setback:	40 feet
Rear Setback:	50 feet (normal high water elevation setback)
Side Setback:	25 feet

**SPECIAL INFORMATION**

**Rural Settlement**

The subject property is not located within a Rural Settlement.

**Joint Planning Area (JPA)**

The subject property is not located within a JPA.

**Overlay District Ordinance**

The subject property is not located within an Overlay District.



### **Environmental**

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

Habitat Protection - Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as endangered, threatened, or species of special concern. The applicant is responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC). The threatened / endangered species inventory letter dated May 9, 2017 stated that no listed species were observed onsite. Habitat surveys are not valid for more than six months.

Approval of this plan does not constitute approval of a permit for the construction of a boat dock, boardwalk, observation pier, fishing pier, community pier or other similar permanently fixed or floating structures. Any person desiring to construct any of these structures shall apply to the Orange County Environmental Protection Division, as specified in Orange County Code Chapter 15 Environmental Control, Article IX Dock Construction, prior to installation, for an Orange County Dock Construction Permit, as well as to any other Orange County Division(s) for any other applicable permits.

All acreages identified as conservation areas and wetland buffers are considered approximate until finalized by a Conservation Area Determination (CAD) and a Conservation Area Impact (CAI) Permit. Approval of this plan does not authorize any direct or indirect conservation area impacts.

### **Transportation / Concurrency**

Unless the property is otherwise vested or exempt, the applicant must apply for and obtain a Capacity Encumbrance Letter (CEL) prior to construction plan submittal and must apply for and obtain a Capacity Reservation Certificate (CRC) prior to approval of the plat. Nothing in this condition, and nothing in the decision to approve this land use plan, shall be construed as a guarantee that the applicant will be able to satisfy the requirements for obtaining a CEL or a CRC. Based on the concurrency management system database dated 08/29/17, there is one failing roadway segment within a one-mile radius of this project. Turkey Lake Road from Vineland Road to Conroy-Windermere Road is deficient and there is no available capacity. The applicant provided a traffic analysis in support of the proposed Assisted Living Facility and based on the trip assignment of the project trips within the one mile impact area, it was determined that the deficient roadway segment will not be impacted.

**Water / Wastewater / Reclaim**

Existing service or provider

Water: Orange County Utilities

Wastewater: Orange County Utilities

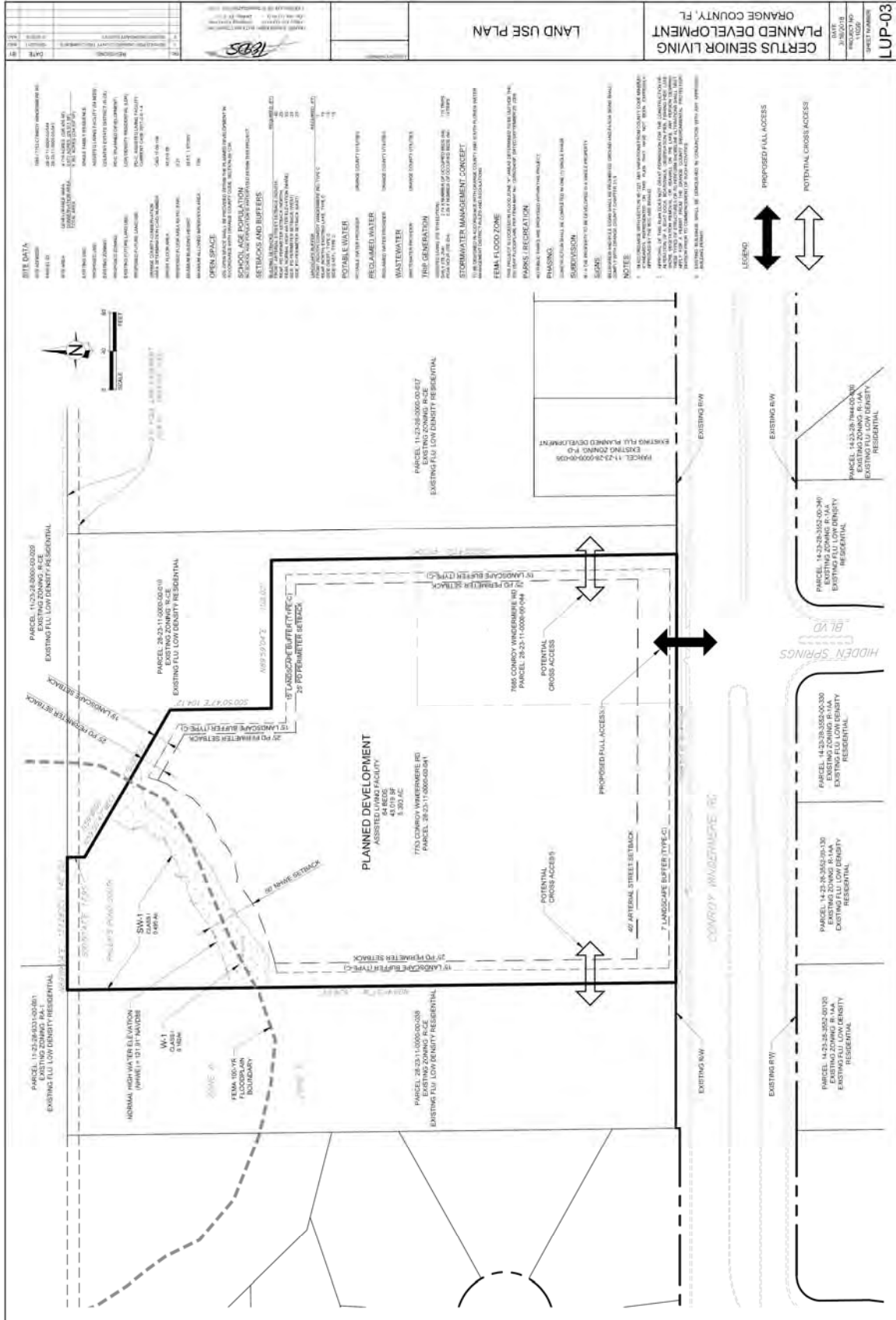
Reclaimed: Orange County Utilities

**Schools**

Orange County Public Schools (OCPS) has reviewed this request and has determined that it will not affect school capacity.

**Specific Project Expenditure Report and Relationship Disclosure Forms**

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



Site Visit Photos

Subject Site



West – Single-Family



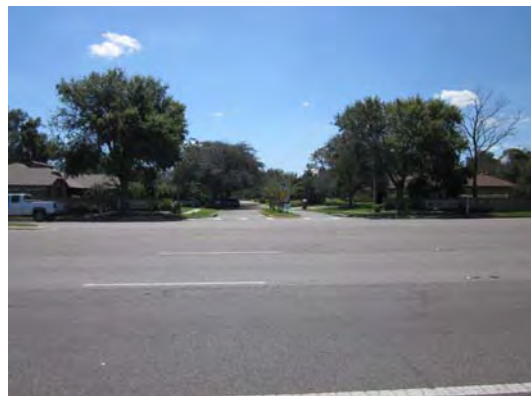
East – Salon/Medical Office



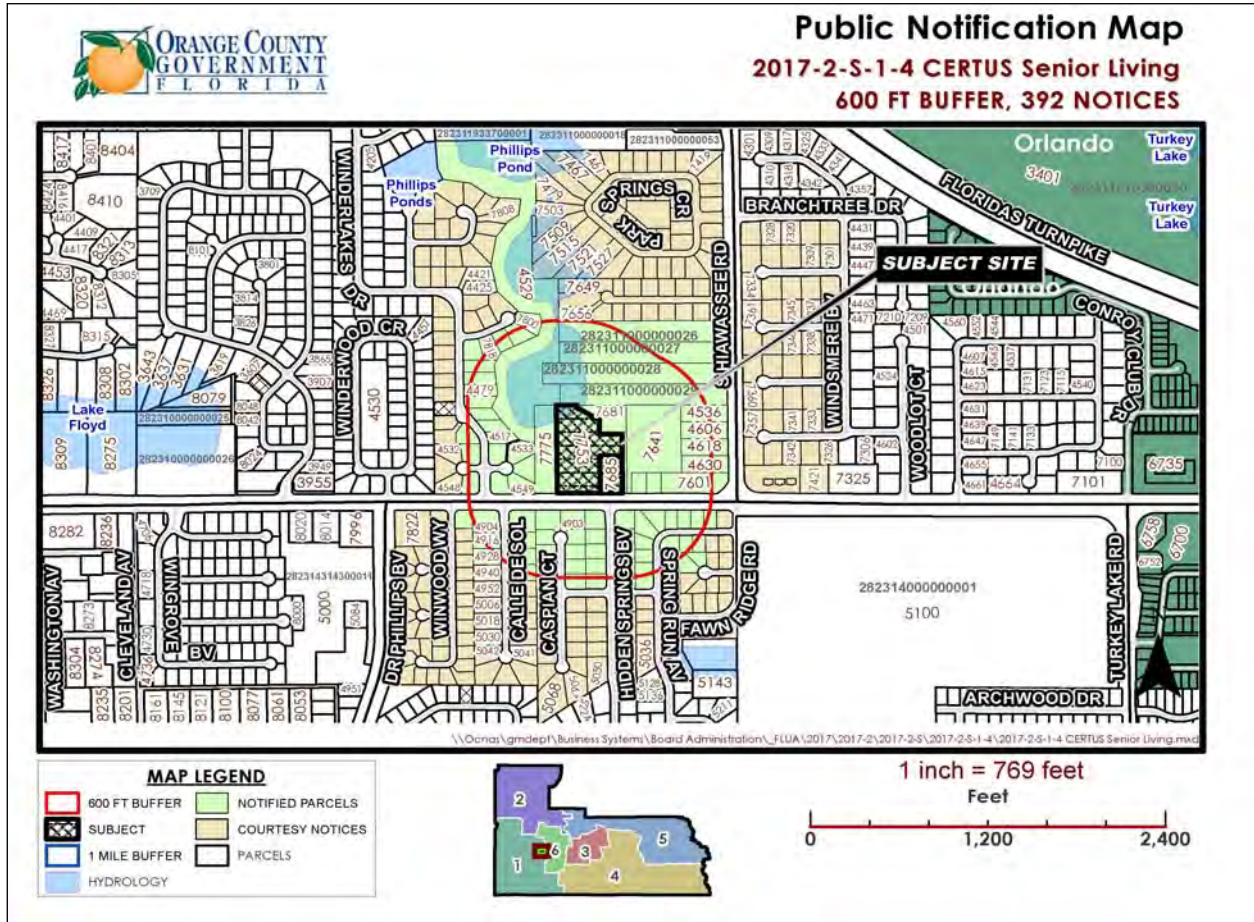
East – Flag Lot Driveway



South – Single-Family Subdivision

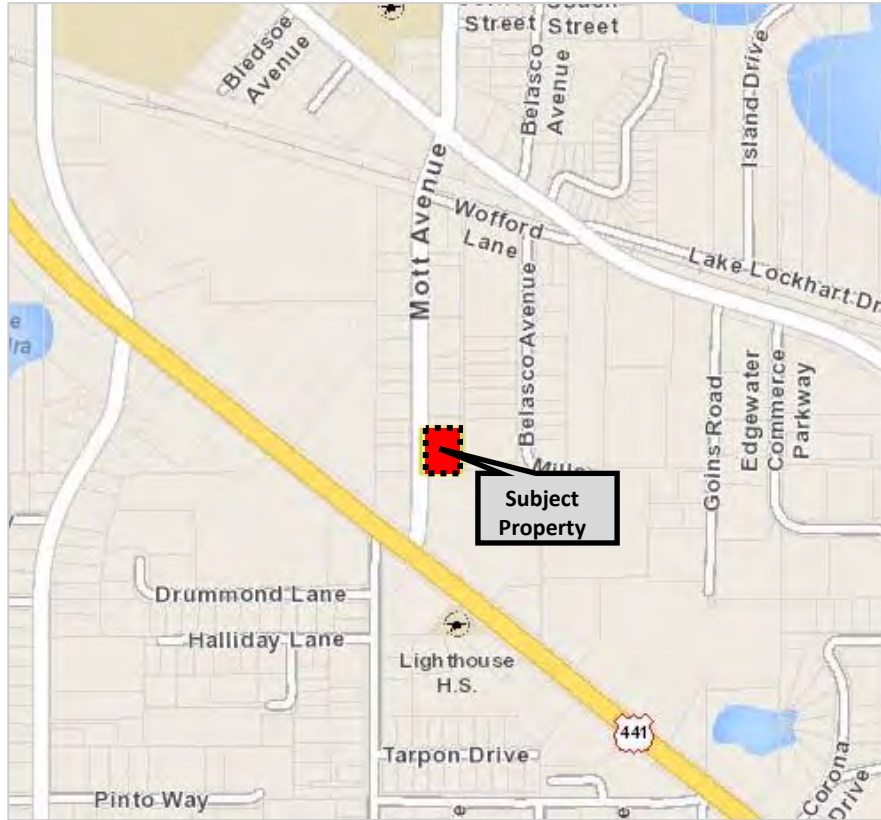


**PUBLIC NOTIFICATION MAP**



**Notification Area**

- 600 Ft. Buffer
- 392 notices sent



**Applicant/Owner:**

Alexander Juras/Micah D. Bass Revocable Trust

**Location:**

6703 Mott Ave; Generally located on the east side of Mott Ave., north of N. Orange Blossom Trl., west of Belasco Ave., and south of Wofford Ln.

**Existing Use:**

Existing warehouse building and single-family residence

**Parcel ID Number:**

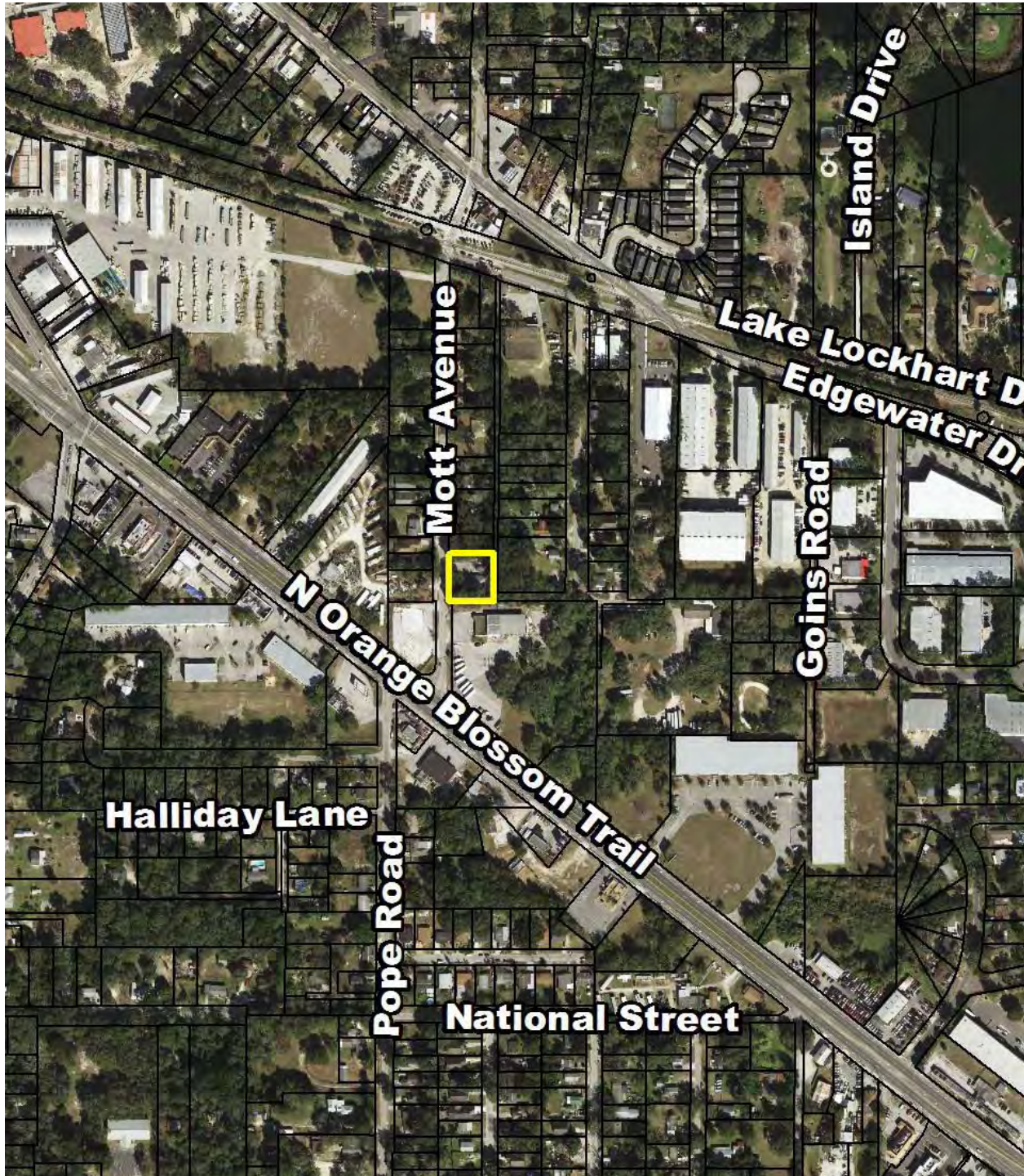
32-21-29-5164-00-230

**Tract Size:**

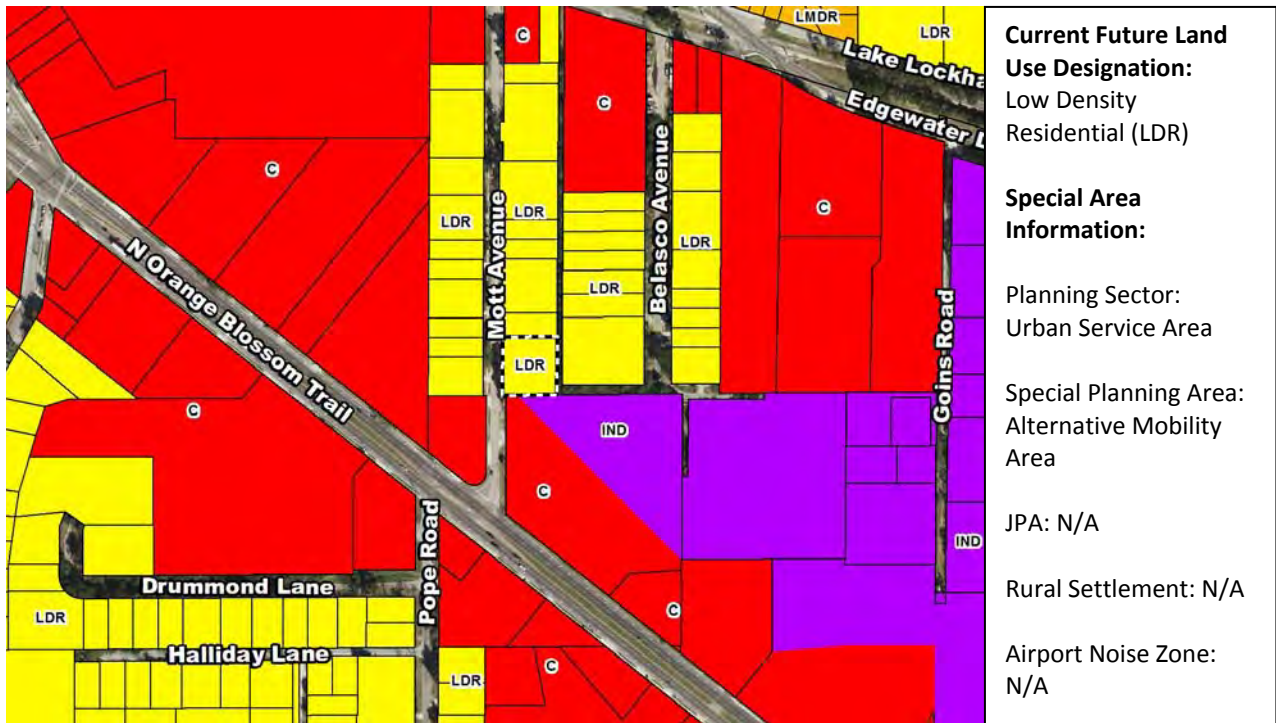
0.48 gross acre

The following meetings/hearings have been held for this proposal:		Outcome	Project Information	
Report/Public Hearing			Future Land Use Map Amendment Request:	
✓	Community Meeting held January 29, 2018, with 4 members of the public in attendance.	Positive	Low Density Residential (LDR) to Commercial (C)	
✓	Staff Report	Recommend Adoption		<b>Proposed Development Program:</b> The applicant is proposing to use the existing 5,056 sq. ft. warehouse building for a restoration and construction business.
✓	LPA Adoption April 19, 2018	Recommend Adoption (9-0)		<b>Public Facilities and Services:</b> Please see the Public Facilities Analysis Appendix for specific analysis of each public facility. <b>Environmental:</b> The subject property is located within the Wekiva Study Area. Special area regulations may apply.
	BCC Adoption June 5, 2018			<b>Transportation:</b> The subject property is located within the County's Alternative Mobility Area (AMA) and is exempt from meeting transportation concurrency requirements.

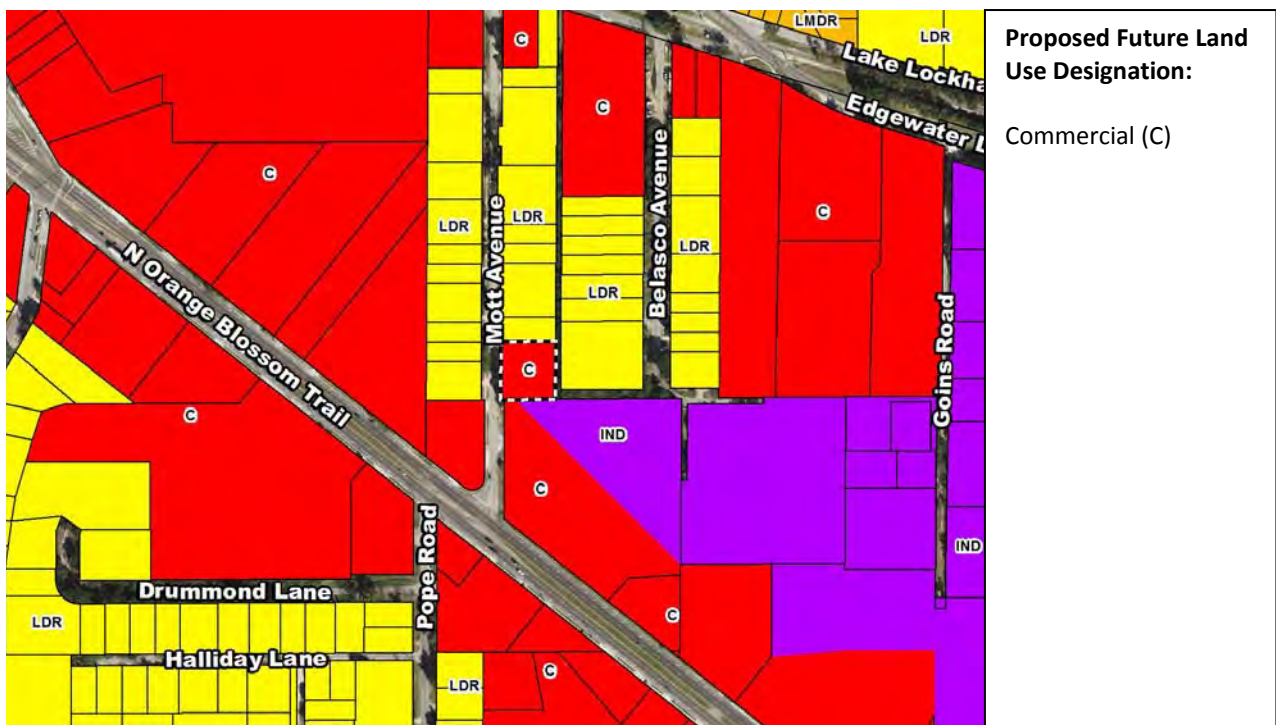
**SITE AERIAL**



**FUTURE LAND USE - CURRENT**

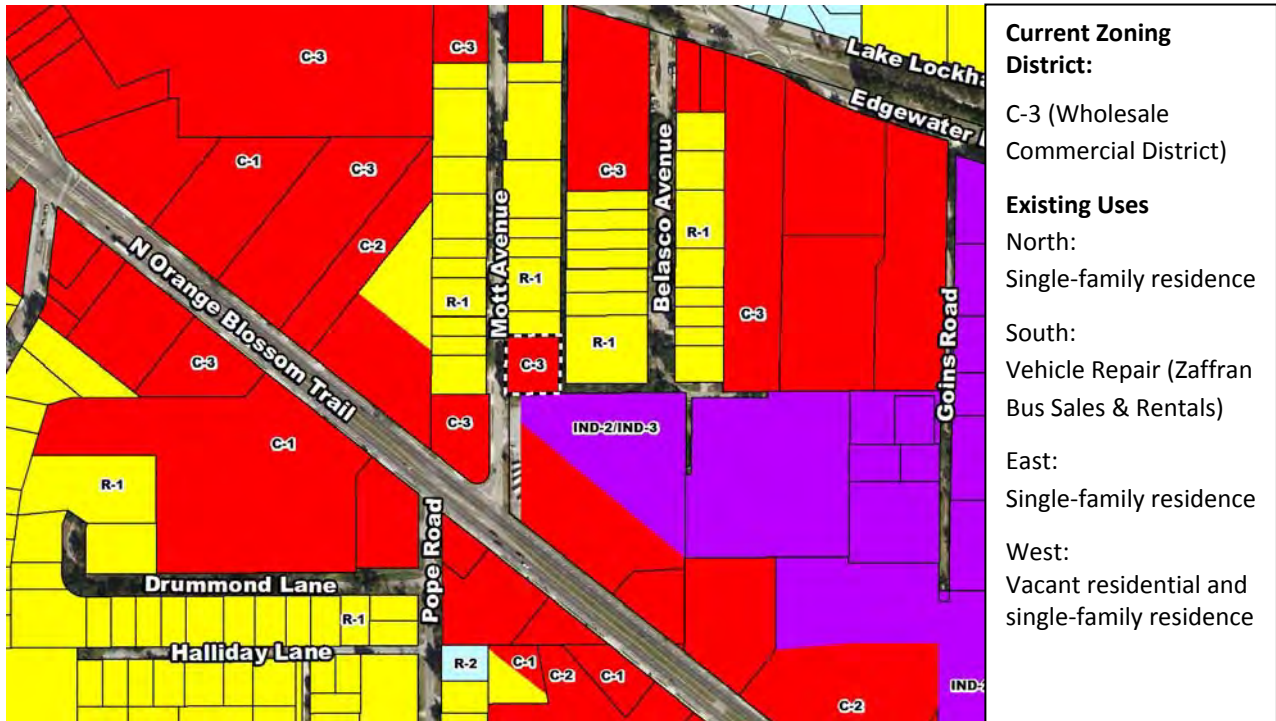


**FUTURE LAND USE - AS PROPOSED**





**ZONING – CURRENT**



## Staff Recommendation

Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Objective FLU8.2 and Policies FLU1.1.5, FLU1.4.4, FLU1.4.6, and FLU8.2.1), determine that the amendment is in compliance, and recommend **ADOPTION** of Amendment 2018-1-S-2-1, Low Density Residential (LDR) to Commercial (C).

## Analysis

### 1. Background and Development Program

The applicant, Alexander Juras, has requested to change the Future Land Use Map (FLUM) designation of the 0.48-acre subject parcel from Low Density Residential (LDR) to Commercial (C). The site is bordered by commercial development to the south, while residential uses are located to the north, east, and west. The property has been zoned C-3 (Wholesale Commercial District) since November 25, 1985, and it has been continuously used for commercial purposes, including a water restoration business, carpet cleaning business, and a building contractor's business until 2016. The C-3 zoning classification is inconsistent with the property's LDR FLUM designation. At this time, the applicant is seeking to resolve the inconsistency issue and bring the FLUM designation of the property into conformance with its C-3 zoning classification.

A 5,056-square-foot commercial warehouse building, constructed in 1993 (B93900052), and a 375-square-foot single-family residence, constructed in 1950, are currently located on the subject site. The property owner, Micah Bass, purchased the property in August 1992. Subsequently, he constructed the commercial warehouse building in 1993 to operate his carpet repair and cleaning business. Most recently, the building had been used for Mr. Bass' water restoration and carpet business, Emergency Services 24, Incorporated. However, the occupational license expired in 2016, and Mr. Bass discovered the inconsistency issue during the process of applying for his occupational license from the Orange County Business Tax Department. Approval of the proposed amendment will enable him to obtain the occupational license and resume operating his business on the property.

A community meeting was held for this proposed amendment on January 29, 2018. Four area residents were in attendance and did not express any opposition to the request. Staff again notes that the subject property has been used for commercial activity that has coexisted with the neighboring residential uses for years.

### 2. Future Land Use Map Amendment Analysis

#### *Consistency*

The proposed FLUM amendment appears to be consistent with the applicable Comprehensive Plan Goals, Objectives, and Policies. The requested amendment is consistent with **Future Land Use Element Policy FLU1.4.6**, which states that with respect to new development and redevelopment, the County is seeking more integrated forms of commercial and non-residential development, including vertical mixed-use design and complementary land uses in close proximity to one another, in its desired development pattern for the County's Urban Service Area (USA). As discussed

previously, this request involves a C-3-zoned parcel in the USA, featuring a commercial building, located within the established Lockhart Community. If approved, the proposed FLUM change to Commercial will enable the applicant to resolve the property's zoning/future land use inconsistency issue and will allow for its continued use for commercial purposes.

The application is also consistent with **Policy FLU1.1.5**, which states that Orange County shall encourage mixed use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the USA. The subject property is located in an area characterized by a mix of commercial and residential uses. It is the property owner's intent to use the site for a water restoration and construction business.

In addition, the proposed FLUMA is consistent with **Policy FLU1.4.4**, which mandates that the disruption of residential areas by poorly located and designed commercial activities shall be avoided. The commercially-zoned subject site and its previous commercial uses have coexisted with surrounding residential development since the warehouse building was constructed in 1993. The continued use of the property for commercial purposes would not be out of character for the neighborhood.

### ***Compatibility***

The proposed FLUMA appears to be compatible with the development pattern of the surrounding area. **Future Land Use Element Objective FLU8.2** states that compatibility will continue to be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development trend in the area. Zaffran Bus Sales & Rentals, located south of the property is zoned C-2 (General Commercial District) and I-2/I-3 (General Industrial District) and possesses FLUM designations of Commercial and Industrial (IND). A vacant C-3-zoned parcel, formerly used as a Chevron gas station, is located across the street, southwest of the subject site, and has a Commercial FLUM designation. Although a vacant residential parcel zoned R-1 (Single-Family Dwelling District) with a corresponding LDR FLUM designation is located directly across the street on Mott Avenue, west of the subject property, it primarily serves as a driveway for the commercial-classified Lockhart Trailer Park. As stated previously, the subject site is currently zoned C-3 and has been used for commercial purposes since 1993. This FLUMA request is not a change in use, but is rather intended to bring the FLUM designation of the site into conformance with its C-3 zoning classification. Staff again emphasizes that the continued use of the property for commercial activity will not be out of character for the area.

### ***Division Comments:***

#### **Environmental Protection Division:**

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. In addition to the state regulations, local policies are included in the Orange County Comprehensive Plan, including, but not limited to, Future Land Use Element Objective FLU6.6, Wekiva.

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

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

The site discharges into the Little Wekiva Canal, which has established Total Maximum Daily Loads (TMDL) for fecal coliform bacteria. The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code, may increase the requirements for pollution abatement treatment of stormwater as part of the adopted Wekiva Basin Management Action Plan (BMAP).

Use caution to prevent erosion during construction along the boundary of the property, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for erosion control.

The property is located within a zone of groundwater contamination by ethylene dibromide (EDB, a soil fumigant) delineated by the Florida Department of Environmental Protection (FDEP). Any new potable water wells require special permitting per Florida Administrative Code FAC 62-524.

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

**Transportation Planning Division:**

The subject property is located in the Alternative Mobility Area (AMA). Per Transportation Element Objective T2.3.2, the proposed development is exempt from meeting transportation concurrency requirements.

Based on trip generation estimates from the 9th Edition of the Institute of Transportation Engineers *Trip Generation Handbook*, it was determined that the current land use generates approximately two p.m. peak hour trips, while the proposed use under the requested Commercial future land use designation would generate two p.m. peak hour trips, resulting in no change in trip generation.

Based on LYNX's current bus schedule, transit service is available within a quarter-mile walking distance along Orange Blossom Trail, where Link #106 operates on a 60-minute frequency.

The sidewalks in the area are not continuous, and there is no signed bicycle route/lane within the project's impact area.

The applicant will be required to obtain an approval from the Concurrency Management Office prior to obtaining a building permit.

Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Plan.

**Utilities Engineering Division:**

The subject property is located in Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas. Per OCU, there is an 8-inch water main on Mott Avenue, a 12-inch main on Orange Blossom Trail, and a 20-inch forcemain located at the intersection of Mott Avenue and Edgewater Drive. Currently, there are no reclaimed water mains in the vicinity of the site.

**3. Policy References**

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

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

**FLU1.4.6** – The following guidelines illustrate different types of commercial and retail development consistent with the Orange County Comprehensive Plan. It is the goal of the 2030 CP to increase densities and intensities in the Urban Service Area in order to accommodate projected growth. The Commercial floor area ratio (FAR) shall be 1.50 unless otherwise restricted or increased for specific locations pursuant to adopted County Comprehensive Plan policy or land development code (See FLU1.1.4A, FLU2.2.4 – FLU2.2.7, and FLU3.2.1 – FLU3.2.13). The basis for increasing densities and intensities is the finding that productive use of vacant land within the Urban Service Area is critical to the County's future urban form. Therefore, with respect to new development and redevelopment, the County is seeking more integrated forms of commercial and non-residential development, including vertical mixed use design and complementary land uses in close proximity to one another, in its desired development pattern for the County's Urban Service Area.

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

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

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

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

**Wholesale/Retail** – Also may be referred to as Big Box retail or Power Centers. Big Box retail, as

defined by County Ordinance 2007-1, is described as a retail wholesale commercial establishment (store) with more than seventy-five thousand (75,000) square feet of gross floor area, which may include a home improvement center or a membership warehouse club. The gross floor area of such a store includes outdoor storage areas and any outdoor area providing services. (Ord. 2007-1)

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

**OBJ FLU8.2** – Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

**FLU8.2.1** – Land use changes shall be required to be compatible with the existing development and development trend in the area. Performance restrictions and/or conditions may be placed 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**

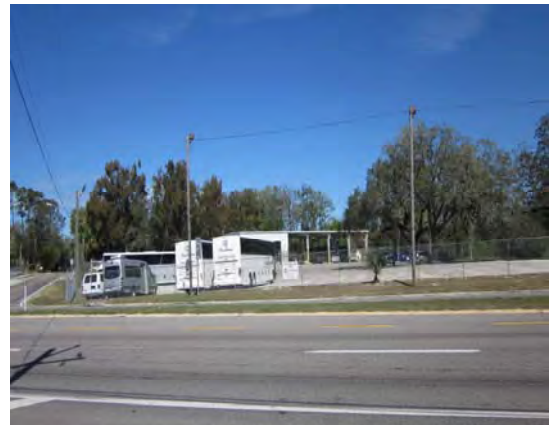
**Subject Site – Commercial Warehouse Building and Single-family residence**



**North – Residential**



**South – Vehicle Repair**



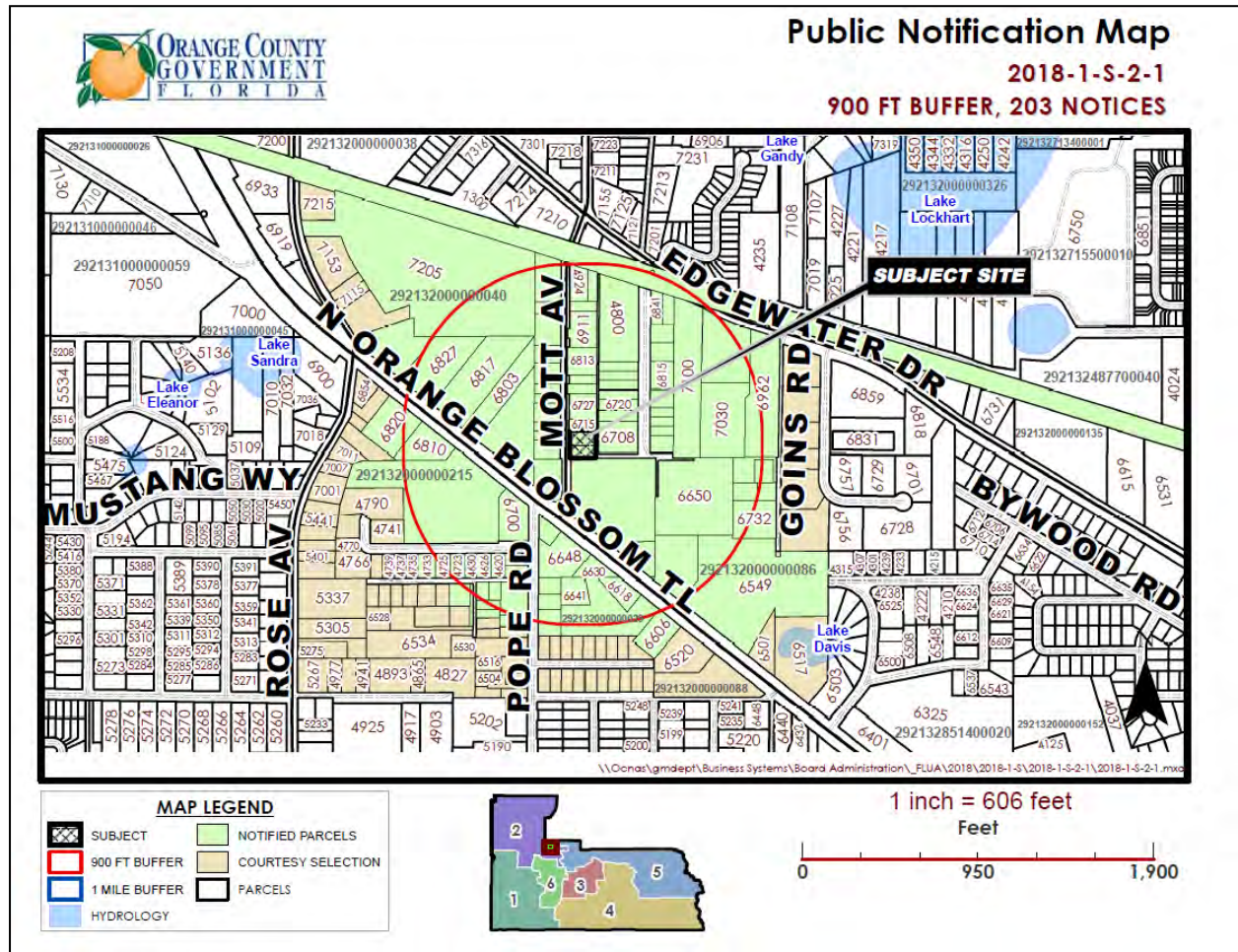
**West – Vacant Residential**



**East – Residential**



**PUBLIC NOTIFICATION MAP**



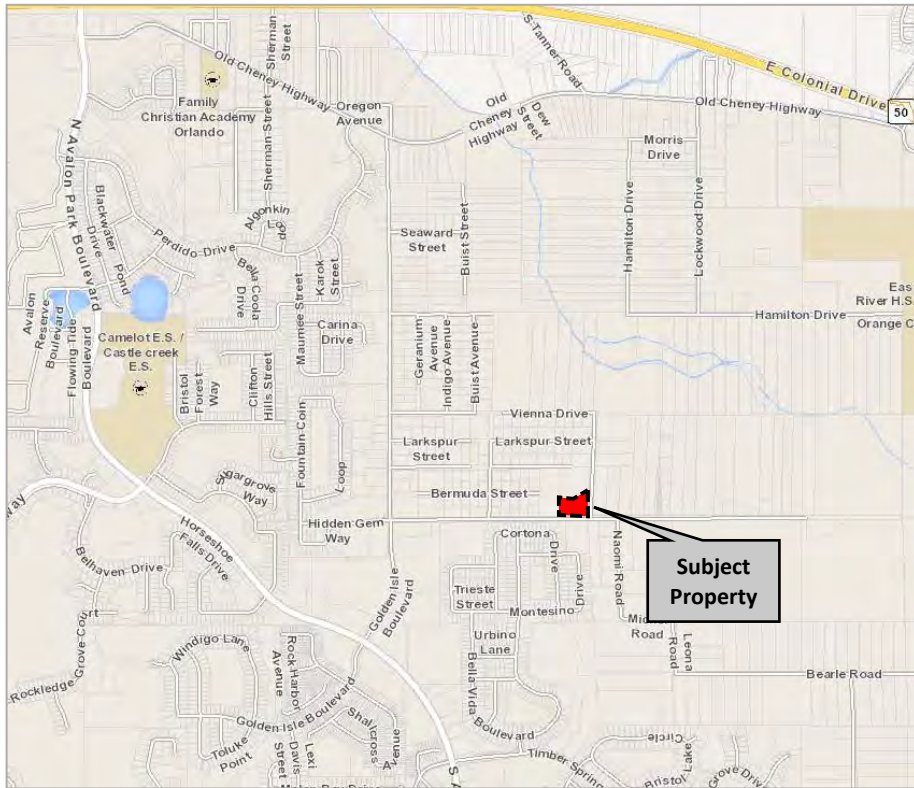
**Notification Area**

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

203 notices sent







**Applicant/Owner:** Phin Phan, Saoun Phan, Rethi Chheoun

**Location:** Generally located north of Sunflower Trl., west of Harrell Dr., south of Vienna Dr., and east of Mercury Ave.

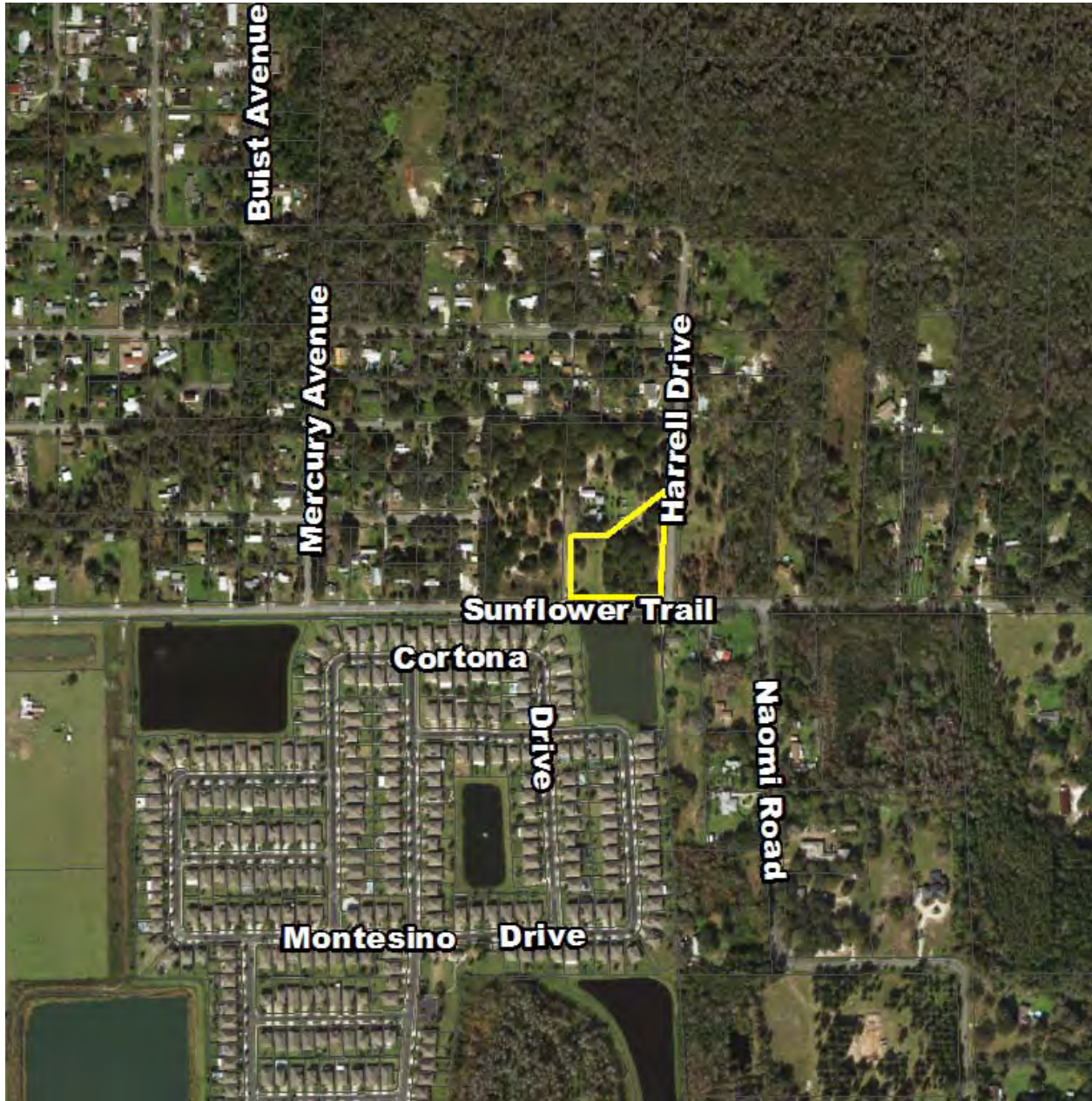
**Existing Use:** Undeveloped land

**Parcel ID Number(s):** 30-22-32-0000-00-049

**Tract Size:** 2.11 gross acres

The following meetings/hearings have been held for this proposal:		Project Information	
Report/Public Hearing	Outcome		
✓	Community Meeting held February 02, 2018, with no members of the public in attendance.		<p><b>Future Land Use Map Amendment Request:</b> Rural Settlement 1/2 (RS 1/2) to Rural Settlement 1/1 (RS 1/1)</p> <p><b>Concurrent Rezoning:</b> R-CE-2 (Rural Residential District) to R-CE (Country Estate District)</p> <p><b>Proposed Development Program:</b> Two (2) single-family dwelling units</p> <p><b>Public Facilities and Services:</b> Please see the Public Facilities Analysis Appendix for specific analysis on each public facility.</p> <p><b>Environmental:</b> No items of special concern</p> <p><b>Transportation:</b> The subject property is not located within the County's Alternative Mobility Area (AMA) or along a backlogged/constrained facility. The increase is less than one percent of the maximum capacity and is considered de minimis.</p>
✓	Staff Report		
✓	LPA Adoption PZC Rezoning Hearing April 20, 2018		
	BCC Adoption BCC Rezoning Hearing June 5, 2018		

**SITE AERIAL**



**FUTURE LAND USE - CURRENT**



**Current Future Land Use Designation:**  
Rural Settlement 1/2  
(RS 1/2)

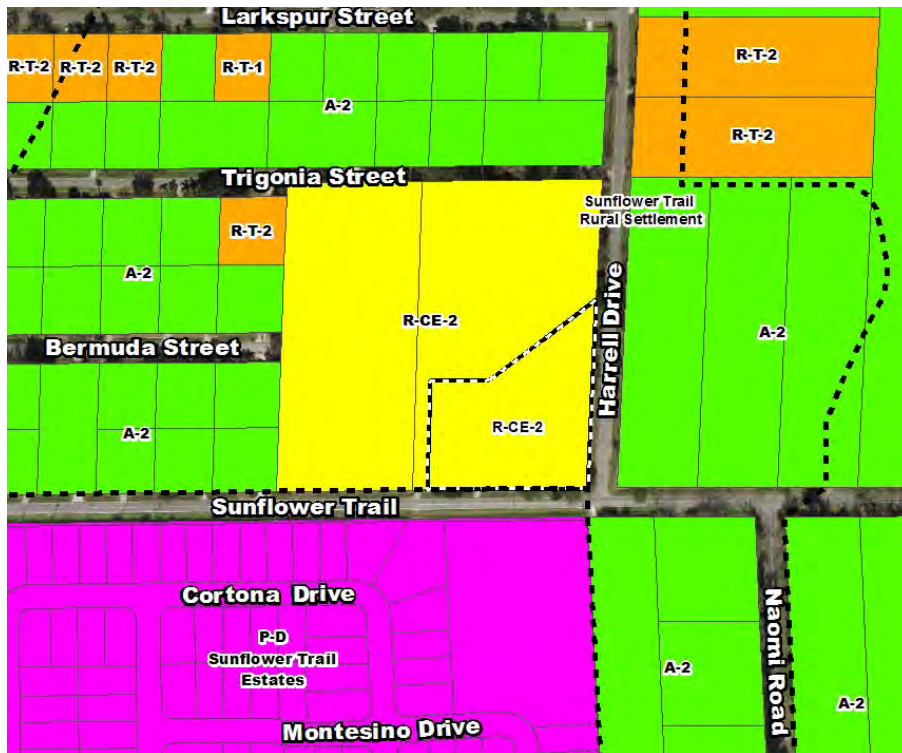
**Special Area Information:**  
Sunflower Trail Rural Settlement

**FUTURE LAND USE - AS PROPOSED**



**Proposed Future Land Use Designation:**  
Rural Settlement 1/1  
(RS 1/1)

**ZONING - CURRENT**



**Current Zoning District:**  
 R-CE-2 (Rural Residential District)

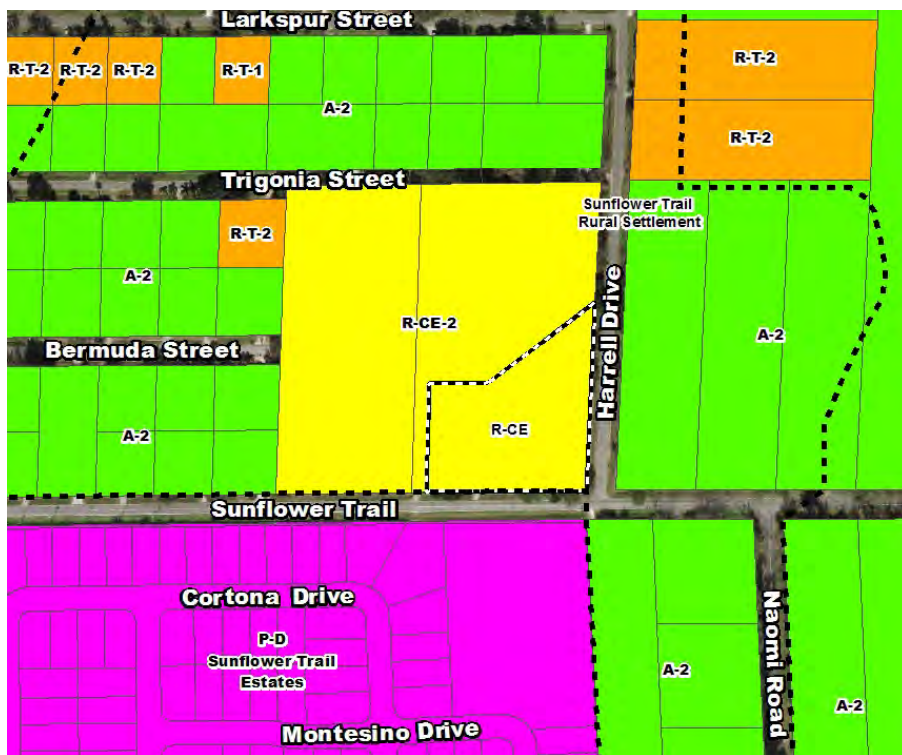
**Existing Uses**  
 North:  
 Residential

South:  
 Residential/  
 Stormwater Pond

East:  
 Undeveloped

West:  
 Undeveloped

**ZONING – AS PROPOSED**



**Proposed Zoning District:**  
 R-CE (County Estate District)

## Staff Recommendations

If the requested Comprehensive Plan amendment is adopted, action would then be appropriate for the requested rezoning. These items need to be addressed as two separate motions. Below are the staff recommendations for each of these items.

1. **FUTURE LAND USE MAP AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Policies FLU6.2.5, FLU 6.2.8 FLU8.2.1, and FLU8.2.2 and FLU OBJ8.2), determine that the amendment is in compliance, and **ADOPT** Amendment 2018-1-S-4-1, Rural Settlement 1/2 (RS 1/2) to Rural Settlement 1/1 (RS 1/1).
2. **REZONING REQUEST:** Make a finding of **consistency** with the Comprehensive Plan and **APPROVE** the R-CE (Country Estate District) zoning.

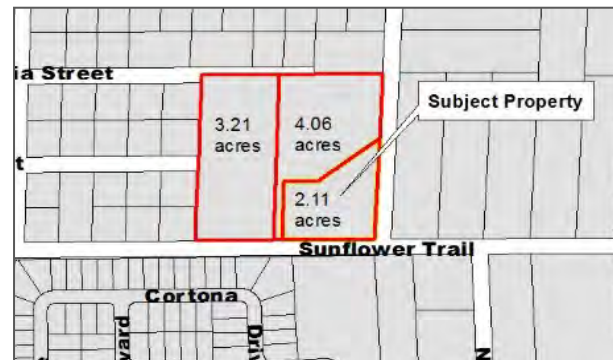
## Analysis

### 1. Background Development Program

The owner and applicant, Phin Phan, has requested to change the Future Land Use Map (FLUM) designation of the subject property from Rural Settlement 1/2 (RS 1/2) to Rural Settlement 1/1 (RS 1/1). In conjunction with the FLUM Amendment, the applicant has applied for a rezoning of the site (RZ-18-04-001) from R-CE-2 (Rural Residential District) to R-CE (Country Estate District). The requested Rural Settlement 1/1 (RS 1/1) Future Land Use Map designation and rezoning request to R-CE (Country Estate District) would allow for consideration of one single-family residence on one-acre lots or up to two (2) residences on the subject property.

The subject site is located in the Sunflower Trail Rural Settlement north of Sunflower Trail, west of Harrell Drive, south of Vienna Drive, and east of Mercury Avenue. Immediate uses surrounding the subject site include residential to the north, east, west, and south.

The subject site was originally part of a 9.66-acre parcel until it was split into three (3) parcels following Future Land Use Map Amendment #2005-1-S-4-3. This amendment approved the request to change the future land use on the parcel from Rural (R) to Rural Settlement 1/2 (RS 1/2). Subsequent to the approval, the parcel was subdivided into three parcels as shown in Map 1.



Map 1 Result of initial subdivision

Harrell Drive and Sunflower Trail act as edges between development patterns in the immediate area. Those properties that are north and east of the site have a Future Land Use of Low Density Residential (LDR) and average 0.472 acres. They are improved with site built single-family residences or manufactured homes.

Development to the east of the subject site is residential. These parcels that have a future land use of RS 1/2, average 2.418 acres in size, and are each developed with a single-family residence.

A gated, single-family home subdivision, Bella Vida, is located south of the subject site, outside of the rural settlement. Ingress and egress is not provided to this subdivision from Sunflower Trail but exclusively from Timber Spring Boulevard which is accessed from South Avalon Park Boulevard. The Bella Vida subdivision was developed as part of the Sunflower Trail Estates Planned Development, originally approved in 1997, and amended in 2003, (Villages 6 and 9). The total number of approved units within Bella Vida is 396 on 110.66 developable acres with a net density of 3.57 units an acre. The minimum lot widths range from fifty feet (50') to sixty-five feet (65') and minimum lot areas ranging from 5,500 square feet to 7,150 square feet.

The requested Future Land Use designation of Rural Settlement 1/1 (RS 1/1) would cause the subject site to have a designation that is unlike others in the area. However, based on the staff analysis of the area the requested density would serve as a transition between those parcels with a Future Land Use of RS 1/2 and those with a Future Land Use of LDR.

The Econlockhatchee River has influenced some of the development in the area as the river and its wetlands and tributaries have played a role in where development can occur. Those parcels that are adjacent to the Econlockhatchee River are larger size and improved with single-family residences. As one moves away from the River the parcels decrease in size resulting in a higher density.



The *Sunflower Trail Small Area Study* (the study) was presented to the Board of County Commissioners on January 11, 2005. It is noted in the study that adjacent to the Rural Settlement

there are a number of Planned Developments inside the Urban Service Area, most of which were approved after the adoption of the Comprehensive Plan in 1991. Together, these developments include over 7,000 residential dwelling units and 450,000 square feet of non-residential activity. The primary objective of the Sunflower Trail Small Area Study was to determine reasonable land use patterns that balance responsible growth management practices with equitable development opportunities.

The overall study area included 2,636 acres with a focus on 9 enclaves of rural land tracts (326 acres) remaining in the Sunflower Trail Rural Settlement. The current subject site makes up a portion of enclave #3 of the report's study area. At the time, Orange County staff recommended a Future Land Use designation of Rural Settlement 2/1, which, as mentioned, was approved under Amendment #2005-1-S-4-3. Of the nine enclaves discussed in the study, one is now a Planned Development, the subject site was approved as Rural Settlement 2/1 and later subdivided, and the remaining seven enclaves have the Rural (R) 1/10 Future Land Use designation.

A community meeting for the current amendment was held on February 8, 2018, at Camelot Elementary School. No members of the community were in attendance.

## 2. Future Land Use Map Amendment Analysis

### *Consistency*

The requested Future Land Use Map (FLUM) amendment appears to be consistent with the applicable Comprehensive Plan goals, objectives, and policies, which are specifically discussed in the paragraphs below.

**Future Land Use Element Policy FLU6.2.5** states that permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character. As shown in the staff analysis of the request, the proposal would be consistent with the existing development pattern in the immediate area. In addition, **Neighborhood Element Objective OBJ N1.1** states that Orange County shall ensure that future land use changes are compatible with or do not adversely impact existing neighborhoods. The subject site was part of a larger parcel that was subdivided following a FLUM Amendment in 2005. This parcel and the remaining two are larger than others in the immediate area and the proposal would be consistent with the existing density and single-family development in Sunflower Trail.

### *Compatibility*

The proposed Future Land Use Map (FLUM) Amendment and rezoning request appear to be compatible with the development trends in the surrounding area, the existing character, and development trends in the area. **Future Land Use Element Policy FLU6.2.8** prohibits amendments to residential densities for Rural Settlement parcels like the current one that will exceed one dwelling unit per acre. The requested FLUM amendment would not increase the density above one dwelling unit an acre. The surrounding parcels that are less than one unit an acre with the Low Density Residential (LDR) future land use were created prior to becoming part of the Sunflower Trail Rural Settlement.



**OBJ FLU8.2** addresses compatibility of proposed FLUM amendments requiring compatibility to continue to be the fundamental consideration in all land use and zoning decisions. Specifically, **FLU8.2.1** states that land use changes shall be required to be compatible with the existing development and development trend in the area. The proposed FLUM amendment and rezoning would be compatible with the existing development and development trend in the area in that the request is to permit single-family residential uses on parcels that are at least one-acre in size. While **OBJ FLU8.2 and FLU8.2.1** require land use changes to be compatible with existing development, **Future Land Use Element Policy FLU8.2.2** states that continuous stretches of similar housing types and density of units shall be avoided. As shown in the staff analysis there is a diversity of parcel sizes in the area and the request is keeping with the development pattern of single-family residential.

**Division Comments:**

**Environmental Protection Division:** Development of the property shall comply with all state and federal regulations regarding wildlife or plants listed as endangered, threatened, or species of special concern. If a septic system is required, the applicant shall notify the Florida Department of Health, Environmental Health Division 407-858-1497 about the septic system permit application, modification, or abandonment.

**Transportation Planning Division:** The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. It is located adjacent to Harrell Drive, which is a 2 lane local roadway within the Sunflower Rural Settlement. The proposed use of 2 single-family dwelling units will generate 2 pm peak hour trips resulting in a net increase of 1 pm peak hour trip which is less than one percent of the maximum capacity of Harrell Drive and is therefore considered de Minimis. No further transportation analysis is required. The applicant will be required to obtain approval from the County's Concurrency Management Office prior to obtaining a building permit.

**3. Rezoning Request Analysis**

**SITE DATA**

<b>Adjacent Zoning</b>	N:	R-CE-2 (Rural Residential District) (2005)
	E:	A-2 (Farmland Rural District) (1957)
	W:	R-CE-2 (Rural Residential District) (2005)
	S:	PD (Planned Development District, Sunflower Trail Estates) (2003)
<b>Adjacent Land Uses</b>	N:	Single-family Residential
	E:	Undeveloped Land
	W:	Undeveloped Land
	S:	Stormwater Pond

**APPLICABLE R-CE (Country Estate District) DEVELOPMENT STANDARDS**

Minimum Lot Area: 43,560 sq. ft. (1 acre)  
Minimum Lot Width: 130 ft.  
Maximum Building Height: 35 ft.  
Minimum Living Area: 1,500 sq. ft.

**Minimum Building Setbacks**

Front: 35 ft.  
Rear: 50 ft.  
Side: 10 ft.  
Lake Setback: 50 ft. from the normal high water elevation contour

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

**PERMITTED USES**

The intent of purpose of the R-CE (Country Estate District) is to establish areas where very low residential densities may be maintained and where investment in homes will be protected from the adverse effects sometimes found in agricultural districts. This district is primarily residential. However, certain uses found only in agricultural districts may be permitted as special exceptions. Specific uses shall be identified by the letter "P" in the use table set forth in Section 38-77 of the Orange County Code.

**SPECIAL INFORMATION**

**Rural Settlement**

The subject property is located within the Sunflower Trail Rural Settlement.

**Joint Planning Area (JPA)**

The subject property is not located within a JPA.

**Overlay District Ordinance**

The subject property is not located within an overlay district.

**Airport Noise Zone**

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

**Water / Wastewater / Reclaim**

	<u>Existing service or provider</u>	
Water:	Orange County Utilities	30-inch water main approximately 1,600 linear feet west of the property within the Sunflower Trail right-of-way
Wastewater:	Orange County Utilities	30-inch water main approximately 1,600 linear feet west of the property within the Sunflower Trail right-of-way

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Reclaimed:	Orange County Utilities	12-inch reclaimed water main approximately 2,250 linear feet west of the property at the intersection of Sunflower Trail and Golden Isle Boulevard
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**Schools**

Orange County Public Schools (OCPS) considers the impact to affected public schools to be “de minimis”; therefore a Capacity Enhancement Agreement (CEA) is not required.

**Parks and Recreation**

Orange County Parks and Recreation reviewed this request, but did not provide any objections or comments.

**Code Enforcement**

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

**Specific Project Expenditure Report and Relationship Disclosure Forms**

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

**State of Florida Notice**

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

**4. Policy References**

**FLU6.2.5** The permitted densities and intensities of land use within the Rural Settlements shall maintain their rural character. Factors to be considered shall include lot size, open space and views, tree canopy, building location and orientation, and compatibility with existing land uses. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C).

**FLU6.2.8** Amendments to residential densities of the Rural Settlements shall not allow residential development to exceed 1 DU/Acre except as provided for in Future Land Use Policy FLU6.2.7. (Policy 2.1.11)

**OBJ FLU8.2 COMPATIBILITY.** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

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

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

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

### Site Visit Photos

Subject Site – Undeveloped



North – Residential

South – Residential



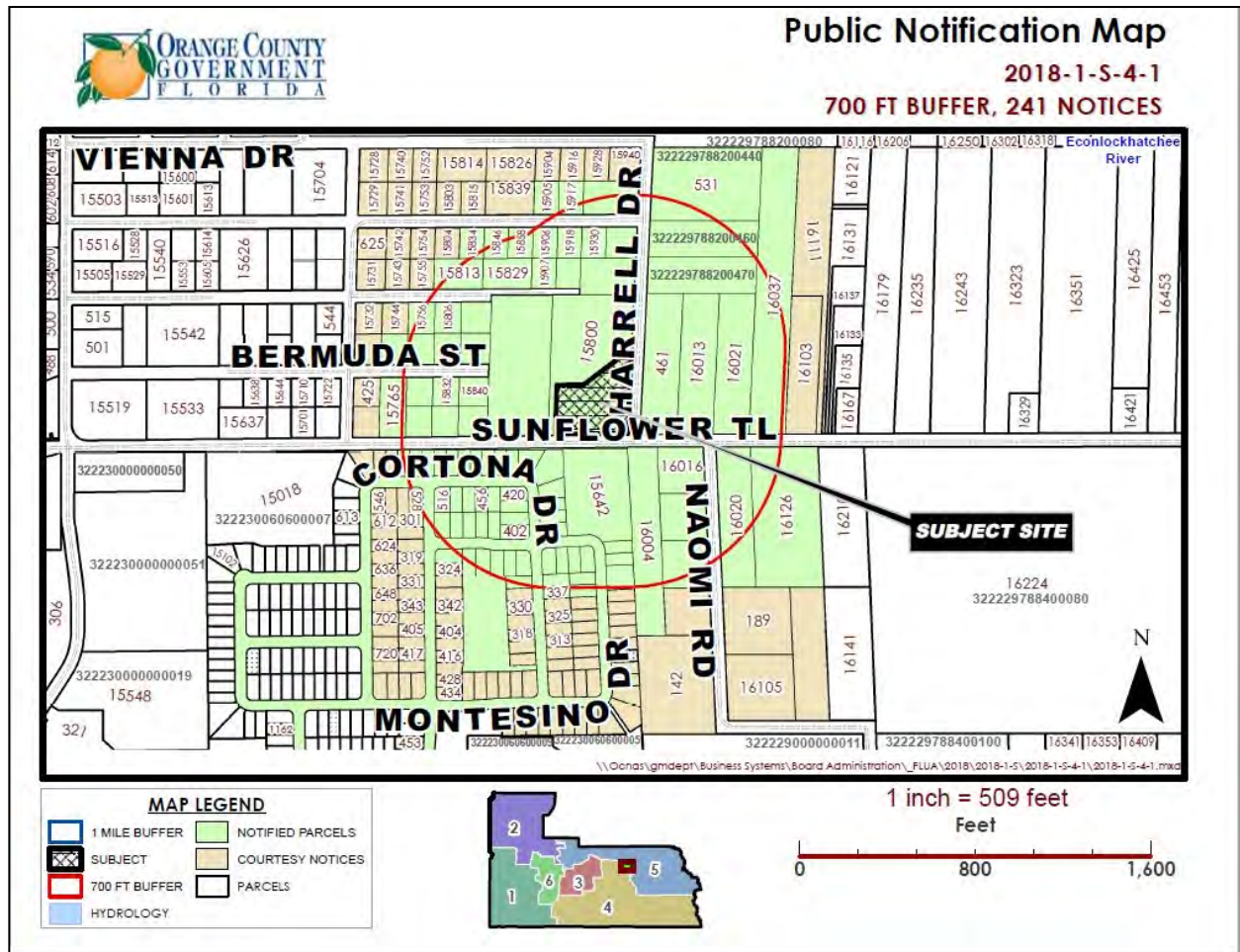
East – Undeveloped



West- Undeveloped



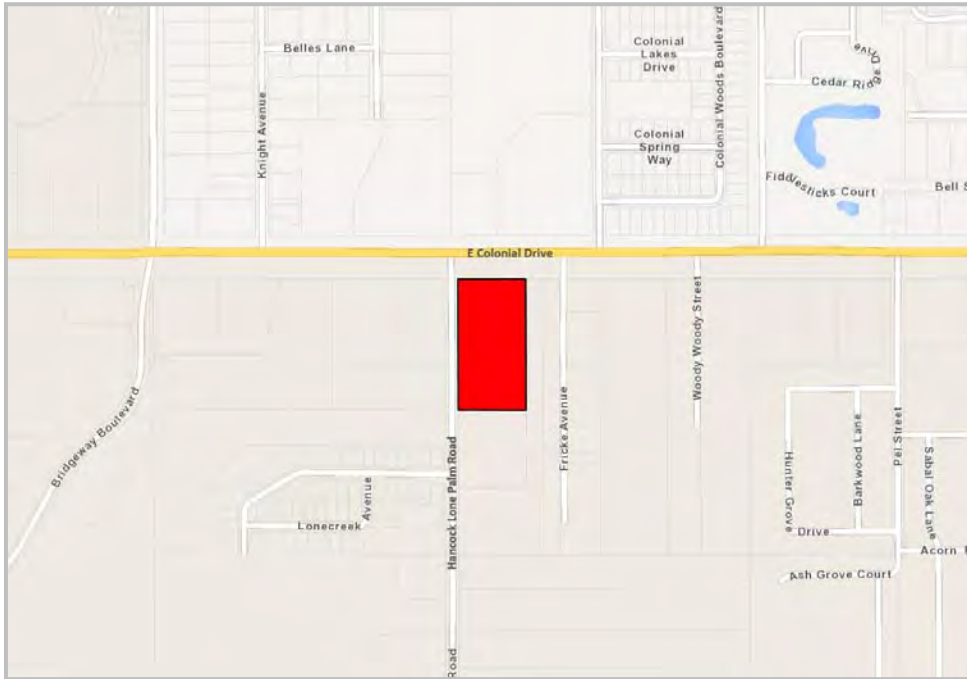
**PUBLIC NOTIFICATION MAP**



**Notification Area**

- 700 ft. plus homeowner associations within a 1 mile radius of the subject site
- 241 notices sent





**Applicant/Owner:**  
 Rusty A. Coan, P.E., Cross Development Acquisition, LLC/Daisy H. T. Chang

**Location:**  
 14060 E. Colonial Drive; generally located south of E. Colonial Drive, east of Hancock Lone Palm Road and west of Fricke Avenue.

**Existing Use:**  
 Undeveloped land

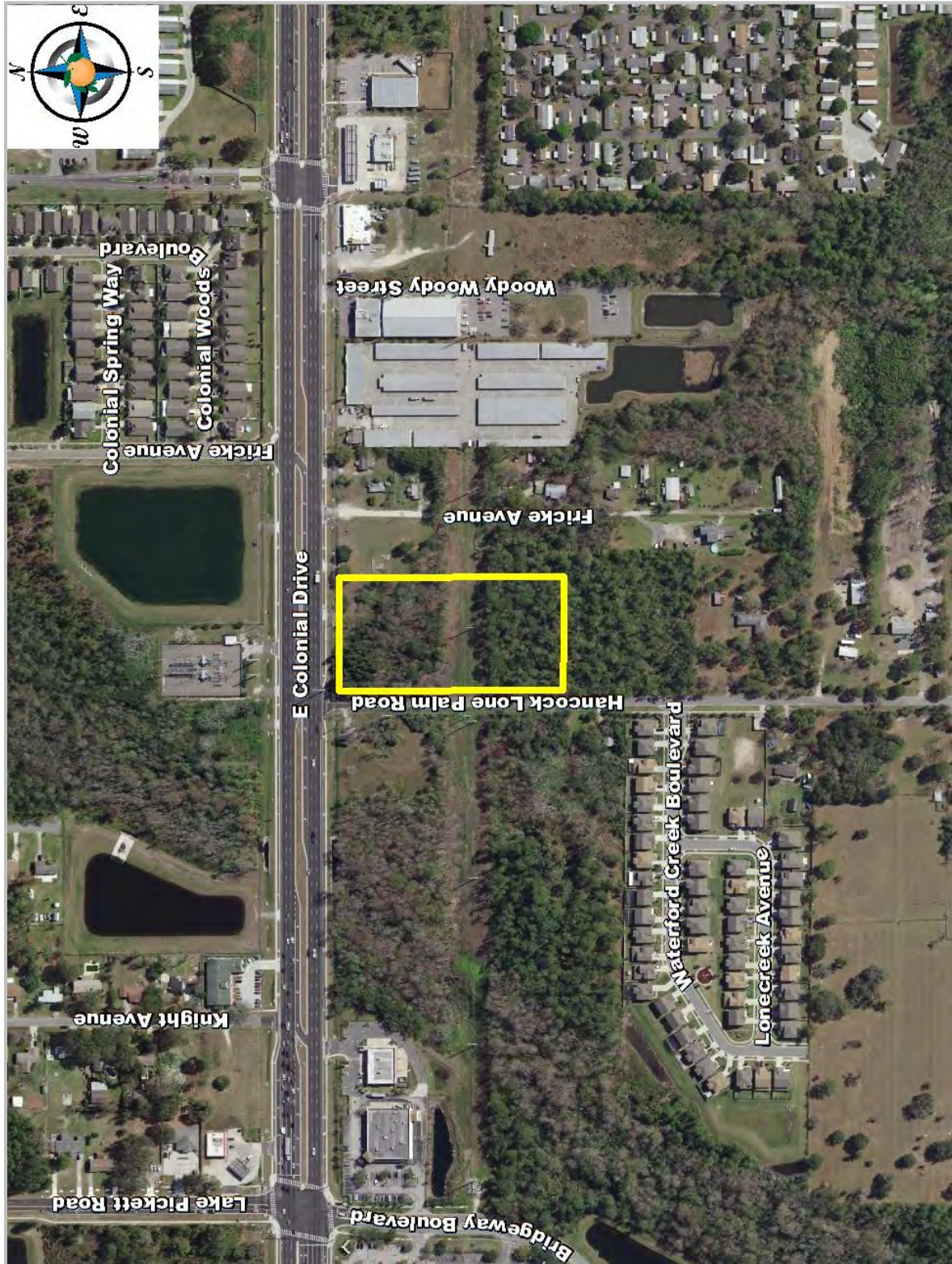
**Parcel ID Number:**  
 24-22-31-0000-00-010 (portion of)

**Tract Size:**  
 4.21 gross/ 3.16 net developable acres

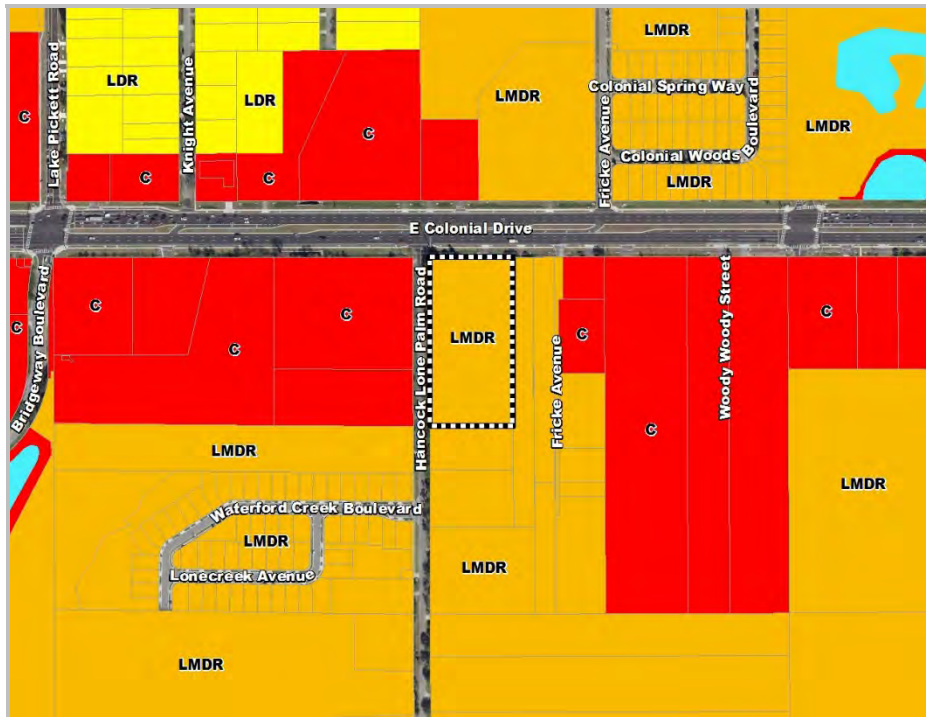
The following meetings and hearings have been held for this proposal:		Project Information	
Report/Public Hearing	Outcome		
✓	A community meeting was held January 31, 2018, with two (2) residents in attendance.	<b>Request:</b> Low-Medium Density Residential (LMDR) to Commercial (C)	
✓	Staff Report	<b>Proposed Development Program:</b> 22,400-square-foot collision repair facility	
✓	LPA Adoption Hearing April 19, 2018	<b>Concurrent Rezoning:</b> Case RZ-18-04-006 A-2 (Farmland Rural District) to C-2 (Retail Commercial District) and C-1 (Retail Commercial District)	
✓	PZC Rezoning Hearing April 19, 2018	<b>Public Facilities and Services:</b> Please see the Public Facilities & Services Appendix for specific analyses of each public facility.	
	BCC Adoption Hearing	<b>Environmental:</b> Per Conservation Area Determination CAD-17-12-149, there are 1.05 acres of Class III wetlands on the subject property. To date, the applicant has not submitted an application for a Conservation Area Impact (CAI) Permit. The subject property is also located within the geographic limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations shall apply.	
	BCC Rezoning Hearing	<b>Transportation:</b> The proposed 22,400 square feet of commercial development will generate 21 p.m. peak hour trips, resulting in a net reduction of 23 p.m. peak hour trips.	



**SITE AERIAL**



**FUTURE LAND USE – CURRENT**



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

**Special Area Information**

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

JPA: N/A

Rural Settlement: N/A

Airport Noise Zone: N/A

**FUTURE LAND USE – AS PROPOSED**



**Proposed Future Land Use:**  
 Commercial (C)

**ZONING – CURRENT**



**Zoning:** A-2 (Farmland Rural District)

**Existing Uses:**

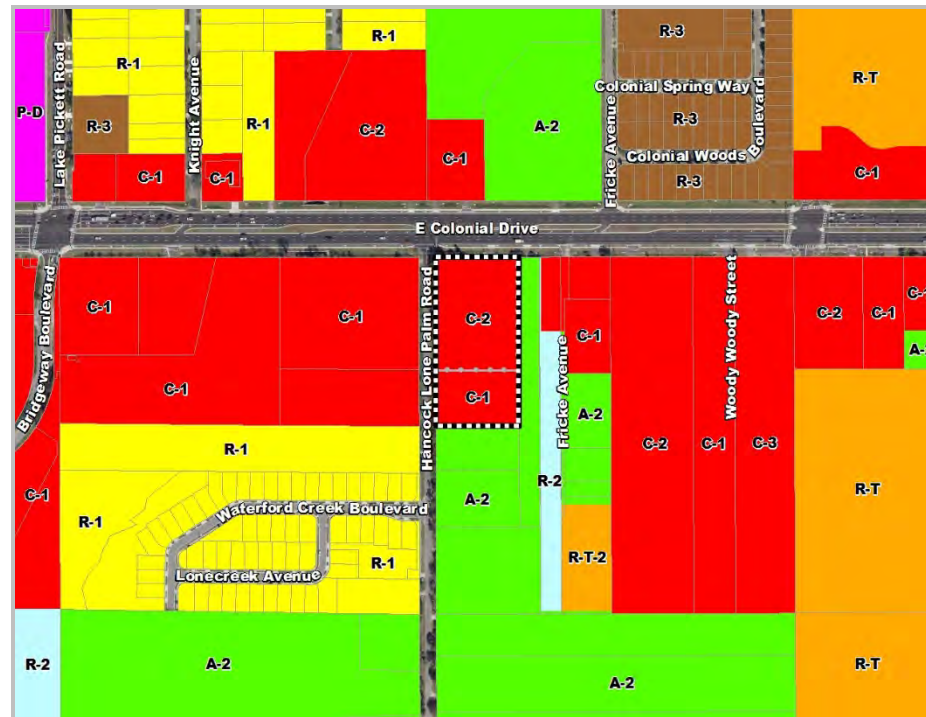
N: Duke Energy substation and FDOT retention pond

S: Undeveloped land

E: Undeveloped land

W: Undeveloped land and Florida Power & Light easement

**ZONING – AS PROPOSED**



**Proposed Zoning:**

C-2 (General Commercial District) (2.79 acres)

and

C-1 (Retail Commercial District) (1.42 acres)

## Staff Recommendations

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

1. **COMPREHENSIVE PLAN AMENDMENT:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.5, FLU1.4.2, FLU1.4.4, and FLU8.2.1), determine that the amendment is in compliance, and **ADOPT** Amendment 2018-1-S-4-2, Low-Medium Density Residential (LMDR) to Commercial (C).
2. **REZONING:** Make a finding of **consistency** with the Comprehensive Plan (see Future Land Use Element Goal FLU2; Objectives FLU2.1 and FLU8.2, and Policies FLU1.1.5, FLU1.4.2, FLU1.4.4, and FLU8.2.1) and **APPROVE** Rezoning Case RZ-18-04-006, A-2 (Farmland Rural District) to C-2 (General Commercial District) and C-1 (Retail Commercial District), subject to the following five (5) restrictions:

### Restrictions:

- 1) New billboards and pole signs shall be prohibited.
- 2) The subject C-2 (General Commercial District) zoned portion of the subject property shall be limited to the C-2 use of "Auto painting and paint and body shop" with associated ancillary uses and all C-1 (Retail Commercial District) uses. All other C-2 uses shall be prohibited.
- 3) A Type "B" buffer shall be used to separate general commercial (C-2) uses from all residential uses, unless a variance to this restriction and buffer is approved by the Board of Zoning Adjustment (BZA). The buffer shall be a minimum of twenty-five (25) feet wide, and must consist of a completely opaque feature such as a masonry wall, berm, planted and/or existing vegetation or any combination thereof. At a minimum, plantings must be four (4) feet high and seventy (70) percent opaque at planting and capable of attaining full height and opacity within three (3) years.
- 4) A Type "C" buffer shall be used to separate neighborhood commercial (C-1) uses from all residential areas, unless a variance to this restriction and buffer is approved by the Board of Zoning Adjustment (BZA). This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years.
- 5) The applicant/developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-1 or C-2 uses.

## Analysis

### 1. Background and Development Program

The applicant, Rusty Coan, is seeking to change the Future Land Use Map (FLUM) designation of the 4.21-acre subject property, a portion of the 5.26-acre Parcel 24-22-31-0000-00-010, from Low-Medium Density Residential (LMDR) to Commercial (C). In conjunction with this proposed FLUM Amendment, Mr. Coan is requesting to rezone the north 2.79 acres of the site from A-2 (Farmland Rural District) to C-2 (General Commercial District) and the south 1.42 acres from A-2 to C-1 (Retail Commercial District). If both applications are approved, it is his intent to develop a collision repair center, Caliber Collision, with a maximum gross floor area of 22,400 square feet.

The currently-vacant property, divided by an easement with a width of 132 feet for high-voltage power lines, is situated at the intersection of E. Colonial Drive, a six-lane principal arterial roadway, and Hancock Lone Palm Road, a local street. The site is located along a stretch of E. Colonial Drive characterized by a mix of commercial activity, public facilities, and single-family residential development. A Duke Energy substation and a Florida Department of Transportation (FDOT) stormwater retention pond lie immediately north of the property. A C-1-zoned, Commercial-designated lot, undeveloped with the exception of a billboard, borders the site to the west, while a vacant lot with an LMDR future land use designation and an A-2 zoning classification abuts the property to the east. While E. Colonial Drive is an intensely-developed high-volume roadway, Hancock Lone Palm Road is lined with large individual homesites and conventional single-family subdivisions. In recognition of this fact, the remaining 1.05 acres of Parcel 24-22-31-0000-00-010, not included in the two applications, will retain the LMDR future land use designation and A-2 zoning classification to serve as a natural buffer between the proposed collision repair center and the residential community to the south.

A community meeting for the proposed amendment and concurrent rezoning was held January 31, 2018, at Castle Creek Elementary School. While the two residents in attendance did not appear to object to the use of the property for commercial purposes, they did express concern about the aesthetics of the collision repair center, landscaping and buffering between abutting residential development, access management, and area crime issues. In response, the applicant's engineer, Scott Stannard of Commercial Site Solutions, stated that if approved, the project will transition downward in intensity, with the repair center constructed north of the power lines, within the C-2-zoned portion of the property, and primary access achieved via the existing curb cut on E. Colonial Drive. Mr. Stannard noted that all repairs and painting will be done within the building, which will also feature small office and retail components. He explained that the storefront will face E. Colonial, with the service bays located at the rear of the facility and all work and vehicle parking areas screened from view by landscaping and fencing. Mr. Stannard further informed the attendees that the C-1-zoned portion of the site will be utilized for required stormwater retention, reiterating that the remainder of the parent parcel will retain its LMDR future land use designation and A-2 zoning classification to avoid intrusion into the abutting residential neighborhood.

## 2. Project Analysis

### *Consistency*

The proposed FLUM amendment and concurrent rezoning application appear to be **consistent** with the applicable Goals, Objectives, and Policies of the Comprehensive Plan.

The subject property is located along a section of the heavily-traveled E. Colonial Drive corridor characterized by a mix of commercial, residential, and public facility uses. It is staff's position that the undeveloped site meets the definition of an infill parcel within the County's Urban Service Area Boundary. Staff finds the two requests consistent with **Future Land Use Element Goal FLU2**, which states that Orange County will encourage urban strategies such as infill development, coordinated land use and transportation planning, and mixed-use development, which promote efficient use of infrastructure, compact development, and an urban experience with a range of choices and living options, and **Objective FLU2.1**, which establishes that the County shall promote infill development for relatively small vacant and underutilized parcels within the County's established core areas in the Urban Service Area. Staff also finds both applications consistent with **Future Land Use Element Policy FLU1.1.5**, which encourages mixed-use development, infill development, and transit-oriented development to promote compact urban form and efficiently use land and infrastructure in the Urban Service Area. Staff notes that, if approved, the collision repair center will use infrastructure that is already in place. Per Orange County Utilities (OCU), potable water and central sewer service will be provided by OCU, with no facility improvements necessary to maintain level of service standards. Moreover, the project would use the existing transportation network, which serves pedestrians as well as automobile drivers. FDOT's improvements to the adjacent segment of E. Colonial Drive have been completed, including the construction of sidewalks to help provide for pedestrian safety.

Staff further finds the two applications consistent with **Future Land Use Element Policy FLU1.4.4**, which states that the disruption of residential areas by poorly located and designed commercial activities shall be avoided, and with **Policy FLU1.4.2**, which requires that land use changes be compatible with and serve existing neighborhoods. As noted previously, the proposed commercial site has been designed to avoid encroachment into the abutting residential community to the south. As discussed, the project will take a "step-down" approach to development, with the collision repair center to be located within the requested 2.79-acre C-2-zoned portion of the site, fronting E. Colonial Drive, with the desired 1.42-acre C-1-zoned portion to be utilized for stormwater retention. To further ensure the protection of the residential neighborhood, staff recommends a rezoning restriction stating that the C-2-zoned portion of the subject property shall be limited to the C-2 use of "Auto painting and paint and body shop" with associated ancillary uses and all C-1 (Retail Commercial District) uses. All other C-2 uses shall be prohibited. Staff further recommends restrictions mandating the provision of a Type "B" buffer, with a width of twenty-five (25) feet, and a Type "C" buffer, with a width of fifteen (15) feet, to screen C-2 and C-1 uses, respectively, from adjacent residential properties.

### ***Compatibility***

The proposed Future Land Use Map Amendment and associated rezoning request appear to be **compatible** with the development pattern of the surrounding area.

**Future Land Use Element Objective FLU8.2** states that compatibility will be the fundamental consideration in all land use and zoning decisions, while **Policy FLU8.2.1** requires land use changes to be compatible with the existing development and development trend in the area. As discussed earlier, the subject parcel is located along a stretch of E. Colonial Drive characterized by a mix of commercial, residential, and community facility uses. The applicant's intended utilization of the property for a collision repair shop would not be out of character in this part of the County. To avoid disruption of the residential community to the south, the project will transition downward in intensity, and primary access will be achieved via the existing curb cut on E. Colonial Drive, with access on Hancock Lone Palm Road limited to service vehicles. In addition, all repairs and painting will be conducted within the shop, with the service bays located at the rear of the facility and all work and vehicle parking areas screened from view by landscaping and fencing. The C-1-zoned portion of the site will be used for required stormwater retention, and the remainder of the parent Parcel 24-22-31-0000-00-010, not included in the applications, will retain its LMDR future land use designation and A-2 zoning classification to further prevent intrusion into the abutting residential neighborhood. Staff, therefore, recommends approval of the two requests.

### ***Division Comments***

**Environmental Protection Division.** The Orange County Environmental Protection Division (EPD) has informed staff that wetlands are located onsite. Orange County Conservation Area Determination application CAD-17-12-149 was submitted for this project and is in progress. A Class III wetland estimated at about 0.8 acres is located onsite. The CAD must be completed to obtain the exact wetland acreage, with a certified wetland boundary survey approved by EPD prior to approval of this request, consistent with Orange County Code Chapter 15, Article X, Wetland Conservation Areas. **(Planning Division update: CAD-17-12-149 has been completed, establishing the presence of 1.05 acres of Class III wetlands on the subject property. To date, the applicant has not submitted an application for a Conservation Area Impact Permit.)**

Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, less surface waters and wetland areas. In order to include Class I, II, and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit. Please reference Orange County Comprehensive Plan Future Land Use Element Policy FLU1.1.2 C.

An impact permit is required from EPD for any alteration of the Class III wetland and for consideration of any secondary impacts to a wetland protective buffer if the project design affects, encroaches into, or requires removal of that natural feature for the development. Please reference Orange County Comprehensive Plan Conservation Element Policy C1.4.9.

This property is located within the geographic limits of the Econlockhatchee River Protection Ordinance. Basin-wide regulations apply. Please reference Orange County Code Chapter 15, Article XI, Section 15-442. The basin-wide regulations include, but are not limited to, wetlands and protective buffers, wildlife habitat, stormwater, and landscaping with native plant species. Until wetland permitting is complete, the developable area is only an approximation. Conservation Area Impact (CAI) permit processing is outlined in Chapter 15, Article X, Wetland Conservation Areas for encroachments on these wetlands. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

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

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

The site discharges into an unnamed branch of the Econlockhatchee River that has been designated as an impaired water body by the Florida Department of Environmental Protection (FDEP impairment: fecal coliform bacteria). Discharged stormwater runoff shall not degrade receiving surface water bodies below the minimum conditions established by state water quality standards (F.A.C. 17-302 and 17-40.420) per Orange County Code Section 30-520(5)e. The design, operation, and maintenance of stormwater treatment systems shall be in accordance with relevant permits and best management practices.

Prior to commencement of any earthwork or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection (FDEP) by the developer.

**Transportation Planning Division:** The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. The site lies at the southeast corner of E. Colonial Drive and Hancock Lone Palm Road in east Orange County. E. Colonial Drive is a six-lane principal arterial from Woodbury Road to Avalon Park Boulevard and narrows to four lanes from Avalon Park Boulevard to S. Tanner Road.

Based on the current Low-Medium Density Residential future land use designation of the subject property, the maximum allowable development of 42 single-family dwelling units would generate 44 new p.m. peak hour trips. The proposed 22,400-square-foot collision repair shop will generate 21 p.m. peak hour trips, resulting in a net reduction of 23 p.m. peak hour trips.

Based on the Concurrency Management System database dated February 2, 2018, there are two deficient roadway segments in the project's impact area. E. Colonial Drive from Woodbury Road to



Lake Pickett Road and from Avalon Park Boulevard to Ingenuity Drive are currently operating at Level of Service F, and there is no available capacity. Hancock Lone Palm Road is a two-lane local road from E. Colonial Drive to Thamhall Way. This roadway is not functionally classified, and as a result, there is no traffic data available to determine its current level of service. This information is dated and is subject to change.

Analysis of the short-term or Interim Year 2022 conditions indicates that in addition to the deficient roadway segments on E. Colonial Drive, Lake Pickett Road from E. Colonial Drive to Percival Road will also be deficient. These deficiencies will occur with or without the proposed amendment.

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 Engineering Division:** The subject property is located in Orange County Utilities' (OCU's) potable water, wastewater, and reclaimed water service areas, and OCU presently has sufficient plant capacity to serve the project. Per OCU, there is a 30-inch potable water main within the E. Colonial Drive right-of-way and a 12-inch water main within the Hancock Lone Palm Road right-of-way. With respect to wastewater, there is a 30-inch forcemain within the E. Colonial Drive right-of-way and a 4-inch forcemain within the Hancock Lone Palm Road right-of-way. Reclaimed water, however, is currently unavailable in the vicinity of the site.

### 3. Rezoning Request Analysis

#### SITE DATA

<b>Adjacent Zoning</b>	N:	A-2 (Farmland Rural District) (1957) C-1 (Retail Commercial District) (1989)
	E:	A-2 (Farmland Rural District) (1957)
	W:	C-1 (Retail Commercial District) (1967)
	S:	A-2 (Farmland Rural District) (1957)

<b>Adjacent Land Uses</b>	N:	Power Substation, Retention Pond
	E:	Undeveloped Residential
	W:	Undeveloped Commercial
	S:	Undeveloped Residential

#### APPLICABLE C-1 (Retail Commercial District) DEVELOPMENT STANDARDS

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

Minimum Building Setbacks

Front:	25 feet
Rear:	20 feet
Side:	0 feet (15 ft. when abutting residential districts)
Side (Street):	15 feet

**PERMITTED USES**

The intent and purpose of this C-1 retail commercial district are as follows: this district is composed of lands and structures used primarily for the furnishing of selected commodities and services at retail. This district is encouraged:

- (1) At intersections of collectors and/or arterials;
- (2) Where it will not direct commercial traffic through residential districts;
- (3) Where adequate public facilities and services are available, as defined in the comprehensive policy plan;
- (4) Where compatible with adjacent areas or where buffers can be provided to ensure compatibility; and
- (5) To a limited extent in rural settlements throughout the county to meet the needs of an identified community, or in growth centers as defined in the comprehensive policy plan.

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

**APPLICABLE C-2 (General Commercial District) DEVELOPMENT STANDARDS**

Minimum Lot Area:	8,000 sq. ft.
Minimum Lot Width:	100 ft. (on major streets, see Article XV) 80 ft. (on all other streets)
Maximum Building Height:	50 ft. (35 ft. within 100 ft. of all residential districts)
Minimum Floor Area:	500 sq. ft.

Minimum Building Setbacks

Front:	25 feet
Rear:	15 feet (20 ft. when abutting residential districts)
Side:	5 feet (25 ft. when abutting residential districts)
Side (Street):	15 feet

**PERMITTED USES**

The intent and purpose of this C-2 general commercial district are as follows: district is composed of certain lands and structures used to provide for the retailing of commodities and the furnishing of several major services, selected trade shops and automotive repairs. This district will be encouraged at locations along minor arterial and major arterial roads where general commercial uses would be compatible with the surrounding neighborhood. Characteristically, this district occupies an area

larger than that of the retail commercial district, serves a considerably greater population, and offers a wider range of services. This district will be promoted within the urban service area or in rural settlements where uses of this intensity are already established. The general commercial district should not be located adjacent to single-family residential zoning districts.

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

**SPECIAL INFORMATION**

**Rural Settlement**

The subject property is not located within a Rural Settlement.

**Joint Planning Area (JPA)**

The subject property is not located within a JPA.

**Overlay District Ordinance**

The subject property is not located within an overlay district.

**Airport Noise Zone**

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

**Water / Wastewater / Reclaim**

	<u>Existing service or provider</u>	<u>Location:</u>
Water:	Orange County Utilities	24-inch watermain within E. Colonial Drive right-of-way, 12-inch watermain within Hancock Lone Palm right-of-way
Wastewater:	Orange County Utilities	30-inch forcemain located within E. Colonial Drive right-of-way, 4-inch forcemain located on Hancock Lone Palm right-of-way
Reclaimed:	Orange County Utilities	Unavailable

**Schools**

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

**Parks and Recreation**

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

**Code Enforcement**

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

**Specific Project Expenditure Report and Relationship Disclosure Forms**

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

**State of Florida Notice**

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

**4. Policy References**

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

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

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

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

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

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

**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**

**Subject Site**



**North of Subject Site**



**South of Subject Site**



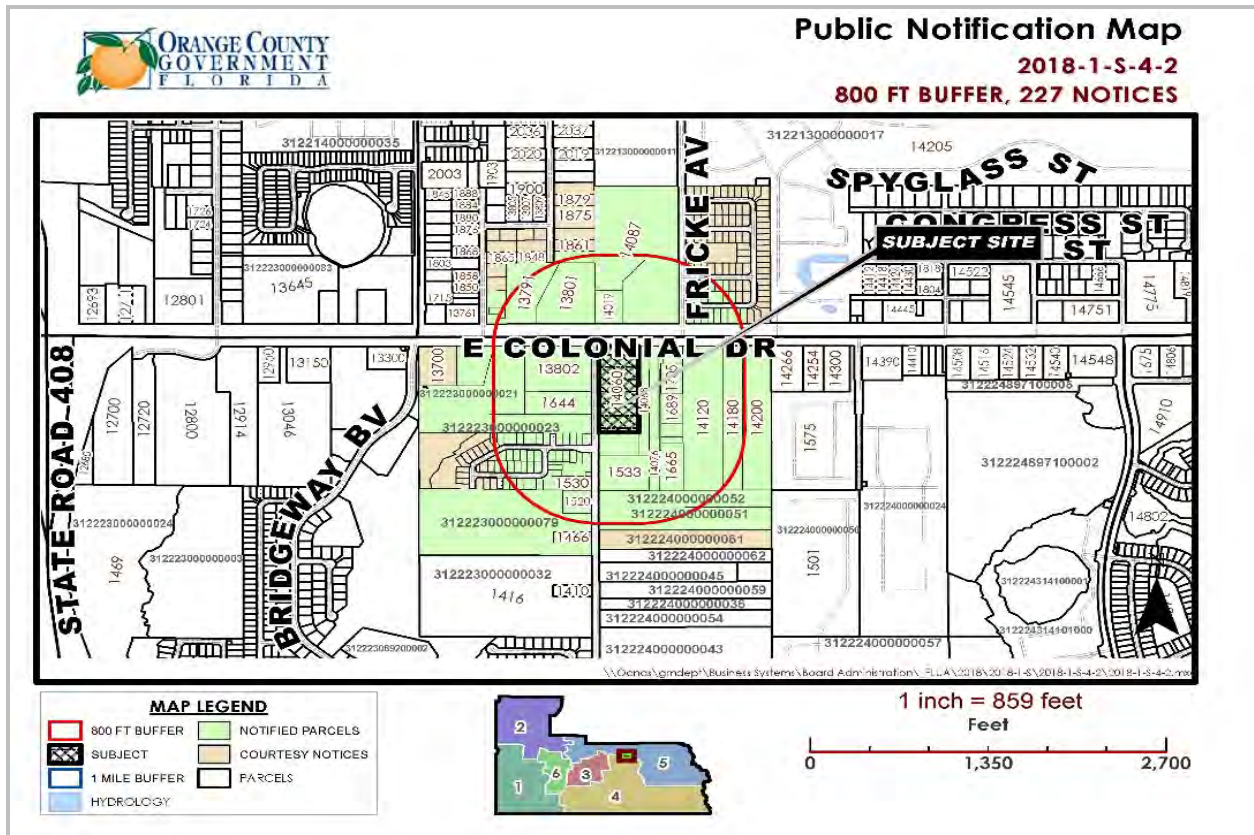
**West of Subject Site**



**East of Subject Site**



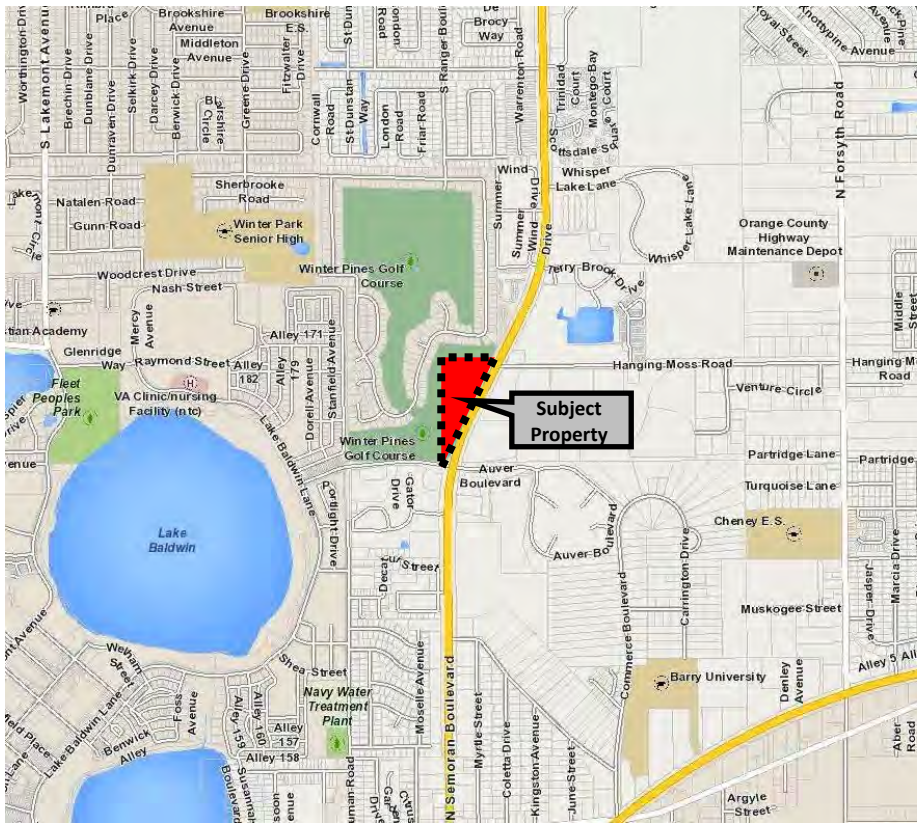
**PUBLIC NOTIFICATION MAP**



**Notification Area**

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





**Applicant/Owner:**  
 Bryan Potts, P.E., Tannath Design, Inc./Filippo Guani Revocable Trust

**Location:**  
 2300 S. Semoran Blvd;  
 Generally located on the west side of S. Semoran Blvd., south and east of Golfside Dr., and north of Baldwin Park St.

**Existing Use:**  
 Undeveloped Office

**Parcel ID Number(s):**  
 15-22-30-0000-00-011

**Tract Size:**  
 6.959 gross acres / 5.2 developable acres

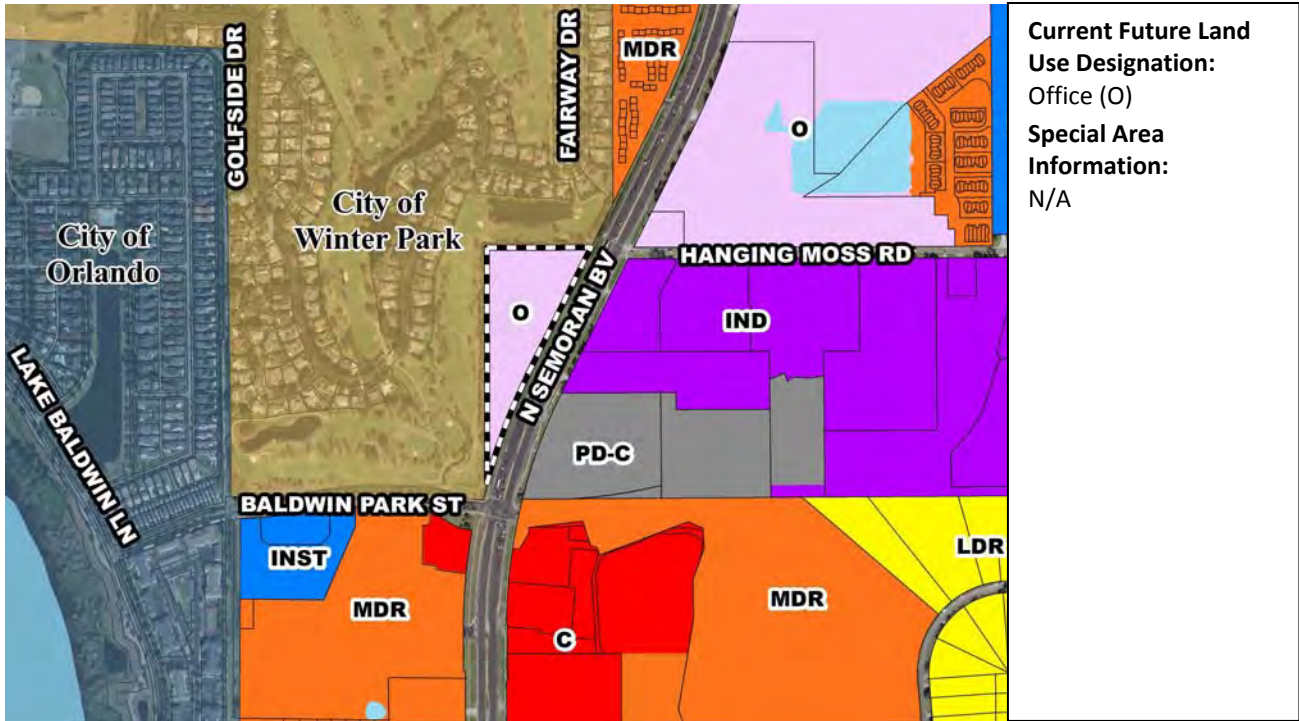
The following meetings/hearings have been held for this proposal:				Project Information	
Report/Public Hearing		Outcome		Future Land Use Map Amendment Request:	
✓	Community Meeting held January 17, 2018, with 52 members of the public in attendance.	Negative		Office (O) to Commercial (C)	
✓	Staff Report	Recommend Denial		<b>Rezoning:</b> P-O (Professional Office District) to C-1 (Retail Commercial District)	
✓	LPA Adoption PZC Rezoning Hearing April 19, 2018	Do Not Adopt & Deny (9-0)		<b>Proposed Development Program:</b> Up to 339,768 square feet of retail commercial development.	
	BCC Adoption BCC Rezoning Hearing June 5, 2018			<b>Public Facilities and Services:</b> Please see the Public Facilities Analysis Appendix for specific analysis on each public facility.	
				<b>Environmental:</b> There are Class I wetlands onsite that are connected to a natural surface water. Orange County Conservation Area Determination CAD-17-11-142 was completed for this project on January 16, 2018.	
				<b>Transportation:</b> The proposed use will result in a net reduction of 148 pm peak hour trips. All roadways within the project impact area currently operate at acceptable levels of service and capacity is available to be encumbered.	



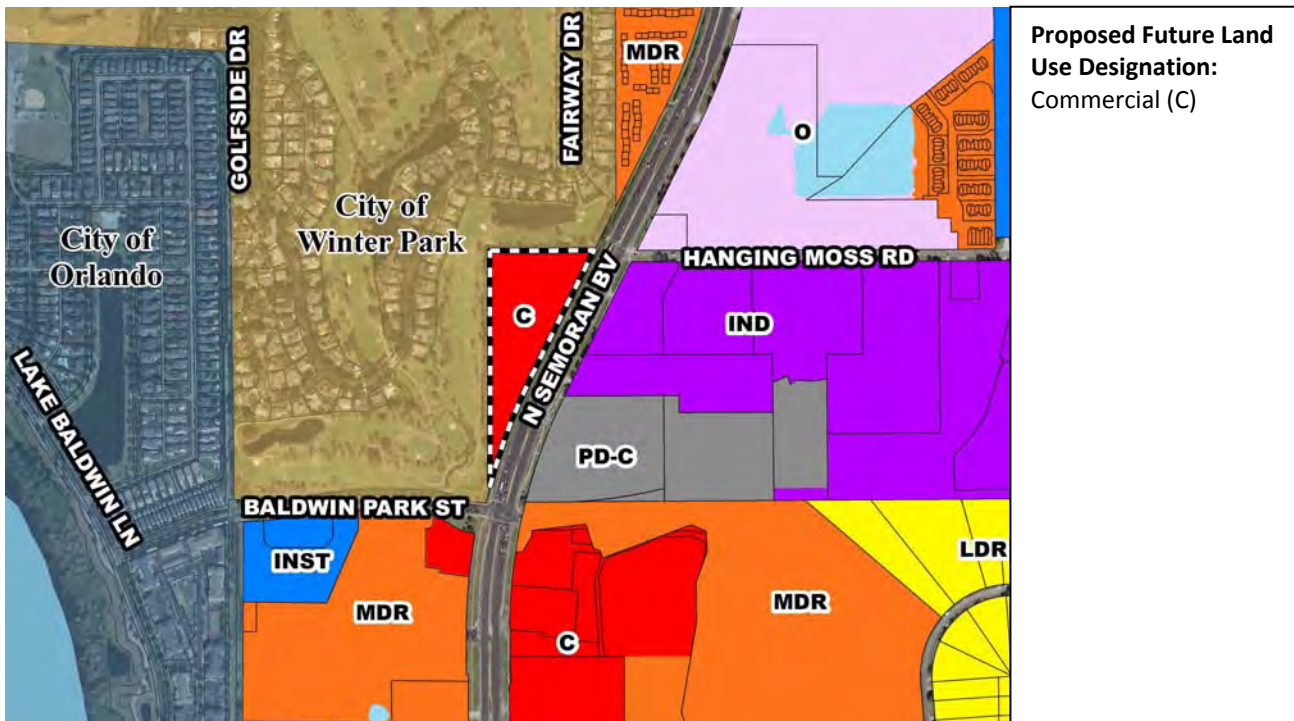
**SITE AERIAL**



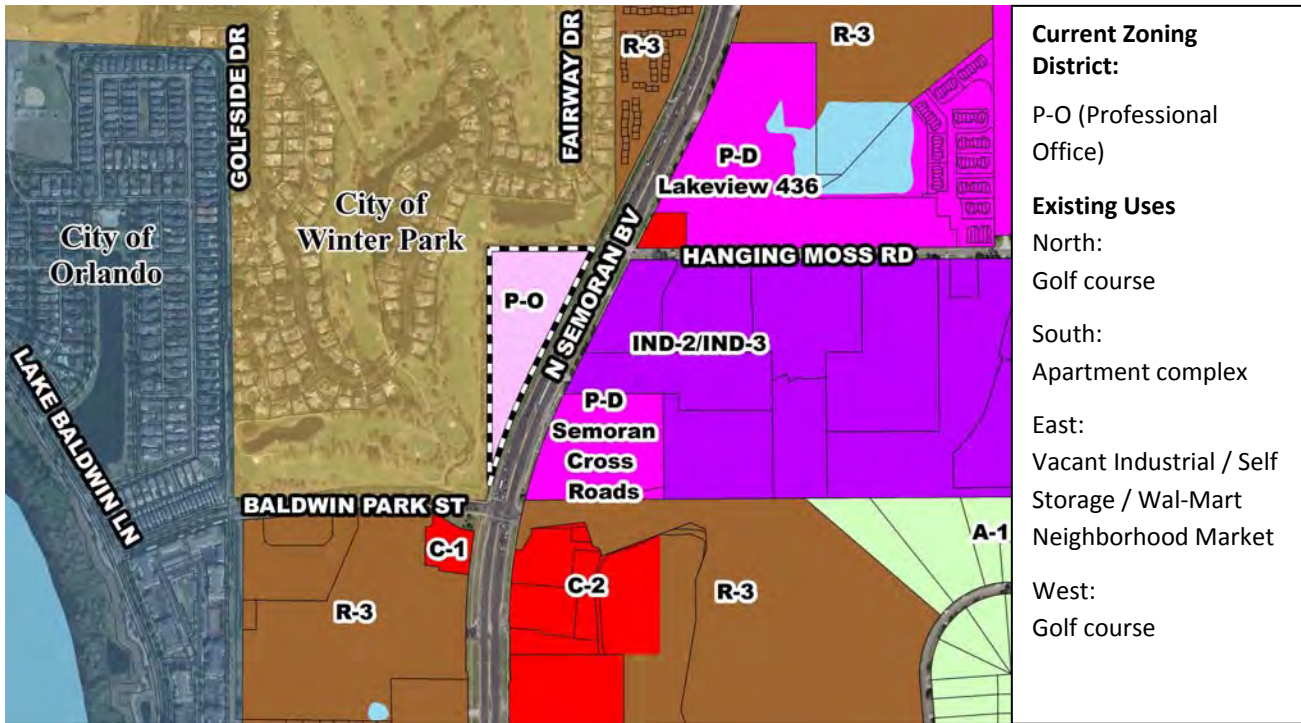
**FUTURE LAND USE - CURRENT**



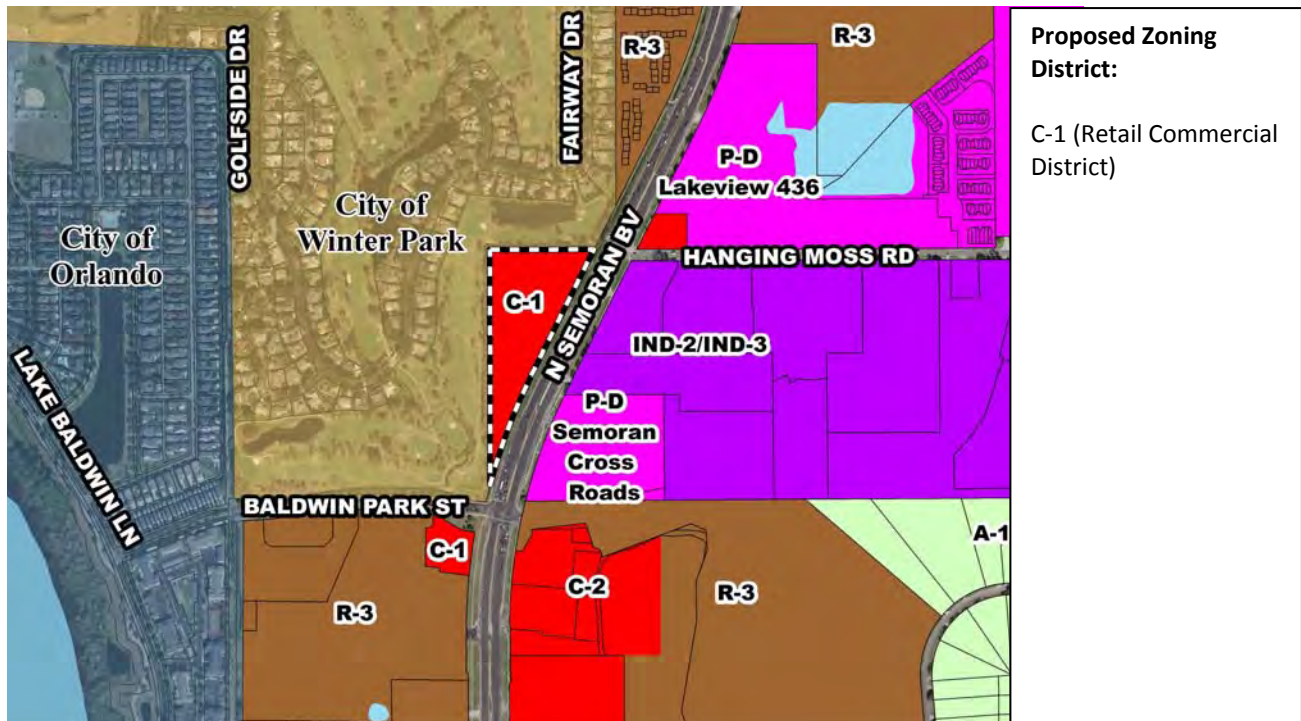
**FUTURE LAND USE - AS PROPOSED**



**ZONING - CURRENT**



**ZONING – AS PROPOSED**



## Staff Recommendations

Staff does not recommend adoption of the amendment. However, if the requested Comprehensive Plan amendment is adopted, action would then be appropriate for the requested rezoning. Below are the staff recommendations for each of these items.

1. **FUTURE LAND USE MAP AMENDMENT:** Make a finding of **inconsistency** with the Comprehensive Plan (see Future Land Use Objectives and Policies FLU1.1.4(A), FLU1.4.2, FLU1.4.3, FLU1.4.4, OBJ FLU8.2, FLU8.2.1, and Neighborhood Element Objective OBJ N1.1), determine that the amendment is not in compliance, and **DO NOT ADOPT** Amendment 2018-1-S-5-1, Office (O) to Commercial (C).
2. **REZONING REQUEST:** Make a finding of **inconsistency** with the Comprehensive Plan and **DENY** Rezoning Case RZ-18-04-003, P-O (Professional Office District) to C-1 (Retail Commercial District).

**ALTERNATIVE REZONING RECOMMENDATION:** In the event that the Board of County Commissioners desires to adopt Amendment 2018-1-S-5-1 and approve the RZ-18-04-003 rezoning, then staff recommends that the following four (4) restrictions be included in the rezoning approval:

### Restrictions:

1. New billboards and pole signs shall be prohibited;
2. A Type "C" buffer shall be used to separate neighborhood commercial (C-1) uses from all residential areas, unless a variance to this restriction and buffer is approved by the Board of Zoning Adjustment (BZA). This buffer shall be completely opaque from the ground up to a height of at least six (6) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof which maintains a completely opaque buffer. This buffer must be three (3) feet high and fifty (50) percent opaque at planting and be capable of attaining full height and opacity within three (3) years;
3. The applicant / developer shall submit a site plan to demonstrate compliance with all Orange County Code requirements (including landscaping) prior to the expansion of any existing structures or new site improvements to accommodate C-1 uses.
4. All canopy lighting shall be full cutoff, and all lighting fixtures shall have shielding to direct illumination away from the property line.

## Analysis

### 1. Background Development Program

The applicant, Bryan Potts with Tannath Design, Inc., has requested to change the Future Land Use Map (FLUM) designation of the subject property from Office (O) to Commercial (C). In conjunction with the FLUM Amendment, the applicant has applied for a rezoning of the site (RZ-18-04-003) from P-O (Professional Office District) to C-1 (Retail Commercial District).

The subject site is located on the west side of S. Semoran Blvd., south and east of Golfside Dr., and north of Baldwin Park St. The subject site is bordered to the north and west by the Winter Pines Golf Course and Golfside single-family subdivision within the City of Winter Park. Across Semoran Boulevard to the east of the subject property is an undeveloped industrial lot, a self-storage facility, and a Wal-Mart Neighborhood Market. An apartment complex is located across Baldwin Park Lane to the south of the subject property.

The requested Commercial (C) FLUM designation would allow for consideration of neighborhood and community scale commercial and office development with a maximum floor area ratio (FAR) of 1.50, or specifically up to to 339,768 sq. ft. of retail commercial uses on the subject property. However, site constraints and development standards such as buffers, setbacks, parking, and drainage make such a high development program unachievable. At the time of submittal of this FLUM Amendment application and rezoning request, the applicant has indicated the intention to develop the property for a a 5,411 sq. ft. convenience store with a gas station, which would encumber the majority of the parcel's developable area.

A community meeting was held on January 17, 2018 at Aloma Elementary School which was attended by fifty-two (52) members of the community. At the community meeting the applicant's representative, Thomas Sullivan with Gray-Robinson, stated that the intention was to orient the development toward S.R 436 (Semoran Blvd.) and retain the existing vegetation and tree canopy on the west side of the subject property so as to not disrupt the existing residential neighborhood. At the meeting, community members argued that the proposed development was incompatible with the existing single-family residential neighborhood. Residents expressed concerns about the noise, light, and criminal activity associated with the proposed development that would operate 24-hours a day which would negatively impact the adjacent golf course community. In addition, on February 26, 2018, the Winter Park City Commission approved resolution # 2203-18, which states the City's opposition to the proposed Future Land Use Map amendment and concurrent rezoning, and requests that Orange County deny the requests.

### 2. Future Land Use Map Amendment Analysis

#### *Consistency*

The requested FLUM amendment and concurrent rezoning request appear to be inconsistent with the applicable Goals, Objectives, and Policies of the Orange County Comprehensive Plan, which are specifically discussed in the paragraphs below.

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**Future Land Use Element Policy FLU1.1.4(A)** states that freestanding professional office and office park-style development may be considered a transitional use between two different types of land uses or land use intensities. The existing Office (O) FLU will allow for development that will serve as a buffer between the existing residential subdivision west of the subject property, and the industrial and commercial development across Semoran Blvd. to the east. Further, the location of the subject property does not meet the requirements of **Future Land Use Element Policy FLU1.4.3**, which states that commercial development shall be concentrated at major intersections.

In addition, **Future Land Use Element Policy FLU1.4.4** states that the disruption of residential areas by poorly located commercial activities shall be avoided. Staff finds that the proposed commercial development that would occur if this FLU Amendment and rezoning were to be approved has the potential to disrupt the existing residential golf course community.

### ***Compatibility***

The proposed Future Land Use Map (FLUM) Amendment and rezoning request appear to be incompatible with the development trends in the surrounding area, existing character, and evolving development trends in the area. As identified in **Future Land Use Element Objective OBJ FLU8.2**, compatibility will continue to be the fundamental consideration in all land use and zoning decisions that involve differing land uses. The Comprehensive Plan requires land use changes to be compatible with the existing development trend in the area, as specified in **Future Land Use Element Policy FLU8.2.1**. Although a number of industrial and commercial developments are located along Hanging Moss Rd. and the east side of Semoran Blvd., the western side of Semoran Blvd. on which the subject property is located is characterized by single and multi-family residential uses. Approval of the FLU Amendment and Rezoning would be incompatible with the existing residential development in the area.

Additionally, **Neighborhood Element Objective N1.1** and **Future Land Use Element Policy FLU1.4.2** maintain that Orange County shall ensure that Future Land Use changes are compatible with, do not adversely impact, and serve existing or proposed neighborhoods. As previously mentioned, the existing Office FLU allows for a transitional use, however, a commercial development would be incompatible and adversely impact the abutting golf course community.

### ***Division Comments***

**Environmental Protection Division:** There are Class I wetlands onsite that are connected to a natural surface water. Orange County Conservation Area Determination CAD-17-11-142 was completed for this project on January 16, 2018. This determination is binding for a period of five years. No construction, clearing, filling, alteration or grading is allowed within or immediately adjacent to a conservation area without first obtaining permission from the Environmental Protection Division (EPD). Reference Orange County Code Chapter 15, Article X, Section 15-376. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers. Impacts to Class I wetlands require approval from the Board of County Commissioners.

Development of the subject property shall comply with all state and federal regulations regarding wildlife and plants listed as endangered, threatened, or species of special concern. The applicant is

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responsible to determine the presence of listed species and obtain any required habitat permits from the U.S. Fish and Wildlife Service (USFWS) and/or the Florida Fish & Wildlife Conservation Commission (FWC).

Per Orange County Code Sections 30-277 and 30-278, all development is required to treat runoff for pollution abatement purposes. Discharge that flows directly into wetlands or surface waters without pretreatment is prohibited. The site discharges into the Lake Baldwin Outfall, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: fecal coliform bacteria). To avoid worsening the existing impairment, the design, operation, and maintenance of stormwater treatment systems shall be in accordance with relevant regulations and best management practices.

Orange County has a Noise Pollution Control ordinance found in Chapter 15, Article V, which is enforced by the Environmental Protection Division. Section 15-185(12) exempts permitted construction activities between the hours of 7 AM and 10 PM. However, sound levels in excess of 55dBA, between 10 PM and 7 AM measured at the nearest residential area property line are considered a violation. During operation of the facility between 7:00 AM and 10:00 PM the limit is 60 dBA, and between 10:00 PM and 7:00 AM the limit is 55 dBA. Enforcement action may be taken as outlined in section 15-187.

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

Fuel storage tanks and on-site fuel handling activities that could result in spills shall comply with all applicable state code. These activities shall include, but are not limited to, protection from fuel spills caused by delivery trucks, fuel transfer activities or other fuel system malfunctions. If any new storage tanks are planned for this location, or if any storage tanks have been installed without proper permitting, then the site shall comply with the Florida Department of Environmental Protection (FDEP) regulations: Chapter 62-761, F.A.C. Petroleum Storage Systems (USTs), Chapter 62-762, F.A.C. Petroleum Storage Systems (ASTs), Chapter 62-780, F.A.C. Petroleum Contamination Site Cleanup Criteria, and Chapter 62-777, F.A.C. Contaminant Cleanup Target Levels.

**Transportation Planning Division:** The applicant is requesting to change 5.2 acres from Office Use to Commercial and approval to develop a 5,411 SF gas station and convenience store. The allowable development based on the approved Future Land Use will generate 281 pm peak hour trips. The proposed use will generate 133 pm peak hour trips resulting in a net reduction of 148 pm peak hour trips.

The subject property is not located within the County's Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. Based on the concurrency management system database dated February 22, 2018, all roadways within the project impact area currently operate at acceptable levels of service and capacity is available to be encumbered. This information

is dated and subject to change. Within the project impact area, Semoran Blvd. is a 6 lane Principal Arterial from East Colonial Drive to University Blvd. and currently operates at a level of service C. 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.

### 3. Rezoning Request Analysis

#### **SITE DATA**

##### **Adjacent Zoning**

N: City of Winter Park (Parks & Recreation District)  
E: R-1 (Single-Family Dwelling District) (1957)  
R-3 (Multiple-Family Dwelling District) (1992)  
W: City of Winter Park (Parks & Recreation District)  
S: City of Winter Park (Parks & Recreation District),  
C-1 (Retail Commercial District) (2013), and R-3 (Multiple Family Dwelling District) (1967)

##### **Adjacent Land Uses**

N: Winter Pines Golf Course  
E: Undeveloped Land, Self-Storage Complex, and Wal-Mart Neighborhood Market  
W: Winter Pines Golf Course and Apartment Complex

#### **APPLICABLE C-1 (Retail Commercial District) DEVELOPMENT STANDARDS**

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

#### **Minimum Building Setbacks**

Front: 25 feet  
Rear: 20 feet  
Side: 0 feet (15 ft. when abutting residential districts)  
Side (Street): 15 feet

#### **PERMITTED USES**

The intent and purpose of this C-1 retail commercial district are as follows: this district is composed of lands and structures used primarily for the furnishing of selected commodities and services at retail. This district is encouraged:

- (1) At intersections of collectors and/or arterials;
- (2) Where it will not direct commercial traffic through residential districts;
- (3) Where adequate public facilities and services are available, as defined in the comprehensive policy plan;



- (4) Where compatible with adjacent areas or where buffers can be provided to ensure compatibility; and
- (5) To a limited extent in rural settlements throughout the county to meet the needs of an identified community, or in growth centers as defined in the comprehensive policy plan.

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

**SPECIAL INFORMATION**

**Rural Settlement**

The subject property is not located within a Rural Settlement.

**Joint Planning Area (JPA)**

The subject property is not located within a JPA.

**Overlay District Ordinance**

The subject property is not located within an overlay district.

**Airport Noise Zone**

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

**Water / Wastewater / Reclaim**

	<u>Existing service or provider</u>
Water:	City of Winter Park
Wastewater:	City of Winter Park
Reclaimed:	City of Winter Park

**Schools**

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

**Parks and Recreation**

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

**Code Enforcement**

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

**Specific Project Expenditure Report and Relationship Disclosure Forms**

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

**State of Florida Notice**

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

**4. Policy References**

**FLU1.1.4 (A) OTHER URBAN RELATED OPTIONS** – The following are non-residential Future Land Use designations that are predominately found in the Urban Service Area. These may also be located within Rural Settlements on a limited basis.

FLUM Designation	General Description	Density/Intensity
<b>Urban Non-Residential – Predominantly urban in use</b>		
Office (O)	Office uses include professional office and office park style development. Office uses can be considered as a transitional use between two different types of land use or land use intensities.	1.25 FAR

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

**FLU1.4.3** The location of commercial development shall be concentrated at major intersections and within Activity Centers and Neighborhood Activity Nodes within the Urban Service Area.

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

**OBJ FLU8.2 COMPATIBILITY.** Compatibility will continue to be the fundamental consideration in all land use and zoning decisions. For purposes of this objective, the following polices shall guide regulatory decisions that involve differing land uses.

**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.

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

**Site Visit Photos**

**Subject Site – Undeveloped Land**



**North – Golf Course**



**South – Apartment Complex**



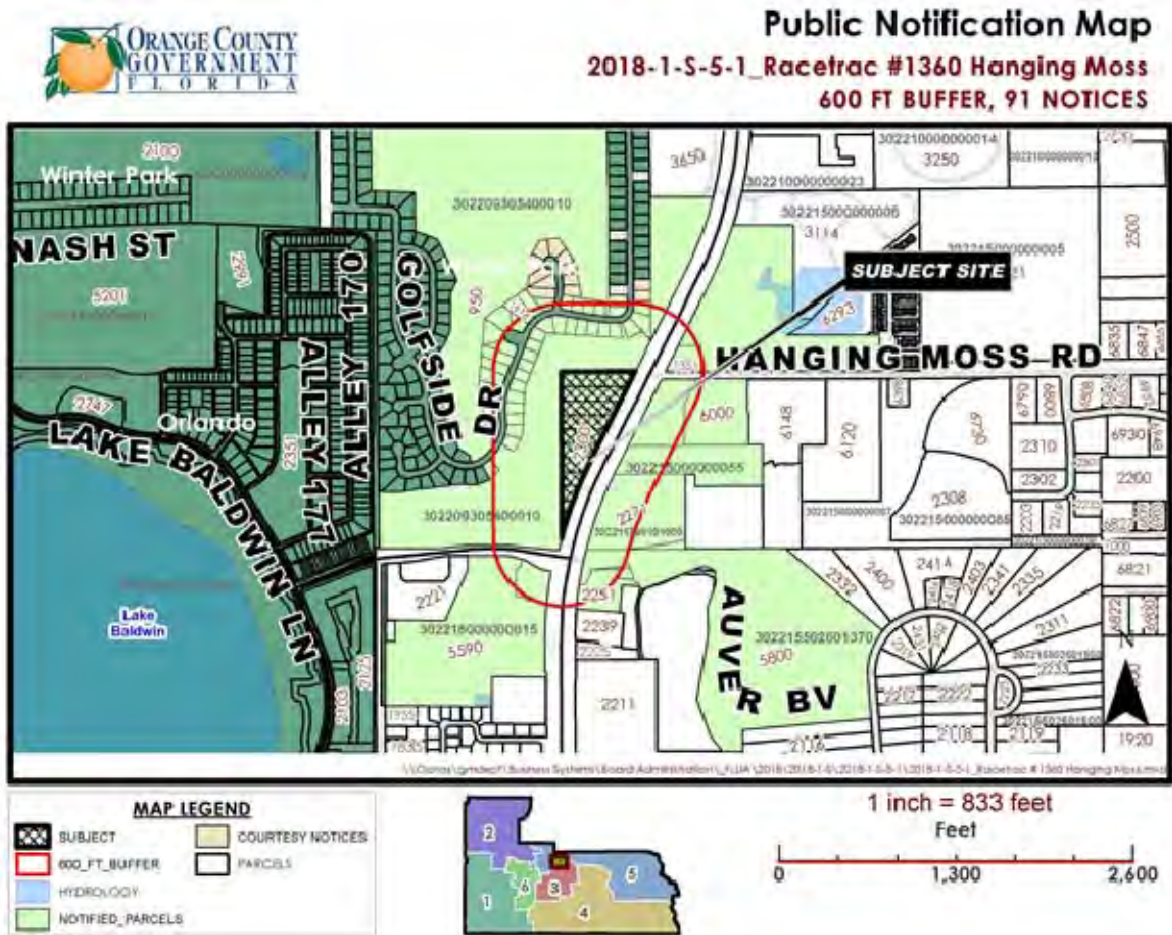
**West – Golf Course**



**East – Walmart Neighborhood Market**



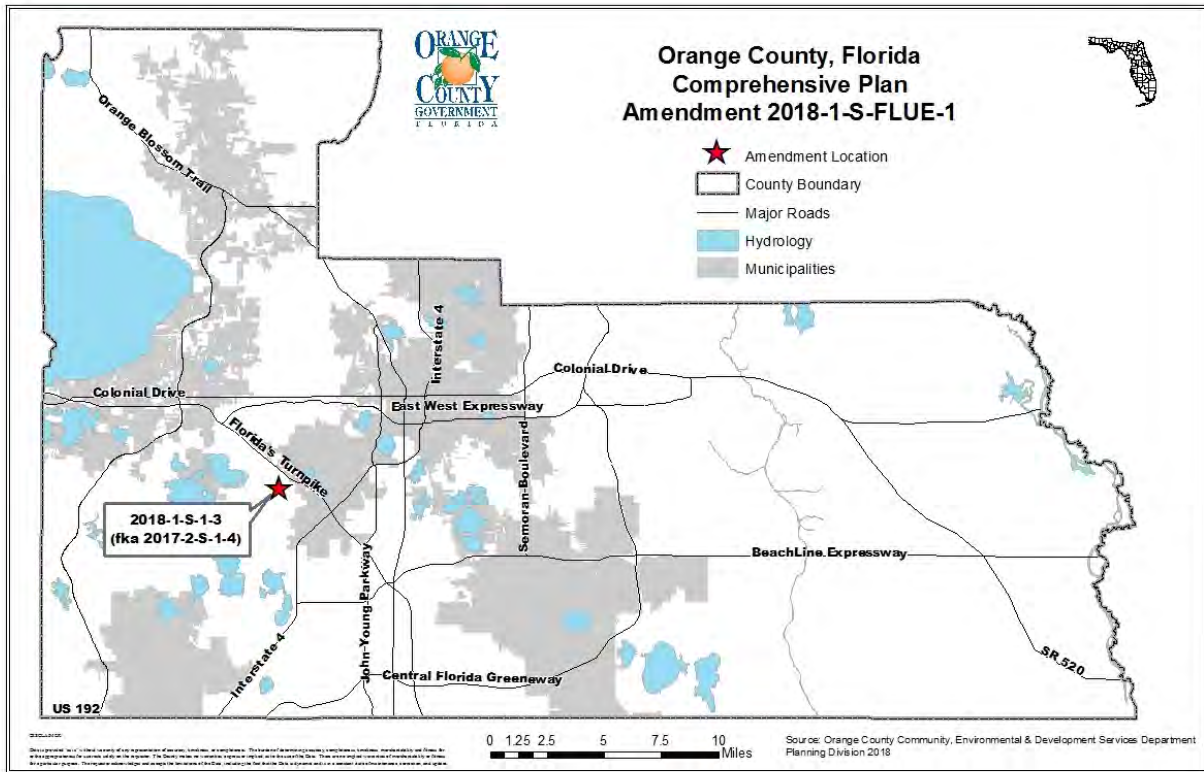
**PUBLIC NOTIFICATION MAP**



**Notification Area**

- 600 ft. plus homeowner associations within a 1-mile radius of the subject site
- 91 notices sent





The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
<b>Report/Public Hearing</b>		<b>Outcome</b>	<b>Title:</b> Amendment 2018-1-S-FLUE-1	
✓	Staff Report	Recommend Adoption	<b>Division:</b> Planning	
✓	LPA Adoption April 19, 2018	Recommend adoption (8-1)	<b>Request:</b> Amendment to the Future Land Use Element Policy FLU8.1.4 establishing the maximum densities and intensities for proposed Planned Developments within Orange County	
	BCC Adoption	June 5, 2018	<b>Revision:</b> FLU8.1.4	

This request involves a privately-initiated map amendment, Amendment 2018-1-S-1-3 (fka 2017-2-S-1-4). Staff is recommending that the Board of County Commissioners (Board) make a finding of consistency with the Comprehensive Plan, determine the plan amendment is in compliance, and **ADOPT** Amendment 2018-1-S-FLUE-1 to include the development program for Amendment 2018-1-S-1-3 in Future Land Use Element Policy FLU8.1.4.

## A. Background

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

Staff is recommending the Board make a finding of consistency with the Comprehensive Plan and adopt Amendment 2018-1-S-1-3 (fka 2017-2-S-1-4); therefore, the development program for this amendment would be added to Policy FLU8.1.4. For specific references of consistency with the Comprehensive Plan, please refer to the staff report for this amendment.

## B. Policy Amendments

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

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

Amendment Number	Adopted FLUM Designation	Maximum Density/ Intensity	Ordinance Number
***	***	***	***
<u>2018-1-S-1-3 (fka 2017-2-S-1-4)</u> <u>CERTUS Senior Living</u>	<u>Planned Development- Commercial (Assisted Living Facility) (PD-C) (ALF)</u>	<u>46,000 sq. ft. assisted living facility with 64 beds</u>	<u>2018-</u>

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ORDINANCE NO. 2018-\_\_\_\_\_

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING AMENDMENTS PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2018 CALENDAR YEAR (FIRST CYCLE); AND PROVIDING EFFECTIVE DATES.

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

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

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

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

c. On December 21, 2017, the Orange County Local Planning Agency (“LPA”) held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and

d. On January 23, 2018, the Orange County Board of County Commissioners (“Board”) held a public hearing on the transmittal of the proposed amendments to the Comprehensive Plan, as described in this ordinance; and



30 e. On March 16, 2018, the Florida Department of Economic Opportunity (“DEO”)  
31 issued a letter to the County relating to the DEO’s review of the proposed amendments to the  
32 Comprehensive Plan, as described in this ordinance; and

33 f. On April 19, 2018, the LPA held a public hearing at which it reviewed and made  
34 recommendations regarding the adoption of the proposed amendments to the Comprehensive Plan  
35 as described in this ordinance; and

36 g. On June 5, 2018, the Board held a public hearing on the adoption of the proposed  
37 amendments to the Comprehensive Plan as described in this ordinance, and decided to adopt them.

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

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

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

48 \* \* \*

49 **[Amendment 2018-1-B-FLUE-2:]**

50 FLU8.1.4 The following table details the maximum densities and intensities for the Planned  
51 Development (PD) Future Land Use designations that have been adopted  
52 subsequent to January 1, 2007.  
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<b>Amendment Number</b>	<b>Adopted FLUM Designation</b>	<b>Maximum Density/Intensity</b>	<b>Ordinance Number</b>
* * *	* * *	* * *	* * *
<del>2010-1-A-2-2</del> <del>The Parks at Mount Dora</del>	<del>Planned Development – Office/ Low Medium Density Residential (PD-O/LMDR) and Expansion of the Northwest Growth Center (GC)</del>	<del>75,000 s.f. office 280 multi-family senior housing units</del>	<del>2010-13</del>
* * *	* * *	* * *	* * *
<u>2018-1-A-2-1</u> <u>The Parks at Mount Dora</u>	<u>Growth Center-Planned Development – Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)</u>	<u>75,000 sq. ft. of commercial development and up to 280 multi-family dwelling units</u>	<u>2018-[insert ordinance number]</u>

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

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

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

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

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

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72 ADOPTED THIS 5<sup>th</sup> DAY OF JUNE, 2018.

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**ORANGE COUNTY, FLORIDA**

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By: Board of County Commissioners

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By: \_\_\_\_\_

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Teresa Jacobs

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Orange County Mayor

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83 ATTEST: Phil Diamond, CPA, County Comptroller

84 As Clerk to the Board of County Commissioners

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88 By: \_\_\_\_\_

89 Deputy Clerk

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**APPENDIX “A”**  
**FUTURE LAND USE MAP AMENDMENTS**

<b>Appendix A*</b>		
<i>Privately Initiated Future Land Use Map Amendments</i>		
<b>Amendment Number</b>	<b>Future Land Use Map Designation FROM:</b>	<b>Future Land Use Map Designation TO:</b>
<b>2018-1-A-2-1</b>	<b>Growth Center-Planned Development- Office/Low-Medium Density Residential (GC-PD-O/LMDR)</b>	<b>Growth Center-Planned Development- Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)</b>
<b>*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.</b>		

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ORDINANCE NO. 2018-\_\_\_\_\_

AN ORDINANCE PERTAINING TO COMPREHENSIVE PLANNING IN ORANGE COUNTY, FLORIDA; AMENDING THE ORANGE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “2010-2030 COMPREHENSIVE PLAN,” AS AMENDED, BY ADOPTING SMALL SCALE DEVELOPMENT AMENDMENTS AND RELATED TEXT AMENDMENTS PURSUANT TO SECTION 163.3187, FLORIDA STATUTES; AND PROVIDING EFFECTIVE DATES.

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

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

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

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

c. On April 19, 2018, the Orange County Local Planning Agency (“LPA”) held a public hearing at which it reviewed and made recommendations regarding the adoption of the proposed amendments to the Comprehensive Plan as described in this ordinance; and

d. On June 5, 2018, the Board held a public hearing on the adoption of the proposed amendments as described in this ordinance, and decided to adopt them.

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



53 However, if an amendment is challenged within 30 days after adoption, the amendment that is  
54 challenged may not become effective until the Department of Economic Opportunity or the  
55 Administration Commission issues a final order determining that the adopted amendment is in  
56 compliance.

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

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63 ADOPTED THIS 5<sup>th</sup> DAY OF JUNE, 2018.

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**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

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By: \_\_\_\_\_  
Teresa Jacobs  
Orange County Mayor

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

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80 By: \_\_\_\_\_  
81 Deputy Clerk

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**APPENDIX “A”**

**FUTURE LAND USE MAP AMENDMENTS**

<i>Appendix A*</i>		
<i>Privately Initiated Future Land Use Map Amendments</i>		
<b>Amendment Number</b>	<b>Future Land Use Map Designation FROM:</b>	<b>Future Land Use Map Designation TO:</b>
2018-1-S-1-2	Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5)	Rural Settlement 1/2 (RS 1/2)
2018-1-S-1-3 (fka 2017-2-S-1-4)	Low Density Residential (LDR)	Planned Development- Commercial (Assisted Living Facility) (PD-C) (ALF)
2018-1-S-2-1	Low Density Residential (LDR)	Commercial (C)
2018-1-S-4-1	Rural Settlement 1/2 (RS 1/2)	Rural Settlement 1/1 (RS 1/1)
2018-1-S-4-2	Low-Medium Density Residential (LMDR)	Commercial (C)
2018-1-S-5-1	Office (O)	Commercial (C)
<b>*The Future Land Use Map (FLUM) shall not depict the above designations until such time as they become effective.</b>		

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## Community Meeting Memorandum

**DATE:** November 6, 2017  
**TO:** Gregory Golgowski, Chief Planner, Comprehensive Planning  
**FROM:** Nicolas Thalmueller, Planner  
**SUBJECT:** Amendment 2018-2-A-2-1 Community Meeting Synopsis  
**C:** Project File

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**Location of Project:** 6989 N Orange Blossom Trail; Generally located east of N. Orange Blossom Trail, north of Stoneybrook Hills Parkway, and south of Robie Avenue.

**Property Identification:** 04-20-27-0000-00-001

**Meeting Date and Location:** November 1<sup>st</sup>, 2017 at Stoneybrook Hills Clubhouse

**Attendance:**

District 2 P & Z Commissioner:	William Gusler
Planning Division staff:	Nicolas Thalmueller, Planning Division Steven Thorp, Planning Division Dan Kilponen, Planning Division Greg Golgowski, Planning Division
Residents:	71 residents 730 community meeting notices sent

**Overview of Project:**

The applicant, Timothy Green with Green Consulting Group, has requested to change the Future Land Use (FLU) designation of the subject property from Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O/LMDR) to Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C.LMDR). The 63.57 acre subject site is located adjacent to the Orange County/Lake County line on the east side of N. Orange Blossom Trail, north of Stoneybrook Hills Parkway, and south of Robie Avenue.

In 2010, a FLU amendment (2010-1-A-2-2) was approved to change the property's designation from Rural (R) to its current designation and to incorporate it into the Northwest Growth Center. The property was eligible for incorporation into the growth center because it is within the Orange County / Mount Dora Joint Planning Area (JPA) and is designated for office and low-medium density residential development on the conceptual JPA land use map. The 2010 FLU change entitled the property for a specific development program of 75,000 sq. ft. of office uses and 280 multi-family senior housing units. The current request is to change that development program to 75,000 sq. ft. of commercial development and 500 multi-family dwelling units. This change will also require an amendment to the Mount Dora Joint Planning Area Conceptual Map, which will have to be approved by both the County and City. The property will have to rezone to Planned Development but there is currently no request to change the zoning.

**Meeting Summary:**

Nicolas Thalmueller opened the meeting at 6:02 P.M. and introduced Orange County Staff and the applicant. Mr. Thalmueller explained the concepts of Zoning and Future Land Use classifications, noted the requested change, discussed the history of the property, and summarized the Future Land Use Map Amendment process – noting the upcoming Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC) public hearing dates as additional opportunities for public input on the request. The purpose of the meeting was to give the applicant a chance to present his plans for the site and to gather community input. It was emphasized that no decisions would be made that.

The applicant, Tim Green, explained that the original idea in 2010 was that the area needed office style development, however, since the city of Mount Dora had developed a nearby office center, office was no longer desired. The applicant further explained that in 2010, at the request of the Orange County School Board, the applicant agreed to limit the multi-family development to senior housing units because there was no school capacity in the area. The applicant finished his presentation by stating that he was hoping to have a conversation with the community about what type of development they would prefer on the property and that the property owner was amenable to adjusting their request based on community input.

Several residents in attendance expressed concerns that the requested density was too intense to be compatible with the surrounding development. These residents expressed that there was only low density, single-family residential development in the area and that allowing the development of multi-family apartments on the subject property would be incompatible with the

existing development pattern. In response, the applicant stated that the property was already entitled for 280 apartments.

Another point of concern among the residents was the requested change from office development to commercial development. In his presentation, the applicant stated that in 2010 they believed that there was a market for office uses in the area, but there has been a significant amount of office development to the north in Mount Dora in the years since. Quite a few residents stated that there was no need for additional commercial development in the area, and pointed to the fact that there are vacancies in the Publix shopping center just south of the subject property.

Traffic was a primary concern among the residents' responses. Many individuals inquired as to whether a traffic study was required and expressed apprehension that the requested density would result in an increase in traffic that would disrupt the existing communities. The applicant stated that a traffic study was submitted as part of the application package, although he did not have the specific numbers with him that night. Staff further informed the residents that, as part of the amendment process, the Transportation Planning Division will be conducting an analysis of traffic impacts to the surrounding roadways. 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 may include proportionate share payment in order to mitigate any transportation deficiencies.

Similarly, residents stated that there were few schools in the area and that the proposed multi-family development would exert an undue burden on the existing school capacity. The applicant explained that they were currently in the process of entering into a capacity enhancement agreement with the school system and that they would be required to pay a fee based on the resulting impact from the development.

Another major point of contention was the desire of the residents for clarity on technical aspects of the proposed development. Residents wanted to know exactly what the proposed development would look like, how the uses would be distributed, and where the access points would be. The applicant responded that they do not have an end user or developer in mind for the property and has no specific development plans at this stage in the process. The applicant did offer that, ideally, there would be access to Stoneybrook Hills Parkway, and in fact, a condition of approval on the Foothills of Mt. Dora Planned Development Land Use Plan may require access between the developments. Mr. Thalmueller added that the technical details that the community members were requesting are not required at the initial transmittal stage for the requested FLU amendment. Those details would be specified when the applicant submits a rezoning application and will be identified through the Planned Development review process.

Finally, several requests were made that another community meeting be held to discuss the proposal. Staff stated when the applicant submits a Planned Development rezoning application, a community meeting would be required. Staff continued that the community meetings are held at the County Commissioner's discretion and that if the residents reached out to District 2 Commissioner Bryan Nelson's office, they could request an additional community meeting.

The meeting adjourned at 7:30 P.M and the overall tone was **NEGATIVE**.



## Community Meeting Memorandum

**DATE:** January 26, 2018  
**TO:** Gregory Golgowski, Chief Planner, Comprehensive Planning  
**FROM:** Nicolas Thalmueller, Planner  
**SUBJECT:** Amendment 2018-1-S-1-1 Community Meeting Synopsis  
**C:** Project File

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**Location of Project:** 9051 Westover Roberts Road; Generally located north of Westover Roberts Road, south of the Florida Turnpike, west of S. Apopka Vineland Road, and east of Roberts Landing Road.

**Property Identification:** 04-23-28-0000-00-010

**Meeting Date and Location:** January 25, 2018 at Gotha Middle School

### Attendance:

District Commissioner:	Betsy VanderLey, District 1 Commissioner Diana Dethlefs, District 1 Commissioner Aide
P & Z Commissioner:	Jimmy Dunn
Planning Division staff:	Nicolas Thalmueller, Planning Division Misty Mills, Planning Division Steven Thorp, Planning Division Greg Golgowski, Planning Division
Other County Staff:	Diana Almodovar, Development Engineering Mirna Barq, Transportation Planning Division
Residents:	69 residents 153 community meeting notices sent

**Overview of Project:**

The applicant, Darrell Nunnelley, has requested to change the Future Land Use designation of the subject property from Rural Settlement 1/1 (RS 1/1) to Planned Development-Commercial (PD-C). The 6.667-acre subject property is located at the intersection of S. Apopka Vineland Road and Westover Roberts Road, and is located within the Gotha Rural Settlement. The Planned Development Future Land Use requires applicants to identify a specific development program which is adopted into the Orange County Comprehensive Plan along with the proposed Future Land Use Map (FLUM) amendment. The specific development program requested for this project would allow for the development of an approximately 30,567 sq. ft. Assisted Living Facility with 50 beds and up to 13,000 sq. ft. of C-1 Commercial Uses. A Planned Development rezoning will be required prior to development approvals.

**Meeting Summary:**

Nicolas Thalmueller opened the meeting at 6:02 P.M. and introduced Orange County Staff. Following an explanation of expected conduct during the meeting by Commissioner VanderLey, Mr. Thalmueller explained the concepts of Zoning and Future Land Use classifications, noted the requested change, and summarized the Future Land Use Map Amendment process and upcoming public hearing dates as additional opportunities for public input on the request. Mr. Thalmueller further explained that the subject property was located within the Gotha Rural settlement, which meant that additional County policies and standards would apply. In addition, limited community-serving commercial developments are permitted uses within rural settlements.

The applicant presented a slideshow that identified the proposed development on the subject property would consist of a two story assisted living facility on top of a ground level parking facility, as well as a convenience store with gas station where the pumps would be camouflaged and out of view. The presentation included examples of developments in the area that are similar in style and intensity to the proposal including the Bay Hill office center and an Isleworth office development.

The area residents who attended the meeting raised a variety of issues regarding the proposed development, the most prominent of which was compatibility. Several residents expressed concern that the proposed development was incompatible with the development trends in the area and would negatively impact the existing single-family residential neighborhoods. The residents strongly voiced their desire to keep the area rural and residential in nature. Many stated that they moved to the area because of the residential nature of the community and were opposed to any commercial development within the Rural Settlement. In turn, another resident expressed concern that the County's rural settlements in general have been experiencing development pressures and that the County continue to protect and preserve the historic and rural nature of these areas. Another resident worried that additional commercial

development in the primarily residential community would lead to an increase in the incidence of criminal activity in the area. In response, the applicant showed a series of presentation slides that showed other similar developments have been constructed in the area in recent years which had not negatively impacted the surrounding communities. However, the residents in attendance disagreed with the applicant's assessment and argued that the examples provided were far enough away from the area, making them irrelevant.

A number of residents stated that when the Orange County Fire Station adjacent to the subject property was constructed in the early 2000's, the County assured the community that the subject property would always retain its RS 1/1 FLUM Designation. Commissioner VanderLey and Mr. Thalmueller explained that the current Orange County Comprehensive Plan policies permit several land uses within Rural Settlements., including limited commercial uses. A landowner has the right to request a land use change. When County staff receives a land use amendment application, they have to take that application through the process. Mr. Thalmueller continued that just because the request has been made, it does not automatically mean that it will be approved because it has to be approved by the Board of County Commissioners before it takes effect.

Traffic and access was another concern among the residents. The residents expressed concern that non-residential development would only exacerbate the existing traffic issues in the area and negatively impact the existing community. Diana Almodovar, the manager of the development engineering division stated that the County would not approve access to the subject property from Apopka Vineland Road, so the property would only be able to be accessed from Westover Roberts Road. Mr. Thalmueller also noted that, as part of the amendment process, the Transportation Planning Division was in the process of conducting an analysis of traffic impacts to the surrounding roadways, and that 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 may include a proportionate share payment to mitigate any transportation deficiencies.

Several residents inquired as to what the property owner's intent was when they bought the property. The applicant answered that the original idea was to build offices for their business but was unable to at the time due to market considerations. The applicant argued that there is not demand in the area for additional large lot detached single-family homes and that the property owner wanted to try to find a better use for the property.

Finally, one resident raised concern about notifications. Commissioner VanderLey noted that the county is financially restrained from sending out thousands of notification letters for every case. The commissioner explained that in addition to the physical notification letters that the county sends out, her office distributes notifications to her email list and that everyone that signed in at the meeting would be added to that list in the future. Mr. Thalmueller added that it is the County's practice to substantially expand the legally required notification area for each

application, and that staff does their best to send notices to whole neighborhoods but it is impossible to catch everyone. Mr. Thalmueller also promoted the development web application OFCLatlas, which is an app that can be downloaded to phones or found online that helps residents keep up to date with development proposals in their community.

The meeting adjourned at 7:00 P.M and the overall tone was **NEGATIVE**.





## Community Meeting Memorandum

**DATE:** April 3, 2018  
**TO:** Alberto A. Vargas, MArch., Planning Manager  
**FROM:** Jennifer DuBois, Senior Planner  
**SUBJECT:** Amendment 2018-1-S-1-2 (R. Keith Yarborough/Turkey Farm) – Community Meeting Synopsis  
**C:** Project File

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**Location of Project:** 4441 Avalon Road; generally located on the east side of Avalon Road, south of Dangler Road and north of Phil C. Peters Road.

**Meeting Date and Location:** Thursday, March 1, 2018, at 6:00 PM at Whispering Oak Elementary School, 15300 Stoneybrook West Parkway, Winter Garden, FL 34787

### Attendance:

District Commissioner	District 1 Commissioner Betsy VanderLey
Commissioner's Aide	District 1 Commissioner's Aide Diana Dethlefs
PZC/LPA Commissioner	District 1 Commissioner Jimmy Dunn
Orange County Staff	Jennifer DuBois and Sue Watson, Planning Division
Applicant	R. Keith Yarborough
Property Owners	R. Keith and Susan M. Yarborough
Residents	89 notices sent; 16 residents in attendance

**Overview of Project:** The applicant, Keith Yarborough, is seeking to change the Future Land Use Map (FLUM) designation of the 9.18-acre subject parcel, a remnant of the 100-acre Avalon Turkey Farm, which operated until 1973. Located in the Lake Avalon Rural Settlement, the property is presently the site of two conventional single-family homes, one manufactured home, and three outbuildings formerly associated with the farm. (A third conventional single-family dwelling was demolished in 2007.) As depicted on the current future land use map, the parcel has three future land use designations: Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5, which allow for residential development at minimum densities of one (1) dwelling unit per net acre, one (1) dwelling unit per two (2) net acres, and one (1) dwelling unit per five (5) net acres, respectively. At this time, Mr. Yarborough is requesting the future land use designation of RS 1/2 for the entire site to allow for the creation of four (4) single-family residential parcels, each with a minimum net area of two (2) acres. It is Mr. Yarborough's intent to retain the property's current A-1 (Citrus Rural District) zoning classification, which permits residential development and such agricultural uses as citrus production, nurseries, greenhouses, vegetable farms, and the raising of livestock and poultry, as established in Section 38-77, Use Table, of the Orange County Code.

**Meeting Summary:** Senior Planner Jennifer DuBois opened the meeting at 6:00 p.m. and provided an overview of the requested Future Land Use Map Amendment and the public hearing process.

She informed the meeting participants of the upcoming April 19, 2018, Local Planning Agency (LPA) and June 5, 2018, Board of County Commissioners (BCC) adoption public hearing dates. Ms. DuBois asked the attendees if they had any questions. As none were raised, she turned the meeting over to the applicant, Keith Yarborough.

Mr. Yarborough also presented an overview of the proposed project, noting that the former Avalon Turkey Farm was owned and operated by his wife Susan's parents. He stated that he and Mrs. Yarborough currently reside on the property.

Mr. Yarborough informed the meeting attendees that he is seeking the Rural Settlement 1/2 (RS 1/2) future land use designation to allow for the creation of four single-family homesites with frontage on Avalon Road. He explained that the rear of the property abuts a Water Conserv II Rapid Infiltration Basin (RIB) site. In answer to an area resident, Mr. Yarborough confirmed that he intends to retain the A-1 (Citrus Rural District) zoning classification for the entire 9.18-acre property to help ensure the protection of the Lake Avalon Rural Settlement's history and character.

Mr. Yarborough also provided a conceptual plan showing the proposed layout of the four lots, each with an approximate lot area of 2.29 acres, consistent with the minimum two-acre lot size requirement of the requested RS 1/2 future land use classification and compatible with the rural residential development pattern of the surrounding area. Mr. Yarborough explained that the property is presently the site of two conventional single-family homes and one manufactured home, with a third conventional single-family home located on the premises until its 2007 demolition. He stated that he intends to remove the manufactured home and replace it with a single-family detached home and demolish the barn previously used for the operation of the Avalon Turkey Farm.

Mr. Yarborough noted that he and his wife plan to continue living in their home and wish to build a home on one of the lots for his wife's parents. In response to a meeting participant, he stated that his son, currently a college student, may opt to live on one of the homesites at a later date. In answer to an area resident, Ms. DuBois emphasized that any of the four lots, if approved, could be sold to a non-family member in the future. A member of the audience questioned whether Mr. Yarborough would be eligible to apply for the family lot provision, rather than a Subdivision Determination (lot split), to ensure that the four parcels would initially remain in the family. Ms. DuBois explained that the family lot provision may be sought only for qualifying properties with the Rural/Agricultural (R) future land use designation. Per the Orange County Code, the family lot provision may not be granted for parcels within a Rural Settlement.

None of the meeting participants expressed opposition to the requested amendment or the proposed creation of four A-1-zoned residential homesites.

Ms. DuBois and Commissioner VanderLey thanked the meeting attendees for their participation.

The meeting concluded at 6:25 p.m. The tone of the meeting was **POSITIVE**.



## Community Meeting Memorandum

**DATE:** October 12, 2017  
**TO:** Gregory Golgowski, Chief Planner, Comprehensive Planning  
**FROM:** Nicolas Thalmueller, Planner  
**SUBJECT:** Amendment 2017-1-S-1-4 Community Meeting Synopsis  
**C:** Project File

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**Location of Project:** 7865 and 7753 Conroy Windermere Rd.; Generally located north of Conroy Windermere Rd., south of San Remo Pl., west of S. Hiawasse Rd., and east of Winderlakes Dr.

**Property Identification:** 11-23-28-0000-00-041/044

**Meeting Date and Location:** October 11<sup>th</sup>, 2017 at Palm Lake Elementary School

**Attendance:**

District Commissioner:	Betsy VanderLey, District 1 Commissioner Diana Dethlefs, District 1 Commissioner Alde
P & Z Commissioner:	Jimmy Dunn
Planning Division staff:	Nicolas Thalmueller, Planning Division Danalee Petyk, Planning Division
Other County Staff:	Diana Almodovar, Development Engineering
Residents:	19 residents 392 community meeting notices sent

**Overview of Project:**

The applicant, Glen Pawlowski with CERTUS DRP Owner LLC, has requested to change the Future Land Use designation of the subject property from Low Density Residential (LDR) to Planned Development-Commercial (PD-C). The requested PD-C designation would allow for the development of an approximately 46,000 square foot assisted living facility with sixty-four (64) beds. Additionally, the applicant has submitted a rezoning application to rezone the subject property from R-CE (Country Estate District) to PD (Planned Development District) (Case #LUP-17-08-247). Though this request is currently under review and it will not have Development Review Committee (DRC) approval in time to be heard concurrently with this FLUM amendment. The subject site, located north of Conroy Windermere Rd., south of San Remo Pl., west of S. Hiawasse Rd., and east of Winderlakes Dr. consists of two parcels totalling 5.42 gross acres, 4.76 of which are upland developable acres.

**Meeting Summary:**

Nicolas Thalmueller opened the meeting at 6:02 P.M. and introduced Orange County Staff and the applicant. Mr. Thalmueller explained the concepts of Zoning and Future Land Use classifications, noted the requested changes, and summarized the Future Land Use Map Amendment and concurrent Rezoning process – noting the upcoming Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC) public hearing dates as additional opportunities for public input on the request. Following an explanation of expected conduct during the meeting by Commissioner VanderLey, the meeting was turned over to the applicant team to provide more detailed information about the proposal.

The applicant team explained that the proposed development is an approximately 46,000 square foot, senior assisted living facility that will specialize in memory care and will house patients with dementia and Alzheimer's. The applicant continued on to show some renderings of the proposed development, which identified a campus style, single story development.

Several residents in attendance expressed concern about the fact that there is currently no water or wastewater availability on the subject property and wanted to know how the development would handle sewage issues. The applicant explained that, per County code and policies, the property owner will be required to install a private lift station and extend a public force main to connect to the nearest wastewater connection point.

Other residents raised questions about the traffic impacts of the proposed development, specifically how the project would affect the current flow of traffic and whether the road would be realigned. The applicant team answered that, based on their traffic study and the traffic analysis conducted by the County, the proposed use would result in a net reduction in PM peak hour trips compared with the maximum development that could occur on the property today. The applicant team elaborated that throughout the process, they would be working with the County to identify and necessary roadway improvements.

One final question from a resident dealt with whether the proposed development would need to

be expanded in the future. The applicant responded that they have intentionally designed their product to be exactly 64 beds and they anticipate no need to expand capacity in the future. County staff added that, since the request is for Planned Development Future Land Use, the specific development program will be adopted into the Comprehensive Plan, and if the applicant wanted to expand that program in the future, they would need to go through the full Comprehensive Plan amendment process again.

The meeting adjourned at 7:00 P.M and the overall tone was **NEUTRAL**.



## Community Meeting Memorandum

**DATE:** January 30, 2018  
**TO:** Alberto A. Vargas, MArch., Planning Manager  
**FROM:** Sue Watson, Planner  
**SUBJECT:** Amendment 2018-1-S-2-1 Community Meeting Synopsis  
**C:** Project File

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**Location of Project:** 6703 Mott Avenue; Generally described as located on the east side of Mott Avenue, north of N. Orange Blossom Trail, west of Belasco Avenue, and south of Wofford Lane

**Meeting Date and Location:** Monday, January 29, 2018 at 6:00 PM at Lockhart Elementary School, 7500 Edgewater Drive, Orlando, FL 32810

**Attendance:**

District Commissioner	District 2 Commissioner Bryan Nelson
Orange County Staff	Sue Watson and Jennifer DuBois, Planning Division
Applicant	Alexander Juras
Residents	203 notices sent; 4 residents in attendance

**Overview of Project:** The applicant, Alexander Juras, is requesting to change the Future Land Use Map (FLUM) designation of the 0.48-acre subject property from Low Density Residential (LDR) to Commercial (C) to eliminate the inconsistency between the site's current residential future land use designation and commercial zoning classification and use. The applicant is proposing to use the existing warehouse building for a restoration and construction business.

**Meeting Summary:** Planner Sue Watson opened the meeting at 6:06 PM and introduced District 2 Commissioner Bryan Nelson, Jennifer DuBois, Senior Planner, Orange County Planning Division, and the applicant, Alexander Juras. Ms. Watson provided an overview of the project and informed those in attendance that the applicant is seeking to change the future land use designation of the subject site from LDR to C to continue using the existing commercial building for a water restoration business. Ms. Watson informed the residents that the subject property was rezoned from R-1 to C-3 in 1985 and an Orange County building permit was issued in 1993 for the warehouse building. Ms. Watson told the residents the property owner allowed his occupational license to expire and now he needs to go through the Future Land Use Map Amendment (FLUMA) process in order to eliminate the Zoning and Future Land Use inconsistency. If the FLUMA is approved, it will allow the property owner to continue to use the commercial building for the water restoration business. Staff summarized the Future Land Use Map Amendment process and the schedule for the LPA and BCC public hearings. Ms. Watson asked the citizens if they had any questions. The attendees did not have any questions or comments.

Ms. Watson turned the meeting over to the applicant, Alexander Juras, and he provided an overview of the project. Mr. Juras informed the residents that the proposal is to change the Future Land Use Map designation from LDR to C in order to be able to use the existing warehouse building for a water, fire, and smoke restoration business. The existing building will be used for office and storage purposes. The name of the company is Southeastern Capital of Orlando. The applicant asked the residents in attendance if they had any questions and they did not have any.

Ms. Watson asked Commissioner Nelson if he had any questions or comments and he did not. The meeting was adjourned at 6:20 P.M. The overall tone of the meeting was **POSITIVE**.



## Community Meeting Memorandum

**DATE:** February 9, 2018  
**TO:** Greg Golgowski, Chief Planner, Planning Division  
**FROM:** Misty Mills, Planner II  
**SUBJECT:** Amendment 2018-1-S-4-1 – Community Meeting Notes  
**C:** Project file

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**Location of Project:** Sunflower Trail; Generally bounded by Sunflower Trail on the north, Harrell Drive on the east, Vienna Drive on the north, and Mercury Avenue on the west

**Meeting Date and Location:** February 08, 2018 at Camelot Elementary School.

**Attendance:**

District Commissioner	Jason Russo, aide to District 4 Commissioner Jennifer Thomson
Orange County staff	Jennifer DuBois and Misty Mills, Planning Division
Property owner	Phin Phan
Residents	241 notices sent; zero residents in attendance

**Overview of Project:** The applicant submitted a request is to amend the Future Land Use designation of the 2.107-acre subject property, presently undeveloped, from **Rural Settlement 1dwelling unit per 2 acres (RS 1/2)** to **Rural Settlement 1 dwelling unit per 1 acre (RS 1/1)**. The applicant has also requested to change the zoning of the property from R-CE-2 (Rural Residential District) to R-CE (Country Estate District). The property owners, Phin Phan, Saoun Phan, and Rethi Chheoun , intend to subdivide the property into two lots in order to construct two single-family residences.

**Meeting Summary:**

The property owner and County staff attended the meeting. Staff waited until 6:20 p.m. for attendees. At such time, the staff determined that people would not be attending the meeting and the meeting adjourned at 6:20 p.m.





## Community Meeting Memorandum

**DATE:** January 24, 2017  
**TO:** Gregory Golgowski, Chief Planner, Comprehensive Planning  
**FROM:** Nicolas Thalmueller, Planner  
**SUBJECT:** Amendment 2018-1-S-5-1 Community Meeting Synopsis  
**C:** Project File

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**Location of Project:** 2300 S. Semoran Blvd; Generally located on the west side of S. Semoran Blvd., south and east of Golfside Dr., and north of Baldwin Park St.

**Property Identification:** 15-22-30-0000-00-011

**Meeting Date and Location:** January 17, 2018 at Aloma Elementary School

**Attendance:**

District Commissioner:	Emily Bonilla, District 5 Commissioner
Planning Division staff:	Nicolas Thalmueller, Planning Division Steven Thorp, Planning Division Greg Golgowski, Planning Division
Other County Staff:	Neal Thomas, Environmental Protection Division
Residents:	52 residents 91 community meeting notices sent

**Overview of Project:**

The applicant, Bryan Potts with Tannath Design, Inc., has requested to change the Future Land Use designation of the subject property from Office (O) to Commercial (C). In conjunction with the FLUM Amendment, the applicant has applied for a rezoning (Case # RZ-18-04-003) of the entire subject property from P-O (Professional Office District) to C-1 (Retail Commercial District), which will allow for the development of up to 339,768 square feet of retail commercial uses. The applicant is proposing to develop a 5,411 sq. ft. Racetrac convenience store with gas station on the subject property.

**Meeting Summary:**

Nicolas Thalmueller opened the meeting at 6:06 P.M. and introduced Orange County Staff and the applicant. Mr. Thalmueller explained the concepts of Zoning and Future Land Use classifications, noted the requested changes, and summarized the Future Land Use Map Amendment and concurrent Rezoning process – noting the upcoming Local Planning Agency (LPA) / Planning & Zoning Commission (PZC) and Board of County Commissioners (BCC) public hearing dates as additional opportunities for public input on the request. Following an explanation of expected conduct during the evening, the meeting was turned over to the applicant team to provide more detailed information about the proposal.

The applicant's representative, Tom Sullivan with Grey-Robinson, and two representatives from Ravetrac explained that the proposed development is a 5,411 sq. ft. Racetrac convenience store with gas station. Mr. Sullivan stated that the intention was to orient the development toward S.R 436 (Semoran Blvd.) and retain the existing vegetation and tree canopy on the west side of the subject property to not disrupt the existing residential neighborhood. The applicant team continued to show some renderings of the newest Racetrac prototype, and showed a conceptual plan on an aerial map.

Several residents in attendance expressed concern about drainage issues in the area and inquired as to how drainage would be addressed and how the required buffer would affect the drainage. A few residents noted that the adjacent neighborhood along the golf course had been experiencing drainage and flooding issues since Baldwin Park had been developed. Another resident requested that the County conduct a drainage study along this section of S.R 436. Mr. Sullivan stated that the site drains toward S.R 436 and that the development would be required to comply with all Orange County Code standards including on-site stormwater retention.

In addition to drainage, numerous residents requested information about the existing wetlands on the subject property, as well as whether there were distance restrictions for gas tanks near wetland areas. Me. Sullivan noted that the development would require a 25' buffer from the wetland area. Neal Thomas from EPD further explained that the Conservation Area Determination (CAD) for the subject property had been approved the day before the community meeting and described roughly where the existing wetland line was located.

Another major concern voiced by the residents was the proposed development was incompatible with the existing single-family residential neighborhood. Residents expressed concerns about the noise, light, and criminal activity associated of the proposed development that would operate 24-hours a day that would negatively impact the adjacent golf course community. Planning staff noted that the proposed development would be required to comply with all Land Development Code standards including face down, cut off, decorative lighting for such retail uses. Additionally, the Racetrac representatives indicated that they were open to property line light pole shielding. Steven Thorp added that the development would be subject to buffering requirements including a completely opaque buffer that could be a masonry wall, berm, planted and/or existing vegetation or some combination thereof to separate the development from adjacent residential uses.

One resident noted that requested land use amendment and rezoning was for the entire property and that the proposed development would only take up part of the property. The resident inquired about what other development could happen there. Mr. Thalmueller confirmed that the proposed development would not take up the entirety of the roughly five (5) upland developable acres of the subject property and that in the future, another C-1 use could locate on the remaining area. Mr. Thalmueller described the C-1 Zoning Designation as retail commercial type uses, but noted that any future development would also be subject to the County's setback and buffering requirements.

Finally, several residents expressed concerns about the aesthetics of the project and were not satisfied with the renderings and difficult to read conceptual site plan that the applicant team presented. The residents wanted to see better visuals and renderings that showed what the back of the proposed development would look like from the golf course community's point of view.

The meeting adjourned at 7:30 P.M and the overall tone was **NEGATIVE**.



## Community Meeting Memorandum

**DATE:** April 3, 2018  
**TO:** Alberto A. Vargas, MArch., Planning Manager  
**FROM:** Jennifer DuBois, Senior Planner  
**SUBJECT:** Amendment 2018-1-S-2-4 and Rezoning Case RZ-18-04-006 (Rusty A. Coan, P.E., Cross Development Acquisition, LLC/Caliber Collision) – Community Meeting Synopsis  
**C:** Project File

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**Location of Project:** 14060 E. Colonial Drive; generally located south of E. Colonial Drive, east of Hancock Lone Palm Road and west of Fricke Avenue

**Meeting Date and Location:** Wednesday, January 31, 2018, at 6:00 PM at Castle Creek Elementary School, 1245 N. Avalon Park Boulevard, Orlando, FL 32828

### Attendance:

District Commissioner	District 4 Commissioner Jennifer Thompson
Commissioner's Aide	District 4 Commissioner's Aide Jason Russo
Orange County Staff	Jennifer DuBois and Steven Thorp, Planning Division
Project Engineer	Scott Stannard, Commercial Site Solutions
Property Owner	Daisy H. T. Chang
Residents	227 notices sent; 2 residents in attendance

**Overview of Project:** The applicant, Rusty Coan, is seeking to change the Future Land Use Map (FLUM) designation of the 4.21-acre subject property, a portion of the 5.26-acre Parcel 24-22-31-0000-00-010, from Low-Medium Density Residential (LMDR) to Commercial (C). In conjunction with this proposed FLUM Amendment, Mr. Coan is requesting to rezone the north 2.79 acres of the site from A-2 (Farmland Rural District) to C-2 (General Commercial District) and the south 1.42 acres from A-2 to C-1 (Retail Commercial District). If both applications are approved, it is his intent to develop a collision repair center, Caliber Collision, with a maximum gross floor area of 22,400 square feet.

The currently-vacant property, divided by an easement with a width of 132 feet for high-voltage power lines, is situated at the intersection of E. Colonial Drive, a six-lane principal arterial roadway, and Hancock Lone Palm Road, a local street. The site is located along a stretch of E. Colonial Drive characterized by a mix of commercial activity, public facilities, and single-family residential development. A Duke Energy substation and a Florida Department of Transportation (FDOT) stormwater retention pond lie immediately north of the property. A C-1-zoned, Commercial-designated lot, undeveloped with the exception of a billboard, borders the site to the west, while a vacant lot with an LMDR future land use designation and an A-2 zoning classification abuts the property to the east. While E. Colonial Drive is an intensely-developed high-volume roadway, Hancock Lone Palm Road is lined with large individual homesites and conventional single-family subdivisions. In recognition of this fact, the remaining 1.05 acres of Parcel 24-22-31-

0000-00-010, not included in the two applications, will retain the LMDR future land use designation and A-2 zoning classification to serve as a natural buffer between the proposed collision repair center and the residential community to the south.

**Meeting Summary:** Senior Planner Jennifer DuBois opened the meeting at 6:00 p.m. and provided an overview of the requested Future Land Use Map Amendment and concurrent rezoning application. She informed the two meeting participants, residents of the Colonial Woods subdivision north of E. Colonial Drive, of the upcoming April 19, 2018, Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) and June 5, 2018, Board of County Commissioners (BCC) adoption public hearing dates. Ms. DuBois asked the attendees if they had any questions. As none were raised, she turned the meeting over to the project engineer, Scott Stannard of Commercial Site Solutions.

Mr. Stannard also presented an overview of the two applications and provided a conceptual plan featuring renderings of the proposed Caliber Collision facility and a preliminary site layout. He stated that if approved, the project will transition downward in intensity, with the repair center constructed north of the power lines, within the C-2-zoned portion of the property, and primary access achieved via the existing curb cut on E. Colonial Drive. Mr. Stannard noted that all repairs and painting will be done within the building, which will also incorporate small office and retail components. He explained that the storefront will face E. Colonial, with the service bays located at the rear of the facility and all work and vehicle parking areas screened from view by landscaping and fencing. Mr. Stannard further informed the attendees that the C-1-zoned portion of the site will be utilized for required stormwater retention, noting that the remainder of the parent Parcel 24-22-31-0000-00-010—not included in the two applications—will retain its LMDR future land use designation and A-2 zoning classification to avoid intrusion into the abutting residential neighborhood to the south.

While the two residents in attendance did not appear to object to the use of the property for commercial purposes, they did voice concern about the aesthetics of the collision repair center and landscaping and buffering between the facility and abutting residential development. They stated that there is presently an unsightly collision repair center in the vicinity of the subject site featuring outdoor vehicle storage and expressed that they do not want a similar facility constructed on the parcel in question. Principal Planner Steven Thorp replied that the applicant will be required to proceed through Orange County's commercial site plan review process and must substantially adhere to the conceptual design presented, with the caveat that modifications may be necessary if the project does not meet the architectural and signage standards established in the Orange County Code. Mr. Thorp emphasized that buffering will be required to screen the repair center from neighboring residential properties.

The meeting attendees also raised questions regarding traffic and access management. Commissioner Thompson verified that the Florida Department of Transportation's (FDOT's) improvements to the abutting segment of E. Colonial Drive have been completed. She acknowledged the difficulty of achieving access onto E. Colonial Drive from Hancock Lone Palm Road due to the lack of a traffic signal. However, she stated that the future installation of a traffic light at the intersection is unlikely, due to its proximity to the signalized E. Colonial Drive/Lake Pickett Road intersection.

In regard to environmental protection, Mr. Stannard noted that an Orange County Conservation Area Determination (CAD) to delineate the onsite Class III wetlands was in process. (Staff notes that CAD-17-12-149 has since been completed, establishing the presence of 1.05 acres of Class III wetlands.) To date, however, the applicant has not submitted an application for a Conservation Area Impact (CAI) Permit, which will be required if wetland impacts are proposed. In answer to an attendee, Mr. Stannard confirmed that gopher tortoises were observed on the rear portion of the parent parcel. However, that acreage was eliminated from the amendment and rezoning applications and will serve as a natural buffer between the collision repair center and the residential development to the south.

Both meeting participants voiced concern about crime in the area. Mr. Stannard verified that electronic surveillance equipment would be utilized, with the hiring of evening security personnel a possibility.

In answer to the attendees, Mr. Stannard stated that the collision repair center will operate daily between 8 a.m. and 5 p.m. and will likely employ a staff of 15. He noted that a typical Caliber Collision facility is designed for the capacity to service four vehicles at a time. Mr. Stannard stated that once commercial site plan review is completed, construction is generally finished within nine months. If approved, this location is expected to open in September or October of 2019.

Prior to the conclusion of the meeting, both participants expressed that they personally do not oppose the intended use of the property. However, they stated that several members of the Colonial Woods Homeowners Association, whom they represented, are not in favor of the project.

Ms. DuBois, Mr. Thorp, and Commissioner Thompson thanked the meeting attendees for their participation.

The meeting concluded at 6:40 p.m. The tone of the meeting was **POSITIVE**.

**Amendment 2018-1-A-2-1**

**Parcel ID:** 04-20-27-0000-00-001

**Location:** East of North Orange Blossom Trail, north of Stoneybrook Hills Parkway and south of Robie Avenue

**Acreage:** 63.57 acres

**Request:** Growth Center - Planned Development – Office/Low Medium Density Residential to Growth Center - Planned Development – Commercial/Low Medium Office/Low Medium

**Existing Development:** Vacant

**Allowable Development:** 75,000 square feet Office use and 280 multi-family units

**Proposed Density/Intensity:** 75,000 square feet of Commercial development and ~~500~~280 multi-family dwelling units

**Trip Generation (ITE 9<sup>th</sup> Edition)**

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 75,000 SF Office Use 280 MF Dwelling units	<del>1632</del> <del>172</del> <b>3345</b>	92% 100%	<del>14950</del> <del>172</del> <b>3212</b>
Existing Use: Vacant	N/A	N/A	N/A
Proposed use: 75,000 SF Commercial Use <del>280</del> <u>500</u> MF Dwelling Units	494 <del>172</del> <del>293</del> <b>676867</b>	62% 100%	305 <del>172</del> <del>293</del> <b>598477</b>
Net New Trips (Proposed Development - Allowable Development) : <del>477-321</del> <del>598-322</del> = <u>156276</u>			

Road Agreements: None

**Planned and Programmed Roadway Improvements**

- Plymouth Sorrento Road – Planned roadway improvement to widen to 4 lanes from US441 to the Orange County Line. This project is included in the County’s Ten Year Plan.
- Ponkan Road – Planned roadway improvement to widen to 4 lanes from Plymouth Sorrento Road to Rock Springs Road. This project is included in the County’s Ten Year Plan.
- Kelly Park Road – Planned roadway improvement to widen to 4 lanes from Round Lake Road to Plymouth Sorrento Road. This project is included in the County’s Ten Year Plan.
- Sadler Road – Planned roadway improvement to widen to 4 lanes from US441 to Round Lake Road. This project is included in the County’s Ten Year Plan.

- Wekiva Parkway – Programmed roadway improvement by Central Florida Expressway Authority to construct a new 4 lane expressway from SR 429 to SR 46. This project is currently under construction and is scheduled to be completed by summer 2019.
- SR46 – State programmed roadway improvement to widen to 6 lanes from US 441 to Wekiva Parkway. This project is scheduled to be completed by summer 2020.

Right of Way Requirements: None

#### Summary

- The applicant is requesting to change 63.57 acres from Office and Residential uses to Commercial and residential uses in order to develop 75,000 square feet of commercial development and ~~280500~~ multi-family dwelling units.
- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. It is located adjacent to North Orange Blossom Trail, a 4 lane Principal Arterial from ~~Sadler Plymouth Sorrento~~ Road to the Lake County Line.
- ~~Based on the County’s concurrency management system database dated 04-0811-28-20178, there are no deficient this facility is currently deficient and is operating below the adopted level of service standards. All other roadways with a 2.5 mile project impact area and capacity is available to be encumbered. This information is dated and subject to change. are operating at acceptable level of service standards.~~
- ~~\_\_\_\_\_~~
- Currently, the allowable development based on the approved future land use for the subject property will generate 3221 new pm peak hour trips.
- The proposed use will generate ~~477598~~ pm peak hour trips resulting in a net increase of ~~15276~~ pm peak hour trips.
- Analysis of the short term (Year 2022) and Long Term (Year 2030) conditions indicates that Orange Blossom Trail will ~~continue to operate at abe~~ deficient and operate below the adopted level of service from Ponkan Road to the Lake County Line. This deficiency will ~~with~~ occur with and without the proposed amendment. ~~A~~ and all other roadways will continue to operate at acceptable levels of service.
- 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.





*Sheriff Jerry L. Demings*

# ORANGE COUNTY SHERIFF'S OFFICE

## INTEROFFICE MEMORANDUM

October 19, 2017

TO: Nicholas M. Thalmueller  
Orange County Planning Division

FROM: Daniel Divine, Manager  
Research & Development

SUBJECT: 2018-1 Regular Cycle Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2018-1 Regular Cycle Comprehensive Policy Plan Amendments (CPPA). Based on the existing and proposed development scenarios, the Sheriff's Office staffing needs for existing are 0.01 deputies and 0.00 support personnel and proposed are 1.14 deputies and 0.56 support personnel to provide the standard level of service (LOS) to these developments.

**Comprehensive Policy Plan Amendment 2018-1-A-2-1** is a proposed mixed use development located in Sheriff's Office Patrol Sector One. Sector One is situated in the northwestern portion of Orange County and is approximately 117.420 square miles. In 2016 the Sheriff's Office had 1,303,940 calls for service and 170,213 of these calls were in Sector One. In 2016 the average response times to these calls were 00:16:03 minutes for Code 1 [non emergency service calls]; 00:28:06 minutes Code 2 [non life threatening emergency calls]; and 00:06:26 minutes Code 3 [life-threatening emergency calls].

**Comprehensive Policy Plan Amendment 2018-1-A-1-1** is a proposed development of single family dwelling units located in Sector Three. Sector Three is situated in mid-western portion of Orange County and is approximately 82.934 square miles. In 2016 Sector Three had 190,643 calls for service. In 2016 the average response times to these calls were 00:17:58 minutes for Code 1; 00:30:45 minutes for Code 2; and 00:07:14 minutes for Code 3.

**Comprehensive Policy Plan Amendment 2018-1-A-4-1** is a proposed development of single family dwelling units located in Sector Four. Sector Four is centrally located and is approximately 70.605 square miles. In 2016 Sector Four had 274,830 calls for service. In 2016 the average response times to these calls were 00:18:25 minutes for Code 1; 00:27:04 minutes Code 2; and 00:05:25 for minutes Code 3.

The Orange County Sheriff's Office measures service requirements based on the number of calls for service generated and the number of staff needed to respond to those calls. All development generates impact, but at varying levels. In the 2013 update to the Law Enforcement Impact Fee

Mr. Nicholas Thalmueller  
October 19, 2017  
Page 2

Ordinance, the Sheriff's Office Level of Service was 745.28 calls for service per sworn officer per year. Support personnel are calculated by applying 48.8% to the sworn officer requirement. The 'formula' is *land use x unit of development x calls per unit divided by 745.28 = number of deputies required for that development. The 'formula' for the number of support personnel required is the number of deputies \* 48.8 percent.* These calculations are obtained from Orange County's Law Enforcement Impact Fee Study and Ordinance.

We have attached reports based on the existing and proposed development scenarios which show staffing needs and the salary for a newly hired deputy with associated equipment and supply costs and the civilian dollar amount for an entry level position with salary and benefits. Impact fees address capital cost only. All other costs must be requested from the Board of County Commissioners including salaries and benefits.

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

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

  
D.P.D.

DPD/bga

Attachments

c: Undersheriff Rey Rivero, Chief Deputy Larry Zwieg, Major Jeff Stonebreaker, Captain Joseph Carter, CALEA 15.1.3



**Interoffice Memorandum**

Date: October 19, 2017

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

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

*J. Andres Salcedo*  
*10/20/17*

**Subject: Facilities Analysis and Capacity Report  
2018-1 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 Lindy Wolfe at 407 254-9918.

- cc: Raymond E. Hanson, P.E., Director, Utilities Department
- Teresa Remudo-Fries, P.E., Deputy Director, Utilities Department
- Lindy Wolfe, P.E., Assistant Manager, Utilities Engineering Division *LW 10/19/17*
- Laura Tatro, P.E., Senior Engineer, Utilities Engineering Division *LT 10.19.17*
- Gregory Golgowski, Chief Planner, Planning Division
- Nicolas Thalmueller, Planner, Planning Division
- File: 37586; 2018-1 Regular Cycle

**Potable Water and Wastewater Facilities Analysis for 2018-1 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
2018-1-A-1-1	8-23-28-0000-00-022, 28-23-28-0000-00-002, 28-23-28-0000-00-019, 28-23-28-0000-00-020	PW: Orlando Utilities Commission WW: Orange County Utilities* RW: Orange County Utilities*	PW: Contact Orlando Utilities Commission WW: 8-inch gravity main located on Hubbard Place RW: Not Currently Available	Low Density Residential (LDR) and Urban Service Area (USA) Expansion	13	0	0	N/A	0.003	N/A	0.003	No	South
2018-1-A-2-1	04-20-27-0000-00-001	PW: City of Mount Dora WW: City of Mount Dora RW: City of Mount Dora	PW: Contact City of Mount Dora WW: Contact City of Mount Dora RW: Contact City of Mount Dora	Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)	500	0	75,000	N/A	N/A	N/A	N/A	N/A	N/A
2018-1-A-4-1	33-24-30-0000-00-023, 33-24-30-0000-00-046	PW: Orange County Utilities* WW: Orange County Utilities* RW: Orange County Utilities*	PW: 12-inch main on Phifer Lane and 12-inch main on Ward Road WW: 4-inch forcemain located at the intersection of Ward Road and Bishop Landing Way, 8-inch gravity main on Phifer Lane RW: 6-inch main on Phifer Lane and 8-inch main on Ward Road	Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) Expansion	47	0	0	0.013	0.011	0.013	0.011	Yes	South

**NOTES:**

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

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

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



## Interoffice Memorandum

**DATE:** October 27, 2017

**TO:** Alberto Vargas, Manager  
Planning Division

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

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

**SUBJECT:** Facilities Analysis and Capacity Report Request for the  
2018-1 Regular Cycle Comprehensive Plan Amendments

As requested, Environmental Protection Division staff reviewed the subject Comprehensive Plan Amendments. We understand that the first public hearing for these requests will be on December 21, 2017 before the Local Planning Agency. Attached are summary charts with the environmental analysis results.

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

Attachment

SB/JG

cc:

Greg Golgowski, Chief Planner, Comprehensive Planning  
Nicolas Thalmueller, Planner, Comprehensive Planning  
David Jones, Manager, Environmental Protection Division  
Elizabeth Johnson, Environmental Programs Administrator, Natural Resource Management

Orange County Environmental Protection Division  
Comments to the Local Planning Agency for the  
2018-1 Regular Cycle Comprehensive Plan Amendments

**1) Amendment #2018-1-A-1-1**

**Hubbard Place PSP-17-09-278**

**FLU from:** Rural (R) to Low Density Residential (LDR) and Urban Service Area (USA) Expansion

**Rezoning from:** R-1AA (Single-Family Dwelling District) to PD (Planned Development)

**Proposed Development:** Thirteen (13) single family dwelling units

**Owner:** Ruth S Hubbard 2011 Irrevocable Family Trust, L Evans Hubbard Trust, Linda S Hubbard Trust, Michael Evans Hubbard Trust, 2012 Hubbard Family Trust, Leonard Evans Hubbard & Linda S. Hubbard

**Agent:** Jennifer J. Stickler, P.E. Kimley-Horn

**Parcels:** 28-23-28-0000-00-002, 022, 019, 020

**Address:** 8997, 9100, 9001, 9000 Hubbard Place

**District:** 1

**Area:** 16.59 gross / 13.79 developable acres

**EPD Comments:**

Class I wetlands and surface waters are located on site, including a portion of Lake Tibet. Conservation Area Determination application CAD-17-06-082 was submitted for this project and it is in progress. The CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD) prior to approval of this request, in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas.

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

Approval of this request does not grant permission for the construction or alteration of boat ramps, docks, boardwalks, observation piers, lake shore vegetation, or seawalls on the lake. Any person desiring these types of structures or to perform shoreline alterations shall first apply for a permit from the Orange County EPD prior to commencement of such activities.

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

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI)

Orange County Environmental Protection Division  
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permit from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C.

The Normal High Water Elevation (NHWE) of Lake Tibet was established at 98.52 feet NAVD 88 in the Lake Index of Orange County. Clearly label and indicate the NHWE contour of the lake on all development plans or permit applications, in addition to any wetland, floodplain and setback lines.

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

Lake Tibet (in the Butler Chain of Lakes) is designated as Outstanding Florida Waters (OFW) by the Florida Department of Environmental Protection (FDEP) per rule 62-302.700 of the Florida Administrative Code (F.A.C.). No degradation of water quality is to be permitted, other than that allowed in 62-4.242 F.A.C., notwithstanding any other FDEP rules that allow water quality lowering.

Lake Tibet has an established Municipal Service Taxing Unit (MSTU) for the purpose of funding lake management services. This project shall be required to participate.

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

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

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

Any existing septic tanks or wells (potable or irrigation water supply wells) onsite shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies. Contact the Department of Health (DOH) for the septic system and both DOH and the Water Management District for wells.

The subject properties had a prior agricultural land use that may have resulted in soil or

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

**2) Amendment # 2018-1-A-2-1 (fka 2010-1-A-2-2)**

**Parks of Mt. Dora**

**FLU from:** Growth Center-Planned Development-Office/Low-Medium Density Residential (GC-PD-O-LMDR) **to** Growth Center-Planned Development-Commercial/Low-Medium Density Residential (GC-PD-C/LMDR)

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

**Proposed Development:** Up to 75,000 sq. ft. of commercial and up to 500 multi-family units

**Owner:** Parks Of Mt Dora LLC

**Agent:** Timothy Green, Green Consulting Group

**Parcels:** 04-20-27-0000-00-001

**Address:** 6989 N Orange Blossom Trail

**District:** 2

**Area:** 63.57 gross acres

**EPD Comments:**

Wetlands and surface waters are located on site. Conservation Area Determination application CAD-17-09-121 was submitted for this property and it is in progress. The CAD must be completed with a certified wetland boundary survey approved by the Environmental Protection Division (EPD) prior to approval of this request, in accordance with Orange County Code Chapter 15, Article X Wetland Conservation Areas.

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

Density and Floor Area Ratio (FAR) calculations are determined by dividing the total number of units and the square footage by the net developable area. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit from the Orange County EPD. Reference Comprehensive Plan Policy FLU1.1.2 C.



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

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

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

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

The site discharges into the Wolf Branch stream, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: mercury in fish tissue). The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment of stormwater as part of the Upper Ocklawaha and Wekiva Basin Management Action Plans (BMAP).

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

The subject properties had a prior agricultural land use that may have resulted in soil or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection Division (EPD) and the Development Engineering (DE) Division.

Orange County Environmental Protection Division  
Comments to the Local Planning Agency for the  
2018-1 Regular Cycle Comprehensive Plan Amendments

**3) Amendment # 2018-1-A-4-1**

**Carter-Orange Ward Road**

**FLU from:** Rural (R) to Planned Development-Low Density Residential (PD-LDR) and Urban Service Area (USA) Expansion

**Rezoning from:** A-2 (Farmland Rural District) to PD (Planned Development)

**Proposed Development:** Forty-seven (47) single family dwelling units

**Owner:** Carter-Orange Ward Road Land Trust

**Agent:** Doug Kelly, AICP, GAI Consultants, Inc.

**Parcels:** 33-24-30-0000-00-023, 046

**Address:** 14958 & 14950 Ward Road

**District:** 4

**Area:** 14.83 gross acres

**EPD Comments:**

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

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

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

The site discharges into Boggy Creek, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: bacteria fecal coliform). The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment of stormwater as part of the Lake Okeechobee Basin Management Action Plan (BMAP).

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

This project site has a prior agricultural land use that may have resulted in soil and/or groundwater contamination due to spillage of petroleum products, fertilizer, pesticide or herbicide. Prior to the earlier of platting, demolition, site clearing, grading, grubbing, review of

Orange County Environmental Protection Division  
Comments to the Local Planning Agency for the  
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mass grading or construction plans, the applicant shall provide documentation to assure compliance with the Florida Department of Environmental Protection (FDEP) regulation 62-777 Contaminant Cleanup Target Levels, and any other contaminant cleanup target levels found to apply during further investigations, to the Orange County Environmental Protection and Development Engineering Divisions.



**Interoffice Memorandum**

Date: February 8, 2018

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

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

*Andres Salcedo*  
2/8/18

**Subject: Facilities Analysis and Capacity Report  
2018-1 Small Cycle Comprehensive Plan Amendments**

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

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

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

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

cc: Raymond E. Hanson, P.E., Director, Utilities Department  
Teresa Remudo-Fries, P.E., Deputy Director, Utilities Department  
Lindy Wolfe, P.E., Assistant Manager, Utilities Engineering Division *LW 2/8/18*  
Laura Tatro, P.E., Senior Engineer, Utilities Engineering Division *LD 2/8/18*  
Gregory Golgowski, Chief Planner, Planning Division  
Nicolas Thalmueller, Planner, Planning Division  
File: 37586; 2018-1 Small Cycle

**Potable Water and Wastewater Facilities Analysis for 2018-1 Small Cycle Comprehensive Policy Plan Amendments**

Amendment Number	Parcel ID	Service Type and Provider	Main Size and General Location	Proposed Land Use	Maximum Density, Dwelling Units	Maximum Density, Hotel Rooms	Maximum Density Non-residential SF	PW Demand (MGD)	WW Demand (MGD)	Available PW Capacity (MGD)	Available WW Capacity (MGD)	Reclaimed Water Required for Irrigation	OCU Service Area
2018-1-S-1-1 (Westover Village)	04-23-28-0000-00-010	PW: Orange County Utilities* WW: Orange County Utilities* RW: Orange County Utilities*	PW: 36-inch main in S. Apopka Vineland Road and a 24-inch main on Westover Roberts Road 12-inch forcemain on S. Apopka Vineland Road and 6-inch forcemain on Westover Roberts Road. RW: 16-inch reclaimed water main on S. Apopka Vineland Road	Planned Development - Commercial (PD-C)			43,567	0.004	0.003	0.004	0.003	Yes	West
2018-1-S-1-2 (Turkey Farm)	06-23-27-4292-04-564	PW: Orange County Utilities* WW: Orange County Utilities* RW: Orange County Utilities*	PW: 24-inch water main at the intersection of 429 and New Independence WW: 36-inch forcemain at the intersection of 429 and New Independence RW: 16-inch reclaimed water main at the intersection of 429 and New Independence	Rural Settlement 1/2 (RS 1/2)	4			0.001	0.001	0.001	0.001	No	Southwest
2018-1-S-2-1 (Mott Avenue)	32-21-29-5164-00-230	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 8-inch water main on Mott Avenue and 12-inch main on Orange Blossom Trail WW: 20-inch forcemain located at the intersection of Mott Avenue and Edgewater Drive RW: Currently not available	Commercial	1		5,056	0.001	0.001	0.001	0.001	No	West
2018-1-S-4-1 (Sunflower Trail)	30-22-32-0000-00-049	PW: Orange County Utilities* WW: Orange County Utilities* RW: Orange County Utilities*	PW: 30-inch watermain on Sunflower Trail, approximately 1,650 linear feet west of the parcel. WW: 30-inch forcemain on Sunflower Trail, approximately 1,650 linear feet west of the parcel. RW: 12-inch reclaimed watermain located at the intersection of Golden Isle Boulevard and Sunflower Trail	Rural Settlement 1/1 (RS 1/1)	2			0.001	0.000	0.001	0.000	No	East
2018-1-S-4-2 (Caliber Collision)	24-22-31-0000-00-010 (portion of)	PW: Orange County Utilities WW: Orange County Utilities RW: Orange County Utilities	PW: 30-inch watermain within the E. Colonial Drive right-of-way and 12-inch watermain within Hancock Lone Palm right-of-way WW: 30-inch forcemain within the E. Colonial Drive right-of-way and 4-inch forcemain within the Hancock Lone Palm right-of-way RW: Currently not available	Commercial			22,400	0.002	0.002	0.002	0.002	No	East
2018-1-S-5-1 (Racetrac #1360 Hanging Moss)	15-22-30-0000-00-011	PW: City of Winter Park WW: City of Winter Park RW: City of Winter Park	PW: City of Winter Park WW: City of Winter Park RW: City of Winter Park	Commercial			5,411	N/A	N/A	N/A	N/A	N/A	N/A

**NOTES:**

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

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

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



*Sheriff Jerry L. Demings*

# ORANGE COUNTY SHERIFF'S OFFICE

**INTEROFFICE MEMORANDUM**

February 6, 2018

TO: Nicholas M. Thalmueller  
Orange County Planning Division

FROM: Daniel Divine, Manager  
Research & Development

SUBJECT: 2018-1 Small Scale Comprehensive Policy Plan Amendments (CPPA)

As requested, we have reviewed the impact of the existing and proposed development scenarios related to the 2018-1 Small Scale Comprehensive Policy Plan Amendments (CPPA). Based on the existing and proposed development scenarios, the Sheriff's Office staffing needs for existing are 0.01 deputies and 0.00 support personnel and proposed are 0.09 deputies and 0.04 support personnel to provide the standard level of service (LOS) to these developments.

**Comprehensive Policy Plan Amendment 2018-1-S-2-1** is a proposed mixed use development of warehouse and single family uses located in Sheriff's Office Patrol Sector One. Sector One is situated in the northwestern portion of Orange County and is approximately 117.420 square miles. In 2017 the Sheriff's Office received 1,297,364 calls for service and 167,799 of these calls were located within Sector One. In 2017 the average agency response times to these calls were 00:17:15 minutes for Code 1 [non emergency service calls]; 00:26:57 minutes Code 2 [non life threatening emergency calls]; and 00:06:39 minutes Code 3 [life-threatening emergency calls].

**Comprehensive Policy Plan Amendment 2018-1-S-4-1** consists of proposed single family dwelling units, **2018-1-S-4-2** and **2018-1-S-5-1** are proposed commercial use developments. These developments are in Sheriff's Office Patrol Sector Two. Sector Two is located in the eastern portion of Orange County and is approximately 404.632 square miles, our largest sector geographically. In 2017 Sector Two received 273,502 calls for service. In 2017 the average response times to these calls were 00:20:34 minutes Code 1; 00:32:40 minutes Code 2; and 00:06:47 minutes Code 3.

**Comprehensive Policy Plan Amendment 2018-1-S-1-1** is a proposed commercial and office/institutional mixed use development **2018-1-S-1-2** includes proposed single family dwelling units. These developments are located within Sector Three. Sector Three is situated in mid-western portion of Orange County and is approximately 82.934 square miles. In 2017 Sector Three received 186,180 calls for service. In 2017 the average response times to these calls were 00:19:57 minutes for Code 1; 00:31:36 minutes for Code 2; and 00:07:17 minutes for Code 3.

Mr. Nicholas Thalmueller  
February 6, 2018  
Page 2

The Orange County Sheriff's Office measures service requirements based on the number of calls for service generated and the number of staff needed to respond to those calls. All development generates impact, but at varying levels. In the 2013 update to the Law Enforcement Impact Fee Ordinance, the Sheriff's Office Level of Service was 745.28 calls for service per sworn officer per year. Support personnel are calculated by applying 48.8% to the sworn officer requirement. The 'formula' is *land use x unit of development x calls per unit divided by 745.28 = number of deputies required for that development. The 'formula' for the number of support personnel required is the number of deputies \* 48.8 percent.* These calculations are obtained from Orange County's Law Enforcement Impact Fee Study and Ordinance.

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

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

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

  
D.P.D.

DPD/bga

#### Attachments

c: Undersheriff Rey Rivero, Chief Deputy Nancy Brown, Acting Major Angelo Nieves, Captain Paul Yoast, CALEA 15.1.3



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

February 6, 2018

TO: Alberto Vargas, Manager, Planning

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

SUBJECT: Facilities Analysis and Capacity Report  
2018-1 Small Scale Cycle Comprehensive Policy Plan Amendments

The Parks and Recreation Division have reviewed the 2018-1 Small Scale Cycle Comprehensive Policy Plan Amendments. Based on the information provided the development impacts do not exceed our countywide available parkland capacity (see attached chart), however, the projects still need to meet applicable development requirements for parks and recreation. As per usual we only analyzed the impact of the residential amendments.

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

BT:bt

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



**Facilities Analysis and Capacity Report**  
**2018-1 Small Scale Cycle Comprehensive Policy Plan Amendments**  
**(Amendments with Parks Level-of-Service Impacts)**

Amendment Number	Proposed Future Land Use	Residential Dwelling Units	Population (2.56/unit)	Active Recreation Acreage Impact (1.5 ac/1,000 pop)	Resource Recreation Acreage Impact (6.0 ac/1,000 pop)
2018-1-S-1-2 (Turkey Farm)	Low Density Residential (LDR)	4	12.8	0.019	0.077
2018-1-S-2-1 (Mott Avenue)	Low-Medium Density Residential (LMDR)	1	2.56	0.004	0.015
2018-1-S-4-1 (Sunflower Trail)	Medium Density Residential (MDR)	2	5.12	0.008	0.030
<b>Total Acreage Impact</b>				0.031	0.122
<b>Available Capacity (as of July 2017)</b>				437.820	8085.180



## Interoffice Memorandum

**DATE:** February 9, 2018

**TO:** Alberto Vargas, Manager  
Planning Division

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

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

**SUBJECT:** Facilities Analysis and Capacity Report Request for the  
2018-1 Small Scale Comprehensive Plan Amendments

As requested, Environmental Protection Division staff reviewed the subject Comprehensive Plan Amendments. We understand that the first public hearing for these requests will be on April 19, 2018 before the Local Planning Agency. Attached are summary charts with the environmental analysis results.

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

Attachment

SB/JG

cc:

Greg Golgowski, Chief Planner, Comprehensive Planning  
Nicolas Thalmueller, Planner, Comprehensive Planning  
David Jones, Manager, Environmental Protection Division  
Elizabeth Johnson, Assistant Manager, Environmental Protection Division

Orange County Environmental Protection Division  
Comments to the Local Planning Agency for the  
2018-1 Small Scale Comprehensive Plan Amendments

**1) Amendment #2018-1-S-1-1**

**Westover Ridge PSP**

**FLU** from Rural Settlement 1/1 (RS 1/1) to Planned Development - Commercial (PD-C)

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

**Proposed Development:** Up to 30,567 sq. ft. assisted living facility with 50 beds and up to 13,000 sq. ft. C-1 commercial uses

**Owner:** Land Ronny, LLC

**Agent:** Darrell Nunnelley

**Parcels:** 04-23-28-0000-00-010

**Address:** 9051 Westover Roberts Road

**District:** 1

**Area:** 6.67 gross / 6.48 developable acres

**EPD Comments:**

This property was previously reviewed as Westover Ridge Preliminary Subdivision Plan (DRC #5034701). Conservation Area Determination CAD 05-150 and Impact Permit CAI 06-008 were completed for this project, but have expired. The permits delineated a Class III wetland (isolated ditch) of 0.19 acres on site. A new conservation area determination application CAD-17-12-154 was submitted for this project and it is in progress. The new CAD and impact permit will need to be completed prior to submitting development plans or permit applications.

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

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

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection (FDEP) by the developer.

Orange County Environmental Protection Division  
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**2) Amendment 2018-1-S-1-2**

**Avalon Road**

**FLU** from Rural Settlement 1/1 (RS 1/1), Rural Settlement 1/2 (RS 1/2), and Rural Settlement 1/5 (RS 1/5) to Rural Settlement 1/2 (RS 1/2)

**Proposed Development:** Four (4) single-family dwelling units

**Owner:** R. Keith and Susan M. Yarborough

**Agent:** R. Keith Yarborough

**Parcels:** 06-23-27-4292-04-564

**Address:** 4441 Avalon Road

**District:** 1

**Area:** 9.18 gross acres

**EPD Comments:**

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva.

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

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection (FDEP) by the developer.

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

The property is located within a zone of groundwater contamination by ethylene dibromide (EDB, a soil fumigant) delineated by the Florida Department of Environmental Protection (FDEP). Any new potable water wells require special permitting per Florida Administrative Code FAC 62-524.

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.

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

The Pine Ridge Landfill (Class III) and Recycling and Disposal (C/D) facilities are located approximately 0.5 miles to the southwest. Orange County does not support the siting of developments at urban residential densities that would be adversely impacted by existing solid waste management activities. Reference Orange County Comprehensive Plan, Solid Waste Element, Policy SW1.7.4.

**3) Amendment 2018-1-S-2-1**

**Mott Avenue**

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

**Proposed Development:** 5,056 sq. ft. warehouse and one (1) single-family dwelling unit

**Owner:** Micah D. Bass Revocable Trust

**Agent:** Alexander Juras

**Parcels:** 32-21-29-5164-00-230

**Address:** 6703 Mott Avenue

**District:** 2

**Area:** 0.48 gross acres

**EPD Comments:**

This site is located within the geographical limits of the Wekiva Study Area, as established by the Wekiva Parkway and Protection Act, Section 369.316 F.S. Special area regulations may apply. In addition to the state regulations, local policies are included in Orange County Comprehensive Plan 2010-2030, Future Land Use Element (but not limited to) Objective FLU6.6 Wekiva.

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

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

The site discharges into the Little Wekiva Canal, which has established Total Maximum Daily Loads (TMDL) for fecal coliform bacteria. The Impaired Waters Rule, Chapter 62-303 of the Florida Administrative Code may increase the requirements for pollution abatement treatment of stormwater as part of the adopted Wekiva Basin Management Action Plan (BMAP).

Use caution to prevent erosion during construction along the boundary of the property, and into all drainage facilities and ditches. Construction will require Best Management Practices (BMPs) for

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erosion control.

The property is located within a zone of groundwater contamination by ethylene dibromide (EDB, a soil fumigant) delineated by the Florida Department of Environmental Protection (FDEP). Any new potable water wells require special permitting per Florida Administrative Code FAC 62-524.

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

**4) Amendment 2018-1-S-4-1**

**RZ-18-04-001 Sunflower Trail**

**FLU** from Rural Settlement 1/2 (RS 1/2) to Rural Settlement 1/1 (RS 1/1)

**Rezoning** from R-CE-2 (Rural Residential District) to R-CE (Country Estate District)

**Proposed Development:** Two (2) single-family dwelling units

**Owner:** Phin Phan, Saoun Phan, Rethi Chheoun

**Agent:** Phin Phan

**Parcels:** 30-22-32-0000-00-049

**Address:** Sunflower Trail

**District:** 4

**Area:** 2.107 gross acres

**EPD Comments:**

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

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

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection (FDEP) by the developer.

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**5) Amendment 2018-1-S-4-2**

**RZ-18-04-006 Caliber Collision**

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

**Rezoning** from A-2 (Farmland Rural District) to C-2 (General Commercial District) and C-1 (Retail Commercial District)

**Proposed Development:** 22,400 sq. ft. collision repair shop

**Owner:** Daisy H. T. Chang

**Agent:** Rusty A. Coan, P.E., Cross Development Acquisition, LLC

**Parcels:** 24-22-31-0000-00-010 (portion)

**Address:** 14060 E. Colonial Drive

**District:** 4

**Area:** 4.21 gross acres

**EPD Comments:**

Wetlands are located on site. Orange County Conservation Area Determination application CAD-17-12-149 was submitted for this project and it is in progress. A Class III wetland estimated at about 0.8 acres is located on site. The CAD must be completed to obtain the exact wetland acreage with a certified wetland boundary survey approved by the Environmental Protection Division (EPD), prior to approval of this request, consistent with Orange County Code Chapter 15, Article X Wetland Conservation Areas.

Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. The net developable land area for density and FAR calculation (intensity) is defined as the gross land area, less surface waters and wetland areas. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact (CAI) permit. Reference Orange County Comprehensive Plan Policy Future Land Use Element FLU1.1.2 C.

An impact permit is required from the Orange County EPD for any encroachment of the Class III wetland and for consideration of any secondary impacts to a wetland protective buffer if the project design affects, encroaches or requires removal of that natural feature for the development. Reference Orange County Comprehensive Plan Conservation Element C1.4.9.

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

Until wetland permitting is complete, the developable area is only an approximation. Conservation Area Impact (CAI) permit processing is outlined in Chapter 15, Article X Wetland Conservation Areas for encroachments on these wetlands. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers.

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

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

The site discharges into an unnamed branch of the Econlockhatchee River that has been designated as an impaired water body by the Florida Department of Environmental Protection (FDEP impairment: fecal coliform bacteria). Discharged stormwater runoff shall not degrade receiving surface water bodies below the minimum conditions established by state water quality standards (F.A.C. 17-302 and 17-40.420) per Orange County code 30-520(5)e. The design, operation, and maintenance of stormwater treatment systems shall be in accordance with relevant permits and best management practices.

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection (FDEP) by the developer.

**6) Amendment 2018-1-S-5-1**

**RZ-18-04-003 Racetrac #1360 Hanging Moss**

**FLU** from Office (O) to Commercial (C)

**Rezoning** from P-O (Professional Office District) to C-1 (Retail Commercial District)

**Proposed Development:** 5,411 sq. ft. Racetrac Gas Station and Convenience Store

**Owner:** Filippo Guani Revocable Trust

**Agent:** Bryan Potts, P.E., Tannath Design, Inc.

**Parcels:** 15-22-30-0000-00-011

**Address:** 2300 South Semoran Blvd

**District:** 5

**Area:** 6.959 gross / 5.2 developable acres

**EPD Comments:**

There are Class I wetlands onsite that are connected to a natural surface water. Orange County Conservation Area Determination CAD-17-11-142 was completed for this project on January 16, 2018. This determination is binding for a period of five years.



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No construction, clearing, filling, alteration or grading is allowed within or immediately adjacent to a conservation area without first obtaining permission from the Environmental Protection Division (EPD). Reference Orange County Code Chapter 15, Article X, Section 15-376. Approval of this request does not authorize any direct or indirect impacts to conservation areas or protective buffers. Impacts to Class I wetlands require approval from the Board of County Commissioners.

Density and Floor Area Ratio (FAR) calculation is determined by dividing the total number of units/square footage by the net developable land area. The net developable land area is defined as the gross land area, less surface waters and wetland areas. In order to include Class I, II and III conservation areas in the density and FAR calculations, the parcels shall have an approved Conservation Area Determination (CAD) and an approved Conservation Area Impact permit approved by EPD. Reference Orange County Comprehensive Plan Policy FLU1.1.2 C.

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

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

The site discharges into the Lake Baldwin Outfall, a body of water designated as impaired by the Florida Department of Environmental Protection (FDEP impairment: fecal coliform bacteria). To avoid worsening the existing impairment, the design, operation, and maintenance of stormwater treatment systems shall be in accordance with relevant regulations and best management practices.

Orange County has a Noise Pollution Control ordinance found in Chapter 15, Article V, which is enforced by the Environmental Protection Division. Section 15-185(12) exempts permitted construction activities between the hours of 7 AM and 10 PM. However, sound levels in excess of 55dBA, between 10 PM and 7 AM measured at the nearest residential area property line are considered a violation. During operation of the facility between 7:00 AM and 10:00 PM the limit is 60 dBA, and between 10:00 PM and 7:00 AM the limit is 55 dBA. Enforcement action may be taken as outlined in section 15-187.

Prior to commencement of any earth work or construction, if one acre or more of land will be disturbed, the developer shall provide a copy of the completed National Pollutant Discharge Elimination System (NPDES) Notice of Intent (NOI) form for stormwater discharge from construction activities to the Orange County Environmental Protection Division, NPDES Administrator. The original NOI form shall be sent to the Florida Department of Environmental Protection by the developer.

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Fuel storage tanks and on-site fuel handling activities that could result in spills shall comply with all applicable state code. These activities shall include, but are not limited to, protection from fuel spills caused by delivery trucks, fuel transfer activities or other fuel system malfunctions. If any new storage tanks are planned for this location, or if any storage tanks have been installed without proper permitting, then the site shall comply with the Florida Department of Environmental Protection (FDEP) regulations: Chapter 62-761, F.A.C. Petroleum Storage Systems (USTs), Chapter 62-762, F.A.C. Petroleum Storage Systems (ASTs), Chapter 62-780, F.A.C. Petroleum Contamination Site Cleanup Criteria, and Chapter 62-777, F.A.C. Contaminant Cleanup Target Levels. Comply with all notification requirements as specified through contact with the Orange County Environmental Protection Division (EPD) at 407-836-1475.

**Amendment 2018-S-1-1**

**Parcel ID:** 04-23-28-0000-00-010  
**Location:** Northwest corner of West of Apopka Vineland Road and Westover Roberts Road  
**Acreage:** 6.658 developable acres  
**Request:** Rural Settlement (RS 1/1) to Planned Development - Commercial  
**Existing Development:** Vacant  
**Allowable Development:** 6SF Dwelling Units  
**Proposed Density/Intensity:** 50-bed Assisted Living Facility, 7,000 SF of Retail Development and 5,000 SF Convenience Market with gas pumps

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

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Maximum use of current FLUM: 6 SF Dwelling Units	7	100%	7
Existing Use: Vacant	N/A	N/A	N/A
Proposed Use :			
50- bed Assisted Living Facility	13	100%	13
7,000 SF Retail use	76	56%	43
5,000 SF Convenience Market with Gas Pumps	<u>246</u>	28%	<u>68</u>
Total Trips	<u>335</u>		<u>124</u>
<b>Net New Trips( Proposed Development - Allowable Development) : 124-7 = 117</b>			

Road Agreements: None

Planned and Programmed Roadway Improvements: None

Right of Way Requirements: None

**Summary**

The applicant is requesting to change 6.65 acres from Rural Settlement 1/1 to Planned Development-Commercial and approval to develop a 50- bed Assisted Living Facility,7,000 SF Retail use and a 5,000 SF Convenience Market with Gas Pumps

- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor.
- The allowable development based on the approved future land use will generate 7 pm peak hour trips.
- The proposed use will generate 124 pm peak hour trips resulting in a net increase of 117 pm peak hour trips.
- The subject property is located adjacent to South Apopka Vineland Road, Road, a 4 lane minor arterial from Palm Lake Drive to Old Winter Garden Road This facility currently has one deficient roadway segment from Palm Lake Drive to Conroy-Windermere Road.

- Based on the project trip distribution patterns determined for this project, Apopka-Vineland is projected to accommodate approximately 65% of the project trips with the majority of the trips, 40% assigned in the northbound direction towards Old Winter Garden Road and 25% southbound towards Conroy Windermere Road. In addition, 10% of the project trips is expected to use Steer Lake Road and 25% of the project trips will use Westover Roberts Road, a 2 lane local road, adjacent to the project site. Since this roadway is not functionally classified there are no traffic counts available to determine the current and future level of service conditions of this facility. The applicant will be required to conduct traffic counts in order to determine what impacts the proposed development plan will have on this 2-lane roadway.
- The project trip distribution and assignment assumes direct access onto Apopka Vineland Road, however, the applicant is advised to consult with the County's Development Engineering Division to determine if this is feasible. Depending on the outcome, revisions to the traffic analysis will be required.
- Based on the concurrency management system database dated 01-18-18, there are several roadway segments operating below the adopted level of service standard within the project impact area. These include:
  1. 6<sup>th</sup> Avenue (Conroy Road) from Lake Street to Main Street
  2. Apopka Vineland Road from Palm Lake Drive to Conroy Windermere Road
  3. Conroy-Windermere Road from Lake Street to Apopka-Vineland Road
  4. Good Homes Road from White Road to Colonial Drive
  5. Main Street from 6<sup>th</sup> Avenue to Boat Canal

This information is dated and subject to change.

- Analysis of the short term or interim Year 2022 conditions indicates that these deficiencies will continue and the proposed project will impact the failing segments.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

**Amendment 2018-1-S-1-2**

**Parcel ID:** 06-23-27-4292-04-564  
**Location:** East side of Avalon Road, south of Dangler Road and north of Malcom Road  
**Acreage:** 9.1 acres  
**Request:** Rural Settlement 1/1, 1/2 and 1/5 to Rural Settlement 1/2  
**Existing Development:** 3 Single Family Dwelling unit  
**Allowable Development:** 3 Single Family Dwelling Units  
**Proposed Density/Intensity:** 4 Single Family Dwelling Units

**Trip Generation (ITE 9<sup>th</sup> Edition)**

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Maximum use of current FLUM: 3 SF Dwelling Units	3	100%	3
Existing Use: 1 Single family dwelling unit	3	100%	3
Proposed use 4 Single Family Dwelling Units	4	100%	4
<b>Net New Trips( Proposed Development - Allowable Development) : 4-3 = 1</b>			

Road Agreements: None

Planned and Programmed Roadway Improvements: None

Right of Way Requirements: Right of Way is required for the widening of Avalon Road from Old YMCA Road to SR 50. Construction schedule to be determined.

**Summary**

- The applicant is requesting to change 9.1 acres from Rural Settlement 1/1, 1/2 and 1/5 to Rural Settlement 1/1 and approval to develop 4 single family dwelling units.
- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor.
- It is located adjacent to Avalon Road, a two lane collector road from US 192 to Colonial Drive which is currently operating at level of service D within the project impact area.
- The allowable development based on the approved future land use will generate 3 pm peak hour trips.
- The proposed use will generate 4 pm peak hour trips resulting in a net increase of 1 pm peak hour trips.
- Based on the concurrency management system database dated 01-18-2018, there is one failing roadway segment within a two and a half radius of this project. Tilden Road from Avalon Road to Winter Garden-Vineland Road is currently deficient and operating at level of service. This information is dated and is subject to change.

- Analysis of the short term or interim Year 2022 conditions indicates that Tilden Road will continue to be deficient as well as segments Avalon Road which is adjacent to the project site. However, the proposed 4 single family dwelling units will only generate 1 net new trip which is less than 1 percent of the maximum capacity of Avalon Road and is therefore considered De minimis. No further transportation analysis is required.
- The applicant will be required to obtain an approval from the Concurrency Management Office prior to obtaining a building permit.
- Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

**Amendment 2018-1-S-2-1**

**Parcel ID:** 32-21-29-5164-00-230  
**Location:** East of Mott Avenue, north of Orange Blossom Trail  
**Acreage:** .48 acres  
**Request:** Low Density Residential to Commercial Use  
**Existing Development:** 5,056 square feet warehouse and 1 single family dwelling unit  
**Allowable Development:** 1 single family dwelling unit  
**Proposed Density/Intensity:** 5,056 square feet warehouse and 1 single family dwelling unit

**Trip Generation (ITE 9<sup>th</sup> Edition)**

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk. Hr. Trips
Maximum use of current FLUM: 1 single family dwelling	1	100%	1
Existing Use: 5,056 square feet warehouse 1 single family dwelling unit	1 1	100% 100%	1 1
Proposed use: 5,056 square feet warehouse 1 single family dwelling unit	1 1	100% 100%	1 1
<b>Net New Trips( Proposed Development - Allowable Development) : 2-2 = 0</b>			

Road Agreements: None

Planned and Programmed Roadway Improvements: None

Right of Way Requirements: None

**Summary**

- The applicant is requesting to change .48 acres from Low Density Residential to Commercial Use in order to make bring the Future Land Use in compliance to current use of the property.
- The subject property is located within the County’s Alternative Mobility Area (AMA) and is adjacent to Mott Road, a two lane collector road within the AMA. Per Objective T.2.3.2 of the County’s comprehensive Plan, the proposed development is exempt from meeting transportation concurrency requirements.
- The existing use on the property generates 2 pm peak hour trips.
- The proposed use is not expected to change and will therefore generate 2 pm peak hour trips resulting in no change in trip generation.

- Based on LYNX's current bus schedule, transit service is available within a quarter mile walk distance along Orange Blossom Trail where Link #106 operates on a 60 minute frequency.
- The sidewalks in the area are not continuous.
- There is no signed bicycle route/lane within the project impact area.
- The applicant will be required to obtain an approval from the Concurrency Management Office prior to obtaining a building permit.
- Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.



**Amendment 2018-1-S-4-1**

**Parcel ID:** 30-22-32-0000-00-049  
**Location:** West of Harrell Drive, north of Sunflower Trail in the Sunflower Trail Rural Settlement  
**Acreage:** 2.1 acres  
**Request:** From Rural Settlement 1/2 to Rural Settlement 1/1  
**Existing Development:** Vacant  
**Allowable Development:** 1 Single Family dwelling unit  
**Proposed Density/Intensity:** 2 Single Family dwelling units

**Trip Generation (ITE 9<sup>th</sup> Edition)**

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Maximum use of current FLUM: 1 Single Family dwelling unit	1	100%	1
Existing Use: Vacant	N/A	N/A	N/A
Proposed use: 2 Single Family dwelling units	2	100%	2
<b>Net New Trips( Proposed Development - Allowable Development): 2-1= 1</b>			

Road Agreements: None

Planned and Programmed Roadway Improvements: None

Right of Way Requirements: None

**Summary**

- The applicant is requesting to change 2.1 acres from Rural Settlement 1/2 to Rural Settlement 1/1 and approval to develop 2 single family dwelling units.
- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. It is located adjacent to Harrell Drive which is a 2 lane local roadway within the Sunflower Rural Settlement.
- The allowable development based on the approved future land use is 1 single family dwelling unit which will generate 1 pm peak hour trips.
- The proposed use of 2 single family dwelling units will generate 2 pm peak hour trips resulting in a net increase of 1 pm peak hour trip which is less than one percent of the maximum capacity of Harrell Drive and is therefore considered De Minimis. No further transportation analysis is required
- The applicant will be required to obtain approval from the County’s Concurrency Management Office prior to obtaining a building permit.
- Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County’s Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

**Amendment 2018-1-S-4-2**

Parcel ID: 24-22-31-0000-00-010  
Location: East of Hancock Lone Palm Road and south of E. Colonial Drive.  
Acreage: 4.21 acres  
Request: Low-Medium Density Residential to Commercial  
Existing Development: Vacant  
Allowable Development: 42 Single Family Dwelling unit  
Proposed Density/Intensity: 22,400 SF Collision Repair Shop

**Trip Generation (ITE 9<sup>th</sup> Edition)**

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Maximum use of current FLUM: 42 Single Family Dwelling unit	44	100%	44
Existing Use: 1 Single family dwelling unit	N/A	N/A	N/A
Proposed use 22,400 Collision Repair Shop	50	51%	21
<b>Net New Trips( Proposed Development - Allowable Development): 21- 44 = (23)</b>			

Road Agreements: None

Planned and Programmed Roadway Improvements: None

Right of Way Requirements: None

**Summary**

- The applicant is requesting to change 4.21 acres from Low-Medium Density to Commercial and approval to develop a 22,400 SF collision repair shop.
- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. It is located at the southeast corner of E. Colonial Drive and East Hancock Lone Palm Road in East Orange County. East Colonial Drive is a 6 lane Principal Arterial from Woodbury Road to Avalon Park Blvd. and narrows to 4 lanes from Avalon Park Blvd. to S. Tanner Road.
- The allowable development based on the approved future land use will generate 44 pm peak hour trips.
- The proposed use will generate 21 pm peak hour trips resulting in a net reduction of 23 pm peak hour trips.
- Based on the concurrency management system database dated 02-02-18, there are two deficient roadway segments along this facility. Colonial Drive from Woodbury Road to Lake Pickett Road and Avalon Park Blvd. to Ingenuity Drive are currently operating at level of service F and there is no available capacity. East Hancock Lone Palm Road is a two lane local road from East Colonial Drive to Thamhall Way. This roadway is not functionally classified and as a result there is no traffic data available to determine its current level of service. This information is dated and is subject to change.

- Analysis of the short term or interim Year 2022 conditions indicates that in addition to the deficient roadway segments on East Colonial Drive, Lake Pickett Road from Colonial Drive to Percival Road will also be deficient. These deficiencies will occur with and without the proposed amendment.
- Final permitting of any development on this site will be subject to review and approval under capacity constraints of the county's Transportation Concurrency Management System. Such approval will not exclude the possibility of a proportionate share payment in order to mitigate any transportation deficiencies. Finally, to ensure that there are no revisions to the proposed development beyond the analyzed use, the land use will be noted on the County's Future Land Use Map or as a text amendment to the Comprehensive Policy Plan.

**Amendment 2018-1-S-5-1**

Parcel ID: 15-22-30-0000-00-011  
Location: West side of S. Semoran Blvd. south and east of Golf side Drive.  
Acreage: 5.2 developable acres  
Request: From Office Use to Commercial Use  
Existing Development: Vacant  
Allowable Development: Up to 283,140 SF of Office Use  
Proposed Density/Intensity: 5,411 SF Gas Station and Convenience Store

**Trip Generation (ITE 9<sup>th</sup> Edition)**

Land Use Scenario	PM. Pk. Hr. Trips	% New Trips	New PM Pk . Hr. Trips
Maximum use of current FLUM: 283,140 SF of Office Use	306	92%	281
Existing Use: Vacant	N/A	N/A	N/A
Proposed use: 5,411 SF Gas Station and Convenience Store	478	28%	133
<b>Net New Trips( Proposed Development - Allowable Development): 133 – 281 = (148)</b>			

Road Agreements: None

Planned and Programmed Roadway Improvements:

Right of Way Requirements: None

**Summary**

- The applicant is requesting to change 5.2 acres from Office Use to Commercial and approval to develop a 5,411 SF gas station and convenience store
- The subject property is not located within the County’s Alternative Mobility Area or along a backlogged/constrained facility or multimodal corridor. It is located at the adjacent to S, Semoran Blvd. just south of Hanging Moss road in East Orange County. Within the project impact area, Semoran Blvd. is a 6 lane Principal Arterial from East Colonial Drive to University Blvd. and currently operates at a level of service C.
- The allowable development based on the approved future land use will generate 281 pm peak hour trips.
- The proposed use will generate 133 pm peak hour trips resulting in a net reduction of 148 pm peak hour trips.
- Based on the concurrency management system database dated 02-22-18, all roadways within the project impact area currently operate at acceptable levels of service and capacity is available to be encumbered. This information is dated and subject to change. This information is dated and is subject to change.
- Analysis of the short term or interim Year 2022 conditions however, indicates that segments of Semoran Blvd. from Colonial Drive to University Blvd are projected to exceed the adopted capacities.

- 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.

**PARKS OF MT DORA**

Project № 17055  
August 2017

**TRANSPORTATION FACILITIES ANALYSIS  
ORANGE COUNTY  
FLORIDA**

*Prepared by:*



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*Prepared for:*

Parks of Mt Dora, LLC  
25951 SR 46  
Mt Plymouth, Florida 32776

## EXECUTIVE SUMMARY

This study was conducted in support of a proposed comprehensive plan amendment application for the Parks of Mount Dora PD, located on US 441 in Orange County, Florida.

The requested amendment is to modify the existing future land use of the property from PD-Office/Low-Medium Density Residential to PD-Commercial/ Low-Medium Density Residential. The current land use allows the development of 268 multi-family dwelling units and 75,000 square feet of office on the property. With the amendment, the allowable development will be increased to 500 multi-family dwelling units and 75,000 square feet of commercial space.

The findings of this analysis are as follows:

- The requested amendment would result in a net increase of 3,094 daily trips, of which 203 trips would be in the PM peak hour.
- An analysis of existing conditions indicates that the roadway network within the primary 2.5-mile study area currently operates at satisfactory LOS, except for the segments on US 441.
- Analysis of Interim Year (2022) conditions indicates that the network is projected to continue to operate at satisfactory LOS within the short-term horizon, except for the backlogged segments of US 441. The proposed amendment will not cause any roadway segments to become deficient in the Interim Year.
- Analysis of Horizon Year (2030) conditions indicates that the network is projected to continue to operate at satisfactory LOS in the planning horizon, except for the backlogged segments of US 441. The proposed amendment will not cause any roadway segments to become deficient in the Interim Year.
- The proposed development of the site will undergo additional review through the development process, where traffic operations and transportation capacity demand by the physical development of the site will be further evaluated through the requirements of the Concurrency Management System.

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## 1.0 INTRODUCTION

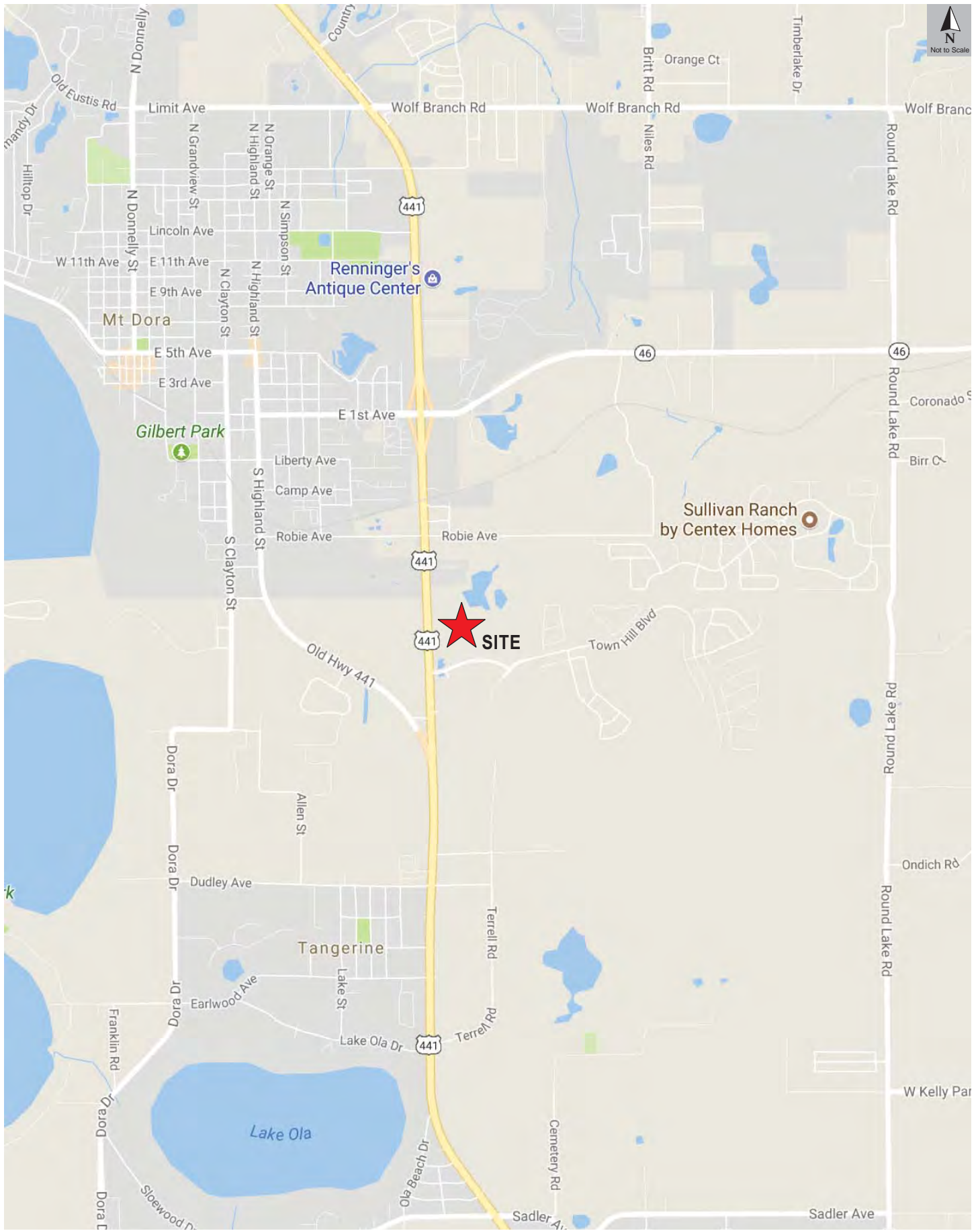
This analysis was undertaken to support an application to amend the Orange County Comprehensive Plan's (CP) Future Land Use Map (FLUM) for the Parks of Mount Dora development, located on US 441 south of the Lake County Line. **Figure 1** depicts the site location and the 2.5-mile preliminary impact area.

The current FLU designations of the approximately 63.57-acre property is Planned Development – Office/Low-Medium Density Residential (PD-O/LMDR). The proposed amendment is to change the designation to Planned Development – Commercial/Low-Medium Density Residential (PD C/LMDR). **Table 1** summarizes the existing and proposed future land use designations and allowable development. The parcel information is included in **Appendix A**.

**Table 1**  
**Future Land Use Designations**

Land Use Designation	Units
<b><i>Current FLU (PD-O/LMDR)</i></b>	
Office	75,000 SF
Residential	268 DU
<b><i>Proposed FLU (PD-C/LMDR)</i></b>	
Office	75,000 SF
Residential	500 DU

This transportation analysis was performed in accordance with the requirements of the Orange County methodology for a Comprehensive Plan Amendment Transportation Facilities Analysis.



## 2.0 EXISTING TRAFFIC CONDITIONS

The existing traffic conditions were evaluated within the project's primary influence area. This included the area's major roadways which were analyzed for PM peak hour conditions.

The existing conditions on the roadway network were analyzed by comparing the latest available traffic volumes on each of the roadway segments to the adopted capacity thresholds. The existing conditions analysis was based on information from the Orange County Concurrency Management System (CMS) database. The CMS information is provided in **Appendix B**.

**Table 2** summarizes the existing conditions capacity analysis in the area. This analysis reveals that currently all roadway segments within the study area operate at adequate Level of Service (LOS), except for the segment on US 441. This road is currently designated as a rural facility and is backlogged for capacity improvement.

**Table 2  
Existing Conditions Capacity Analysis**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	AADT	Peak Hour			LOS	Meets Std ?
						Capacity	Volume	Dir		
206.0	Jones Ave	Orange Blossom Tr to Lake C.L.	2	D	7,765	740	406	EB	C	Y
212.0	Kelly Park Rd	Round Lake Rd to Plymouth Sorrento Rd	2	D	2,901	740	152	EB	B	Y
321.0	Old US 441	Orange Blossom Tr to Lake C.L.	2	D	4,495	740	235	NB	C	Y
313.0	Orange Blossom	Plymouth Sorrento Rd to Ponkan Rd	4	D	36,688	1,580	1,833	NB	F	N
314.0	Orange Blossom	Ponkan Rd to Sadler Rd	4	D	32,466	1,580	1,696	NB	F	N
314.1	Orange Blossom	Sadler Rd to Lake C.L.	4	D	32,334	1,580	1,689	NB	F	N
360.0	Ponkan Rd	Orange Blossom Tr to Plymouth Sorrento R	2	D	4,389	740	225	EB	B	Y
387.0	Round Lake Rd	Ponkan Rd to Kelly Park Rd	2	D	4,587	740	240	NB	B	Y
387.1	Round Lake Rd	Kelly Park Rd to Lake C.L.	2	D	4,113	740	215	NB	B	Y
391.0	Sadler Ave	Lake C.L. to Orange Blossom Tr	2	D	5,769	740	293	EB	C	Y
392.0	Sadler Ave	Orange Blossom Tr to Round Lake Rd	2	D	2,752	740	136	EB	C	Y

### 3.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Orange County Capital Improvement Program (CIP), Capital Improvement Element (CIE), and the Long Range Transportation Plan (LRTP) were checked to identify any planned or programmed improvements to the transportation facilities in this area.

The planned and programmed improvements are listed in **Table 3**. Supporting information from the TIP and LRTP are provided in **Appendix C**.

**Table 3**  
**Planned and Programmed Improvements**

Road	Segment	Improvement	Status
Wekiva Parkway	SR 429 to SR 46	New 4 Lane Expressway	Programmed
SR 46	US 441 to Wekiva Parkway	Widen to 6 Lanes	Programmed
Plymouth Sorrento Road	US 441 to Orange County Line	Widen to 4 Lanes	Planned
Ponkan Road	Plymouth Sorrento Rd to Rock Springs Rd	Widen to 4 Lanes	Planned
Kelly Park Road	Round Lake Rd to Plymouth Sorrento Rd	Widen to 4 Lanes	Planned
Sadler Road	US 441 to Round Lake Rd	Widen to 4 Lanes	Planned

## 4.0 PROJECT TRIPS

### 4.1 Trip Generation

The trip generation for the existing and proposed land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Report, 9<sup>th</sup> Edition*. Trip generation rates and calculations are summarized in **Table 4**, which shows the daily and PM peak hour trips for the existing and proposed land uses. Trip generation calculations and supporting information are included in **Appendix D**.

**Table 4**  
**Trip Generation Calculation**

ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
<b>Allowable Development-Existing FLU PD-C/LDR &amp; RS</b>								
220	Apartments	268 DU	6.52	1,747	0.62	166	108	58
710	Office	75 KSF	14.07	1,055	2.17	163	28	135
<i>Internal Trips</i>				22		4	2	2
<i>Office Pass by Trips (8%)</i>				84		13	2	11
Net Trip Generation				2,696		312	132	180
<b>Proposed Development-Requested FLU PD-C/LDR &amp; RS</b>								
220	Apartments	500 DU	6.31	3,155	0.59	295	192	103
820	Retail	75 KSF	75.10	5,633	6.59	494	237	257
<i>Internal Trips</i>				1,133		113	62	52
<i>Retail Pass by Trips (38%)</i>				1,865		161	77	84
Net External Trip Generation				5,790		515	290	224
<b>Net Change in Trips w/ Proposed Amendment</b>				<b>3,094</b>		<b>203</b>	<b>158</b>	<b>44</b>

*Trip generation based on ITE Trip Generation, 9th Edition*

*Internal Capture is calculated using the methodology of the ITE Handbook 2nd Edition*

*Pass-By percentage from Table D-1 of the Orange County Transportation Impact Fee Study*

The proposed amendment will result in a net increase of 3,094 daily trips and 203 PM peak hour trips on the roadway network.

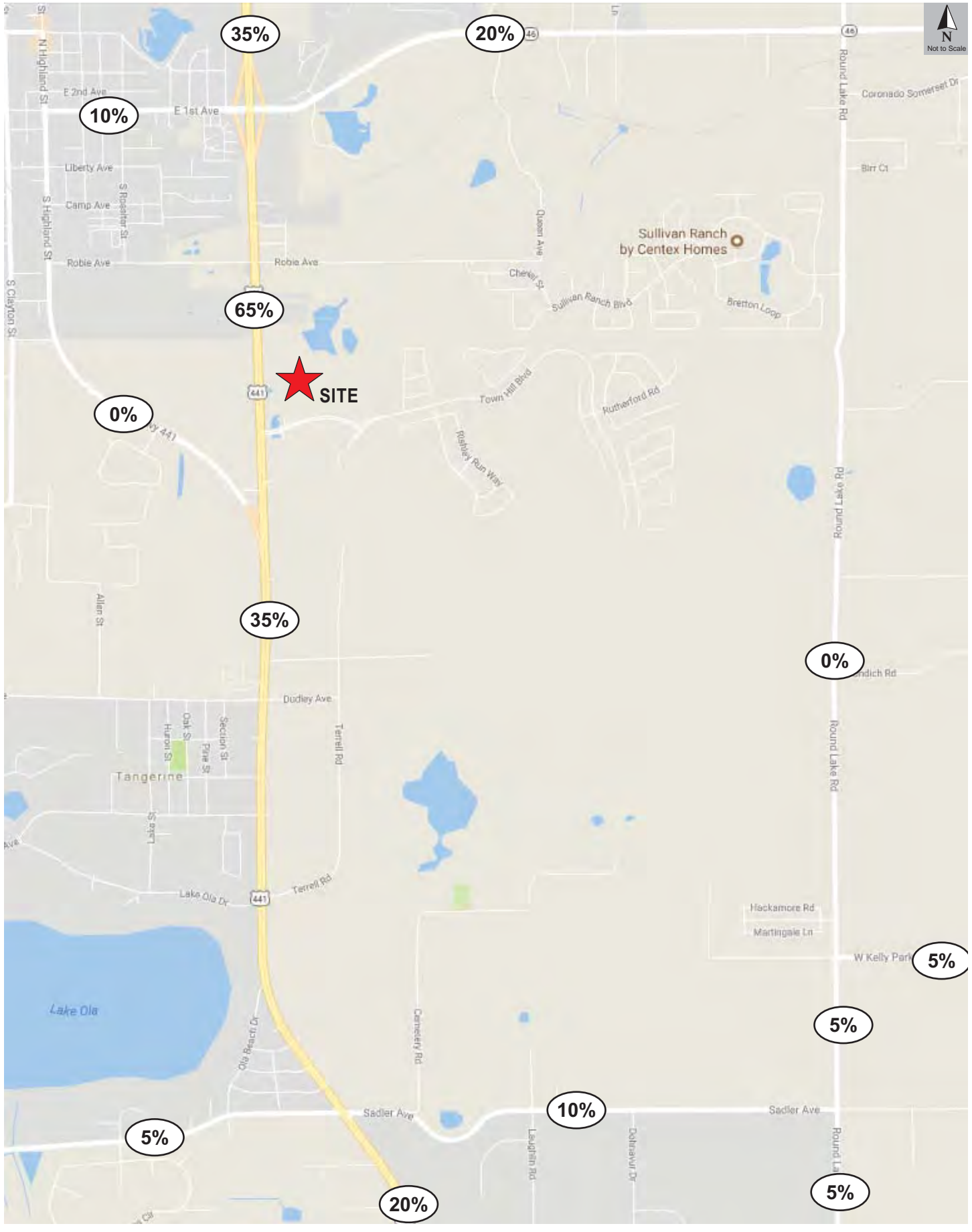
## 4.2 Trip Distribution

The project's trip distribution pattern within the study area was estimated based on the location of the development in relation to area and regional attractions and productions, the transportation network, and prevailing traffic flow patterns. Additionally, a transportation demand model was utilized to assist in the development of an overall trip distribution pattern for the site.

The Orlando Urban Area Transportation Study (OUATS) model was applied with project added as a specific Traffic Analysis Zone (TAZ) and a select zone analysis to extract the project's distribution pattern. The final trip distribution was also partly based on the model results, a plot of which is included in **Appendix E**.

The final project trip distribution pattern illustrated in **Figure 2** was used to assign peak hour project traffic on the transportation network.





## 5.0 PROJECTED CONDITIONS ANALYSIS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the Interim Year (2022) and the Horizon Year (2030). The analyses were conducted for the base condition (without the amendment) and for the proposed condition (with the amendment).

### 5.1 Background Traffic Volumes and Transportation Network

The Interim Year analysis was performed using the existing and committed traffic volumes obtained from the Orange County CMS database, as well as the existing transportation network with any committed improvements funded in the Transportation Improvement Plan within the next year.

Projected traffic volumes for the Horizon Year analysis were developed using a projected annual growth rate. This area will likely continue to experience growth due to the construction of the expressway. However, the expressway will also relieve US 441 and other major roadways, as it becomes the preferred route for commuter travel between the Mount Dora area and metro Orlando. Based on historical volumes on US 441, the projected annual growth rate used in the analysis is 5.5%. The growth trend analysis is included in **Appendix F**. The Horizon Year analysis considers the planned transportation network as outlined in the County's Long-Range Transportation Plan.

### 5.2 Interim Year 2022 Conditions

The 2022 Interim Year analysis was conducted comparing projected traffic volumes to the roadway network capacity and service volumes. **Table 5** summarizes the results of the analysis, which reveals that the roadway network in the study area is projected to continue to operate at adequate LOS, except for the backlogged segments of US 441.

The analysis in **Table 6** reveals that the proposed amendment will not cause any segments on the transportation network to become deficient.

**Table 5  
Interim Year 2022 Base Conditions Analysis**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2022 Projected			Meets Std ?
						Volume	Dir	LOS	
206.0	Jones Ave	Orange Blossom Tr to Lake C.L.	2	D	740	509	EB	C	Y
212.0	Kelly Park Rd	Round Lake Rd to Plymouth Sorrento Rd	2	D	740	166	EB	B	Y
321.0	Old US 441	Orange Blossom Tr to Lake C.L.	2	D	740	267	NB	C	Y
313.0	Orange Blossom Tr	Plymouth Sorrento Rd to Ponkan Rd	4	D	1,580	1,891	NB	F	N
314.0	Orange Blossom Tr	Ponkan Rd to Sadler Rd	4	D	1,580	1,856	NB	F	N
314.1	Orange Blossom Tr	Sadler Rd to Lake C.L.	4	D	1,580	1,758	NB	F	N
360.0	Ponkan Rd	Orange Blossom Tr to Plymouth Sorrento Rd	2	D	740	304	EB	C	Y
387.0	Round Lake Rd	Ponkan Rd to Kelly Park Rd	2	D	740	345	NB	C	Y
387.1	Round Lake Rd	Kelly Park Rd to Lake C.L.	2	D	740	227	NB	C	Y
391.0	Sadler Ave	Lake C.L. to Orange Blossom Tr	2	D	740	332	EB	C	Y
392.0	Sadler Ave	Orange Blossom Tr to Round Lake Rd	2	D	740	206	EB	C	Y

**Table 6  
Horizon Year 2022 Projected Conditions Analysis**

ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2022 Backgd		Project		Total Volume	LOS	Meets Std ?
						Volume	Dir	Dist	Trips			
206.0	Jones Ave	Orange Blossom Tr to Lake C.L.	2	D	740	509	EB	0%	0	509	C	Y
212.0	Kelly Park Rd	Round Lake Rd to Plymouth Sorrento Rd	2	D	740	166	EB	5%	8	174	B	Y
321.0	Old US 441	Orange Blossom Tr to Lake C.L.	2	D	740	267	NB	0%	0	267	C	Y
313.0	Orange Blossom Tr	Plymouth Sorrento Rd to Ponkan Rd	4	D	1,580	1,891	NB	15%	24	1,915	F	N
314.0	Orange Blossom Tr	Ponkan Rd to Sadler Rd	4	D	1,580	1,856	NB	20%	32	1,888	F	N
314.1	Orange Blossom Tr	Sadler Rd to Lake C.L.	4	D	1,580	1,758	NB	35%	55	1,813	F	N
360.0	Ponkan Rd	Orange Blossom Tr to Plymouth Sorrento F	2	D	740	304	EB	5%	8	312	C	Y
387.0	Round Lake Rd	Ponkan Rd to Kelly Park Rd	2	D	740	345	NB	5%	8	353	C	Y
387.1	Round Lake Rd	Kelly Park Rd to Lake C.L.	2	D	740	227	NB	0%	0	227	C	Y
391.0	Sadler Ave	Lake C.L. to Orange Blossom Tr	2	D	740	332	EB	5%	8	340	C	Y
392.0	Sadler Ave	Orange Blossom Tr to Round Lake Rd	2	D	740	206	EB	10%	16	222	C	Y

### 5.3 Horizon Year 2030 Conditions

The Horizon Year analysis was conducted for projected background traffic volumes in the year 2030. **Table 7** summarizes the base conditions analysis, which reveals that the roadway network is projected to continue to operate at adequate LOS, except for the backlogged segments of US 441 that were identified as deficient in the existing conditions.

The analysis of projected conditions with the additional traffic resulting from the amendment is summarized in **Table 8**. This analysis reveals that the proposed amendment will not cause any additional roadway segments to become deficient in the future.

Prior to approvals of construction on the property, the project will undergo further review and would be required to address any operational and near site impacts on the transportation network. Additionally, any capacity impacts to the network as the result of the development would be further evaluated through the requirements of the Concurrency Management System.

**Table 7  
Interim Year 2022 Base Conditions Analysis**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2030 Projected			Meets Std ?
						Volume	Dir	LOS	
206.0	Jones Ave	Orange Blossom Tr to Lake C.L.	2	D	740	719	EB	D	Y
212.0	Kelly Park Rd	Round Lake Rd to Plymouth Sorrento Rd	2	D	2,000	202	EB	C	Y
321.0	Old US 441	Orange Blossom Tr to Lake C.L.	2	D	740	313	NB	C	Y
313.0	Orange Blossom Tr	Plymouth Sorrento Rd to Ponkan Rd	4	D	2,000	2,438	NB	F	N
314.0	Orange Blossom Tr	Ponkan Rd to Sadler Rd	4	D	2,000	2,256	NB	F	N
314.1	Orange Blossom Tr	Sadler Rd to Lake C.L.	4	D	2,000	2,246	NB	F	N
360.0	Ponkan Rd	Orange Blossom Tr to Plymouth Sorrento Rd	2	D	2,000	304	EB	C	Y
387.0	Round Lake Rd	Ponkan Rd to Kelly Park Rd	2	D	740	345	NB	C	Y
387.1	Round Lake Rd	Kelly Park Rd to Lake C.L.	2	D	740	286	NB	C	Y
391.0	Sadler Ave	Lake C.L. to Orange Blossom Tr	2	D	740	390	EB	C	Y
392.0	Sadler Ave	Orange Blossom Tr to Round Lake Rd	2	D	2,000	206	EB	C	Y

**Table 8  
Horizon Year 2022 Projected Conditions Analysis**

ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	2030 Backgd		Project		Total Volume	LOS	Meets Std ?
						Volume	Dir	Dist	Trips			
206.0	Jones Ave	Orange Blossom Tr to Lake C.L.	2	D	740	719	EB	0%	0	719	C	Y
212.0	Kelly Park Rd	Round Lake Rd to Plymouth Sorrento Rd	2	D	740	202	EB	5%	2	204	C	Y
321.0	Old US 441	Orange Blossom Tr to Lake C.L.	2	D	740	313	NB	0%	0	313	C	Y
313.0	Orange Blossom Tr	Plymouth Sorrento Rd to Ponkan Rd	4	D	1,580	2,438	NB	15%	24	2,462	F	N
314.0	Orange Blossom Tr	Ponkan Rd to Sadler Rd	4	D	1,580	2,256	NB	20%	32	2,288	F	N
314.1	Orange Blossom Tr	Sadler Rd to Lake C.L.	4	D	1,580	2,246	NB	35%	55	2,301	F	N
360.0	Ponkan Rd	Orange Blossom Tr to Plymouth Sorrento Rd	2	D	740	304	EB	5%	2	306	C	Y
387.0	Round Lake Rd	Ponkan Rd to Kelly Park Rd	2	D	740	345	NB	5%	8	353	C	Y
387.1	Round Lake Rd	Kelly Park Rd to Lake C.L.	2	D	740	286	NB	0%	0	286	C	Y
391.0	Sadler Ave	Lake C.L. to Orange Blossom Tr	2	D	740	390	EB	5%	8	398	C	Y
392.0	Sadler Ave	Orange Blossom Tr to Round Lake Rd	2	D	740	206	EB	10%	4	210	C	Y

## 6.0 STUDY CONCLUSIONS

This study was conducted in support of a proposed comprehensive plan amendment application for the Parks of Mount Dora PD, located on US 441 in Orange County, Florida.

The requested amendment is to modify the existing future land use of the property from PD-O/LMDR to PD-C/LMDR. The current land use allows the development of 268 multi-family dwelling units and 75,000 square feet of office on the property. With the amendment, the allowable development will be increased to 500 multi-family dwelling units and 75,000 square feet of commercial space. The findings of this analysis are as follows:

- The requested amendment would result in a net increase of 3,094 daily trips, of which 203 trips would be in the PM peak hour.
- An analysis of existing conditions indicates that the roadway network within the primary 2.5-mile study area currently operates at satisfactory LOS, except for the segments on US 441.
- Analysis of Interim Year (2022) conditions indicates that the network is projected to continue to operate at satisfactory LOS within the short-term horizon, except for the backlogged segments of US 441. The proposed amendment will not cause any roadway segments to become deficient in the Interim Year.
- Analysis of Horizon Year (2030) conditions indicates that the network is projected to continue to operate at satisfactory LOS in the planning horizon, except for the backlogged segments of US 441. The proposed amendment will not cause any roadway segments to become deficient in the Interim Year.
- The proposed development of the site will undergo additional review through the development process, where traffic operations and transportation capacity demand by the physical development of the site will be further evaluated through the requirements of the Concurrency Management System.



## **APPENDICES**

**Appendix A**  
Property Information

**Appendix B**  
CMS Information



# Orange County, Florida

## Traffic Concurrency Management Program

### Concurrency Link Information

**Application Number:**

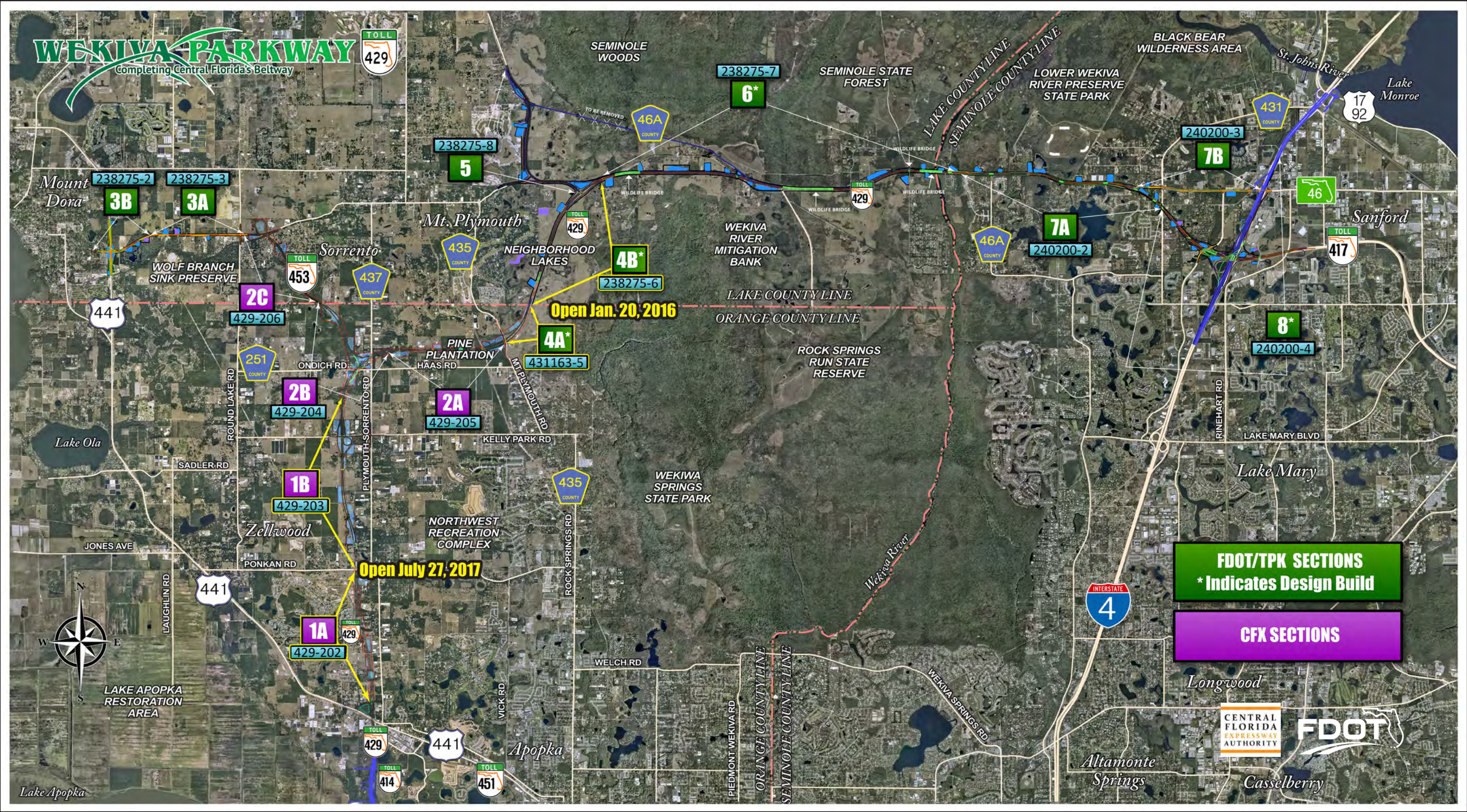
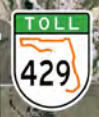
<i>ID</i>	<i>From</i>	<i>To</i>	<i>Lgth</i>	<i>Maint Agency</i>	<i>Capacity Group</i>	<i>Min Ln</i>	<i>Total LOS</i>	<i>Cap</i>	<i>AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap*</i>	<i>LOS</i>
<b><i>Jones Ave</i></b>														
206	Orange Blossom Tr	Lake County Line	3.18	Cnty	Rural	2	D	740	7,765	406	EB	103	231	C
<b><i>Kelly Park Rd</i></b>														
212	Round Lake Rd	Plymouth Sorrento Rd	2.03	Cnty	Rural Undev. Hwy	2	D	740	2,901	152	EB	14	574	B
<b><i>Old US 441</i></b>														
321	Orange Blossom Tr	Lake County Line	1.12	Cnty	Rural	2	D	740	4,495	235	NB	32	473	C
<b><i>Orange Blossom Tr</i></b>														
313	Plymouth Sorrento Rd	Ponkan Rd	3.71	ST	Rural	4	D	1580	36,688	1,833	NB	58	0	F
314	Ponkan Rd	Sadler Rd	1.91	ST	Rural	4	D	1580	32,466	1,696	NB	160	0	F
314.1	Sadler Rd	Lake County Line	2.63	ST	Rural	4	D	1580	32,334	1,689	NB	69	0	F
<b><i>Ponkan Rd</i></b>														
360	Orange Blossom Tr	Plymouth Sorrento Rd	2.61	Cnty	Rural Undev. Hwy	2	D	740	4,389	225	EB	79	436	C
<b><i>Round Lake Rd</i></b>														
387	Ponkan Rd	Kelly Park Rd	2.04	Cnty	Rural Undev. Hwy	2	D	740	4,587	240	NB	105	395	C
387.1	Kelly Park Rd	Lake County Line	2.04	Cnty	Rural Undev. Hwy	2	D	740	4,113	215	NB	12	513	B
<b><i>Sadler Ave</i></b>														
391	Lake County Line	Orange Blossom Tr	2.37	Cnty	Rural	2	D	740	5,769	293	EB	39	408	C
<b><i>Sadler Ave / Sadler Rd</i></b>														
392	Orange Blossom Tr	Round Lake Rd	1.69	Cnty	Rural	2	D	740	2,752	136	EB	70	534	C

\* 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 C**  
TIP/LRTP

# WEKIVA PARKWAY

Completing Central Florida's Beltway



**Open Jan. 20, 2016**

**Open July 27, 2017**

**FDOT/TPK SECTIONS**  
\* Indicates Design Build

**CFX SECTIONS**



Lake Apopka

Altamonte Springs

Casselberry

**Orange County, Florida**  
**Public Works Department's 10-Year Roadway Program**  
 (by Fiscal Year)

RCA  Design  ROW  Const. 

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>Lake St (Apopka Vineland Rd to East Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Lake Pickett Rd (Chuluota Rd to Ft Christmas Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Lake Pickett Rd (SR 50 to Chuluota Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Lake Underhill Rd (E. of Econlockhatchee Tr to W. of Rouse Rd) Invest Funds</b>										
5090 Final Design										
5090 Right-of-Way Acquisition										
5090 Construction										
<b>Little River School Rd (SR 50 to Chuluota Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Mandarin Dr Ext (Universal Bv to Sand Lake Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>McCulloch Rd (Native Dance Ln to Chuluota Rd)</b>										
5005 RCA Study										
5005 Final Design										
5005 Right-of-Way Acquisition										
5005 Construction										
<b>Monument Py (Innovation Wy to SR 528 Beachline)</b>										
TBA Construction										
<b>Mt Plymouth Rd (Kelly Park Rd to Lake CL)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>New Independence Py Seg M (Avalon Rd to Schoolhouse Pond Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>North South Rd (Orange County Line to Innovation Way)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Ocoee-Apopka Rd (Silver Star Rd to Clarcona-Ocoee Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Orange Av (Osceola CL to Town Center Bv)</b>										
2929 RCA Study										
2929 Final Design										
2929 Right-of-Way Acquisition										
2929 Construction										
<b>Pine Hills Rd Ext (Beggs Rd to Orange Blossom Tr)</b>										
5072 Final Design										
5072 Right-of-Way Acquisition										
5072 Construction										

**Orange County, Florida**  
**Public Works Department's 10-Year Roadway Program**  
 (by Fiscal Year)

RCA   Design   ROW   Const.  

Project Name	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
<b>Pine Hills Rd North (Silver Star Rd to North Ln)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Pine Hills Rd Ext (Metro West Bv to Old Winter Garden Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Plymouth Sorrento Rd (US 441 to Ponkan Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Plymouth Sorrento Rd (Ponkan Rd to Orange County Line)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Poinciana Bv (Osceola CL to International Dr Ext. )</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Ponkan Rd (Plymoth Sorrento Rd to Rock Springs Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Reams Rd (Delmar Rd to Taborfield Rd)</b>										
5068 Final Design										
5068 Right-of-Way Acquisition										
5068 Construction										
<b>Reams Rd (Summerlake Park Bv to Taborfield Rd) Invest Funds</b>										
5139 CIP RCA Study										
5139 Final Design										
5139 Right-of-Way Acquisition										
5139 Construction										
<b>Regency Village Dr (Lake St to Wildwood Av)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Richard Crotty Py (SR 436 to Goldenrod Rd) Invest Funds</b>										
2752 Final Design										
2752 Right-of-Way Acquisition										
2752 Construction										
<b>Richard Crotty Py (Goldenrod Rd to Dean Rd)</b>										
2752 Final Design										
2752 Right-of-Way Acquisition										
2752 Construction										
<b>Richard Crotty Py (Dean Rd to Alafaya Tr)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Richard Crotty Py (Alafaya Tr to N Tanner Rd)</b>										
TBA Final Design										
TBA Right-of-Way Acquisition										
TBA Construction										
<b>Sand Lake Rd (AV to Turkey Lake)</b>										
2883 RCA Study										
2883 Design										
2883 Right-of-Way Acquisition										
2883 Construction										





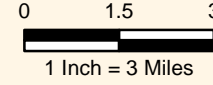
ORANGE COUNTY, FLORIDA  
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT

MAP 1  
**ORANGE COUNTY 2030  
LONG RANGE TRANSPORTATION PLAN**



	Jurisdictions		Alternative Mobility Area		SunRail Phase 1 (Completed)
	County Partnership		Urban Service Area		SunRail Phase 2
	Programmed County Roadways		Alternative Analysis Corridor		Transit Multi-Use Corridor
	Planned County Roadways		Intermodal Centers		OIA Connector Phase 1
	State Roadway Project (FY 2016/17 to FY 2020/21)		Proposed Rail Stations		OIA Connector Phase 2 Study Area (General Alignment May Include Mag Lev)
			Innovation Way MMTN		

Disclaimer:  
Data is provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.  
\*Partnership roadways are depicted on the map conceptually and do not represent actual alignments.  
Not to be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners



TOWNSHIP 22 SOUTH

TOWNSHIP 23 SOUTH

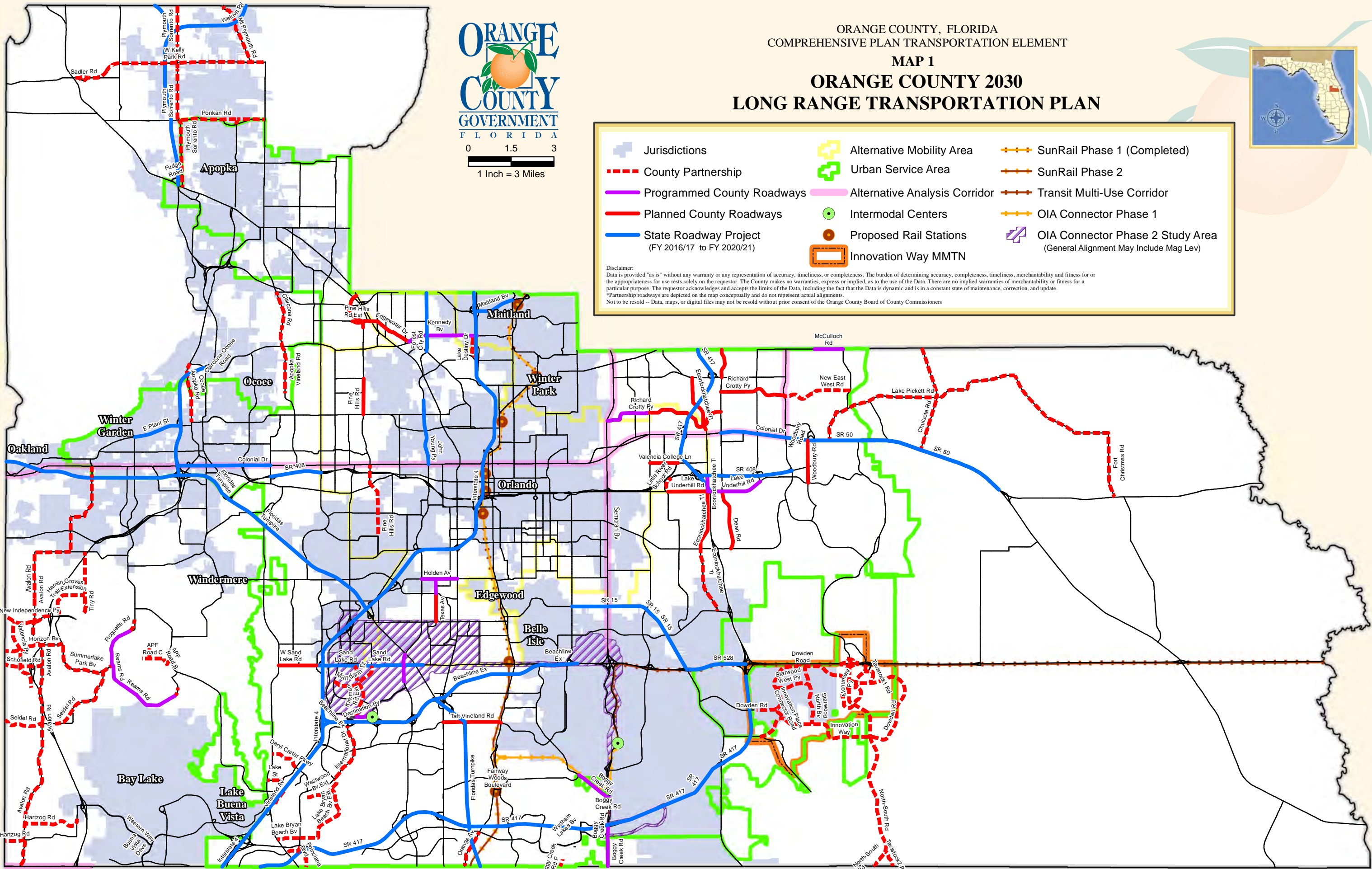
TOWNSHIP 24 SOUTH

TOWNSHIP 20 SOUTH

TOWNSHIP 21 SOUTH

TOWNSHIP 23 SOUTH

TOWNSHIP 24 SOUTH



**Appendix D**  
Trip Generation Information Sheets

# General Office Building (710)

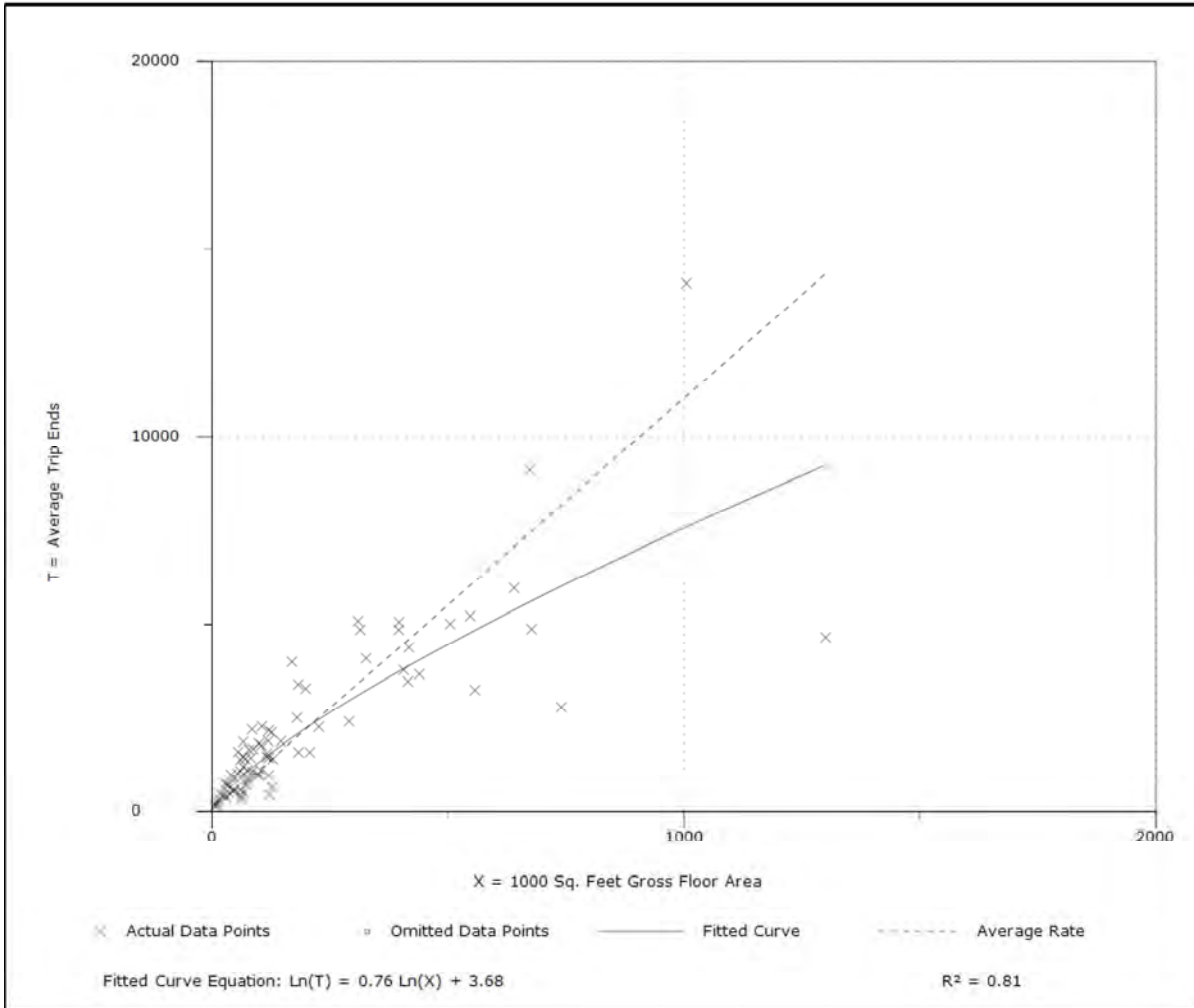
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday**

Number of Studies: 79  
 Average 1000 Sq. Feet GFA: 197  
 Directional Distribution: 50% entering, 50% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
11.03	3.58 - 28.8	5.21

### Data Plot and Equation



# General Office Building (710)

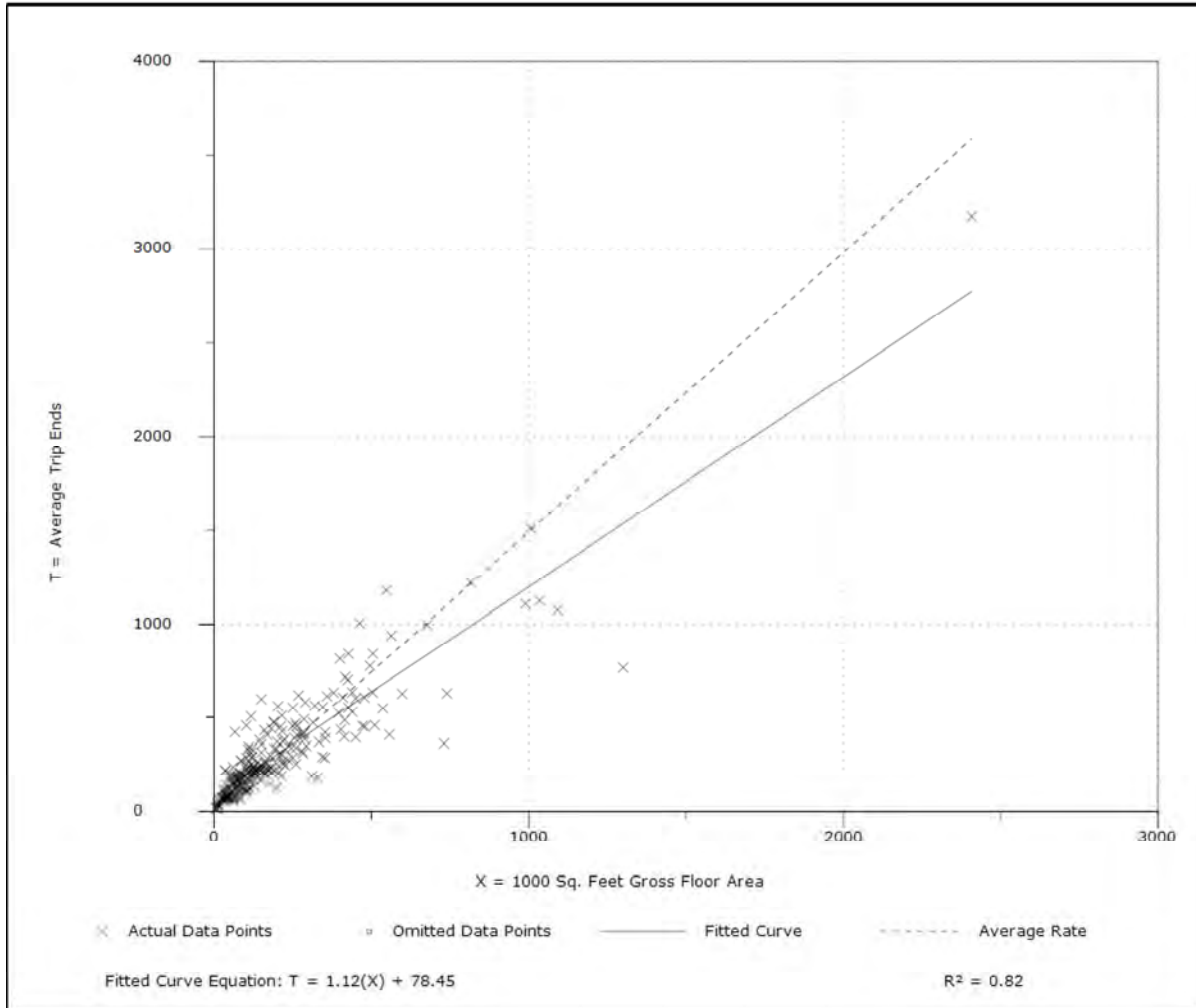
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area**  
**On a: Weekday,**  
**P.M. Peak Hour of Generator**

Number of Studies: 236  
 Average 1000 Sq. Feet GFA: 215  
 Directional Distribution: 17% entering, 83% exiting

### Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	0.64

### Data Plot and Equation



# Shopping Center (820)

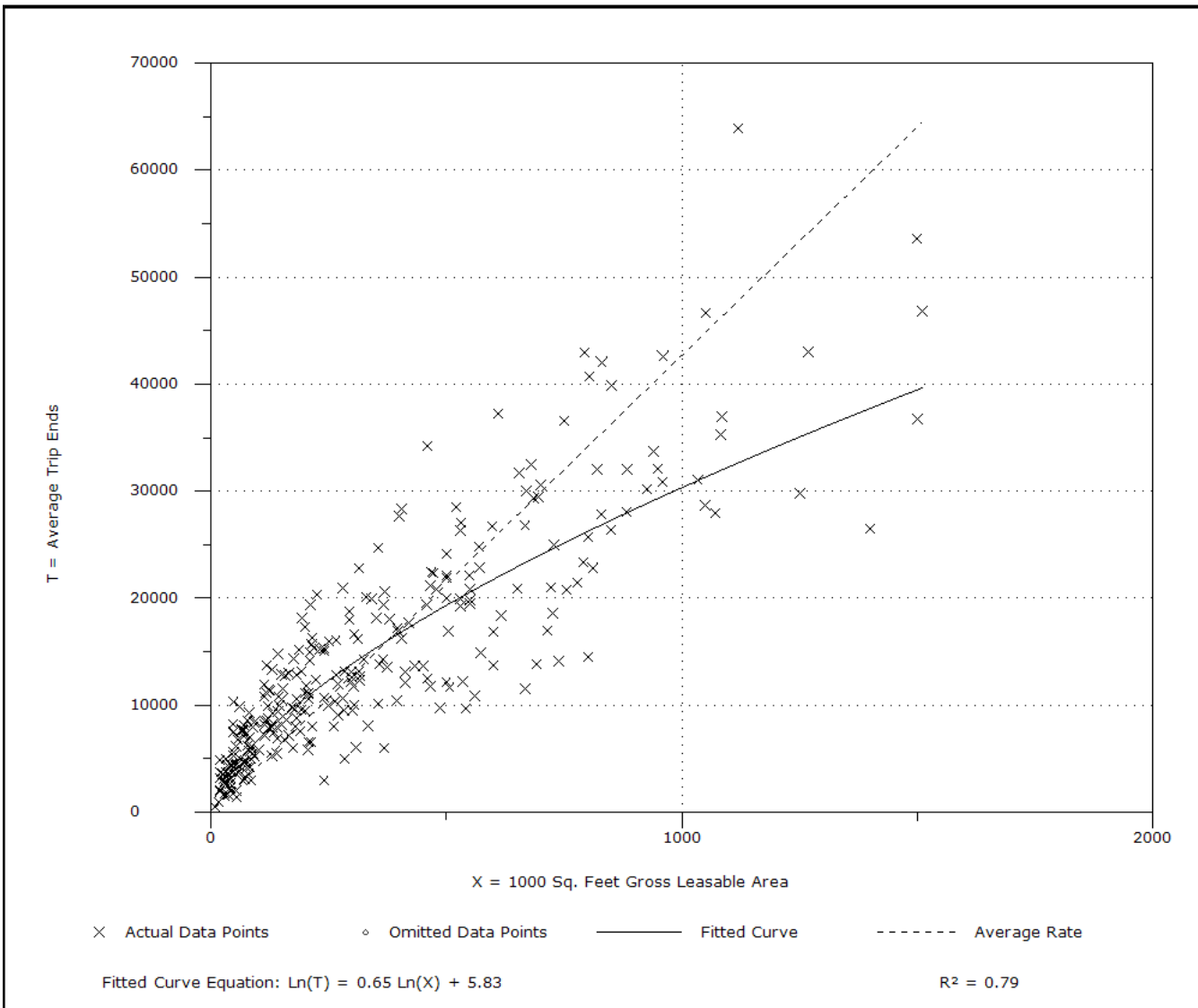
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area**  
**On a: Weekday**

Number of Studies: 302  
 Average 1000 Sq. Feet GLA: 331  
 Directional Distribution: 50% entering, 50% exiting

## Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
42.70	12.50 - 270.89	20.26

## Data Plot and Equation



# Shopping Center (820)

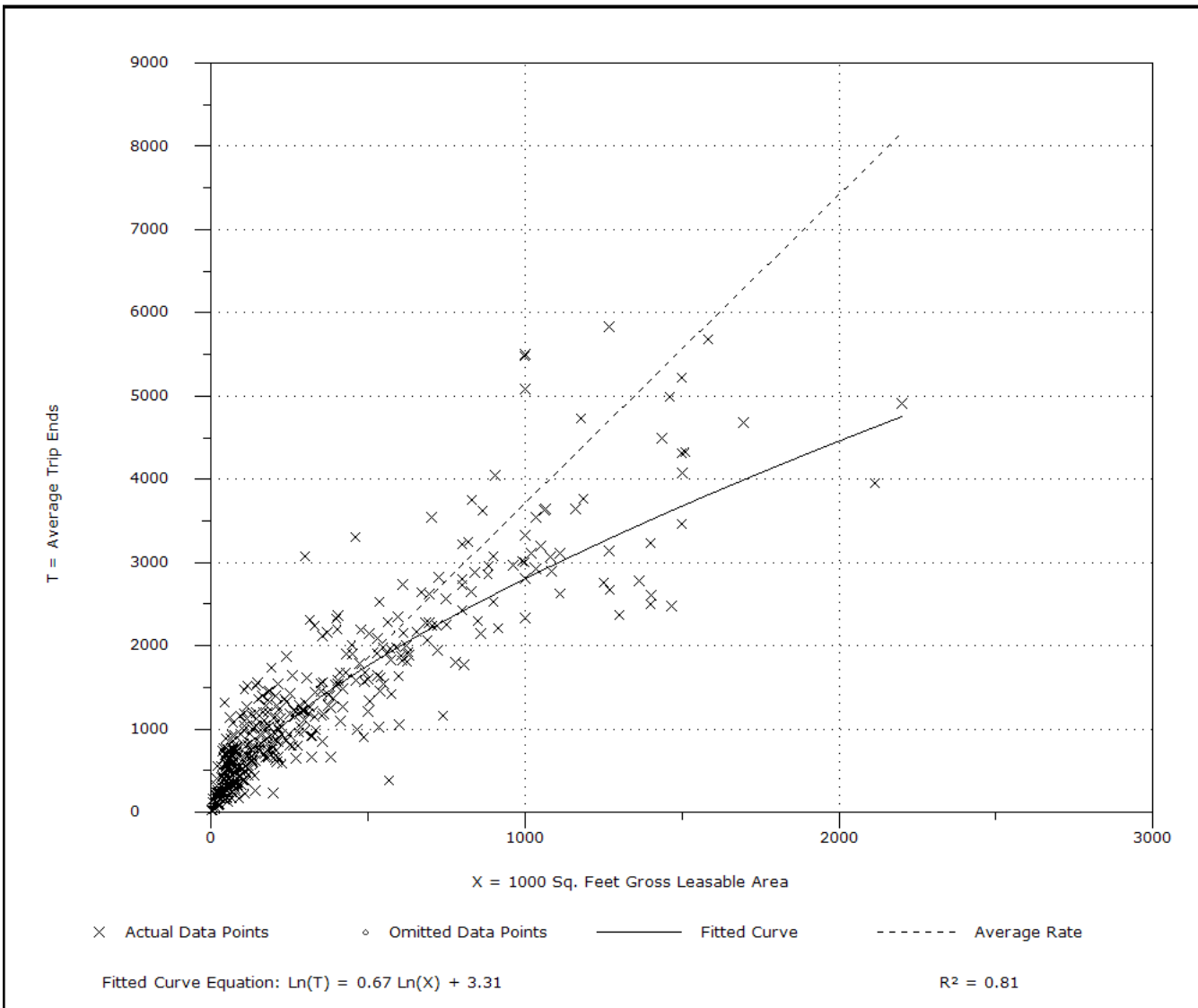
**Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Leasable Area**  
**On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.**

Number of Studies: 426  
 Average 1000 Sq. Feet GLA: 376  
 Directional Distribution: 48% entering, 52% exiting

### Trip Generation per 1000 Sq. Feet Gross Leasable Area

Average Rate	Range of Rates	Standard Deviation
3.71	0.68 - 29.27	1.95

### Data Plot and Equation



# Apartment (220)

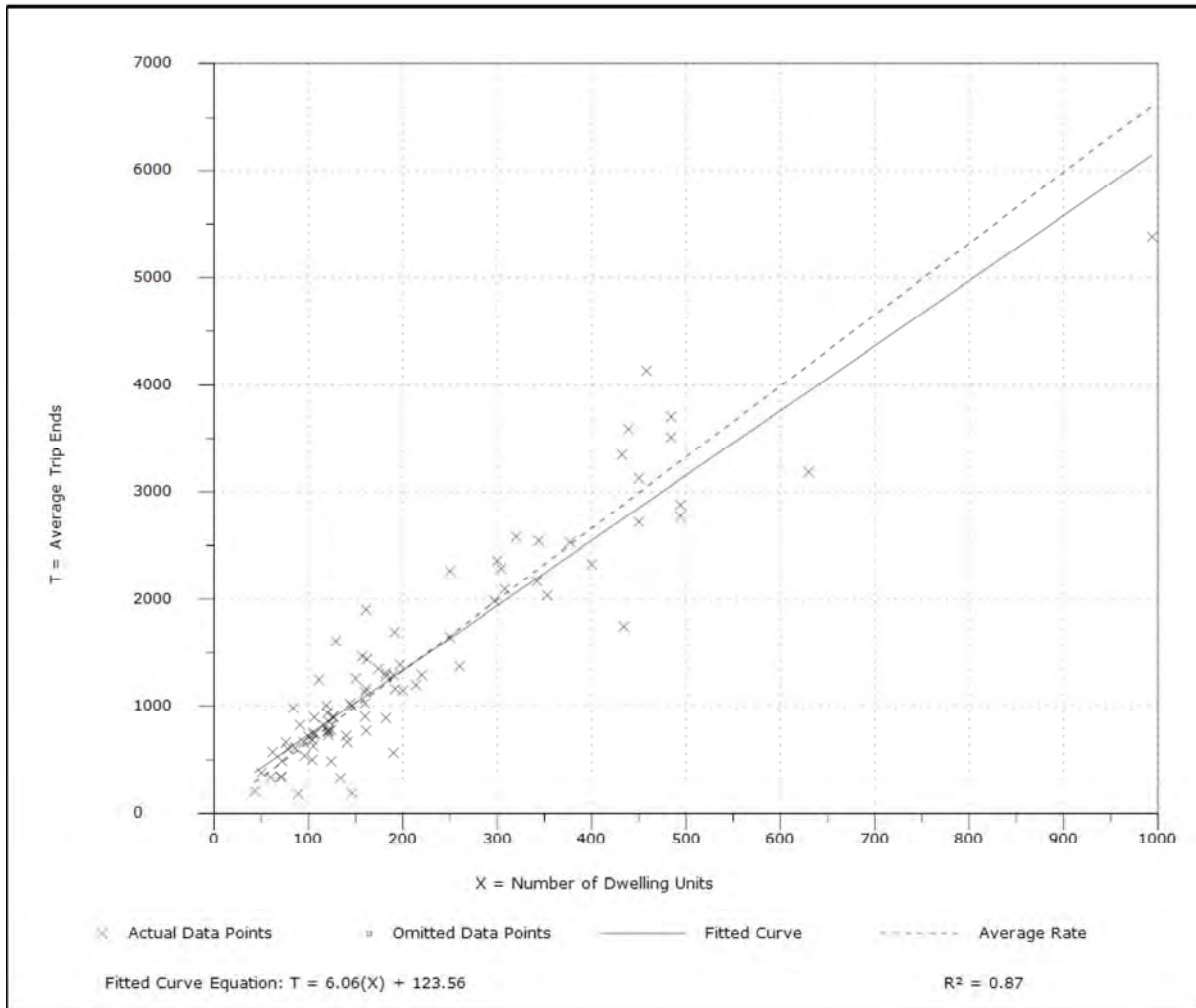
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday**

Number of Studies: 88  
Avg. Number of Dwelling Units: 210  
Directional Distribution: 50% entering, 50% exiting

## Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.65	1.27 - 12.5	1.68

## Data Plot and Equation



# Apartment (220)

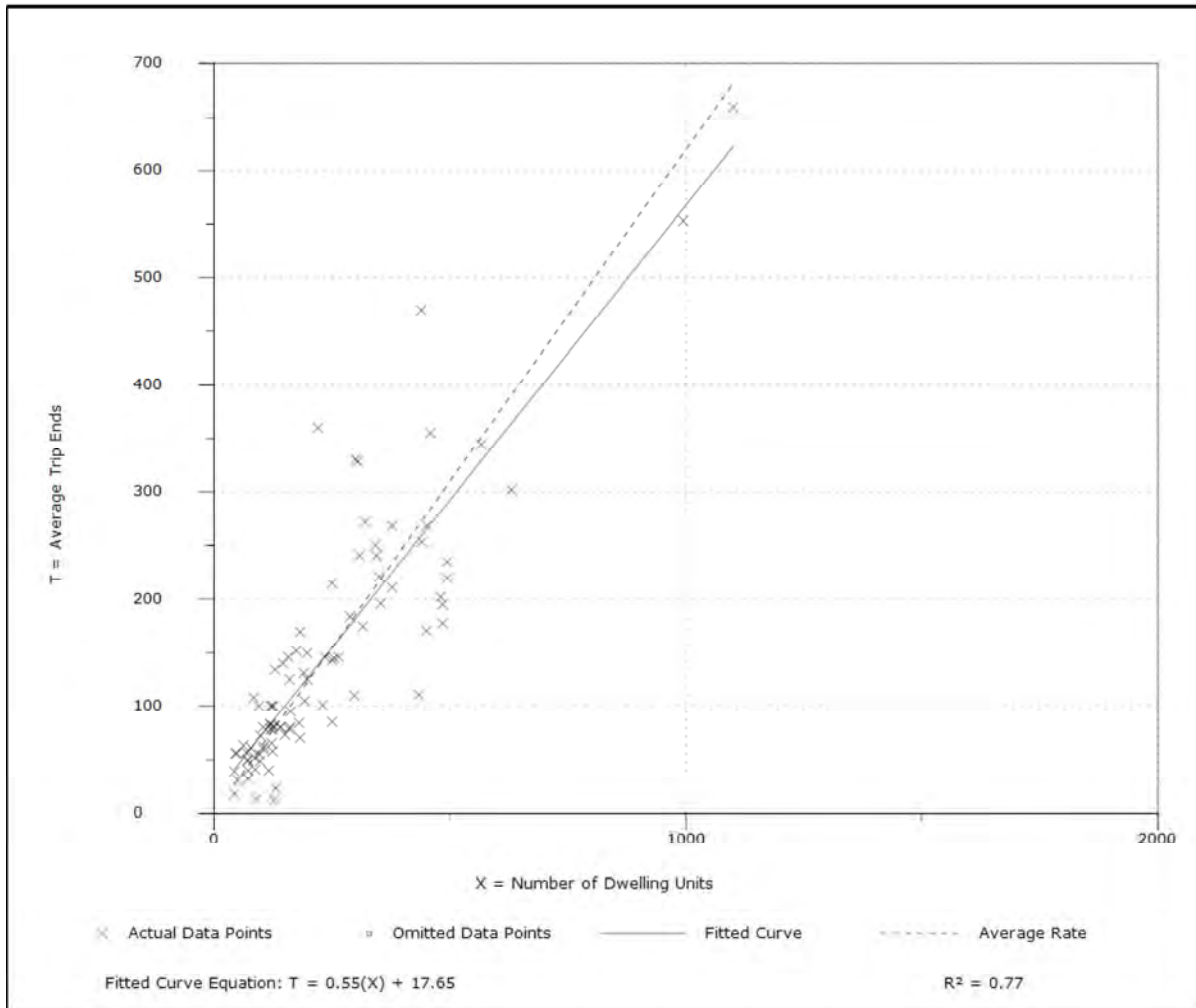
**Average Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

Number of Studies: 90  
 Avg. Number of Dwelling Units: 233  
 Directional Distribution: 65% entering, 35% exiting

### Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.62	0.1 - 1.64	0.23

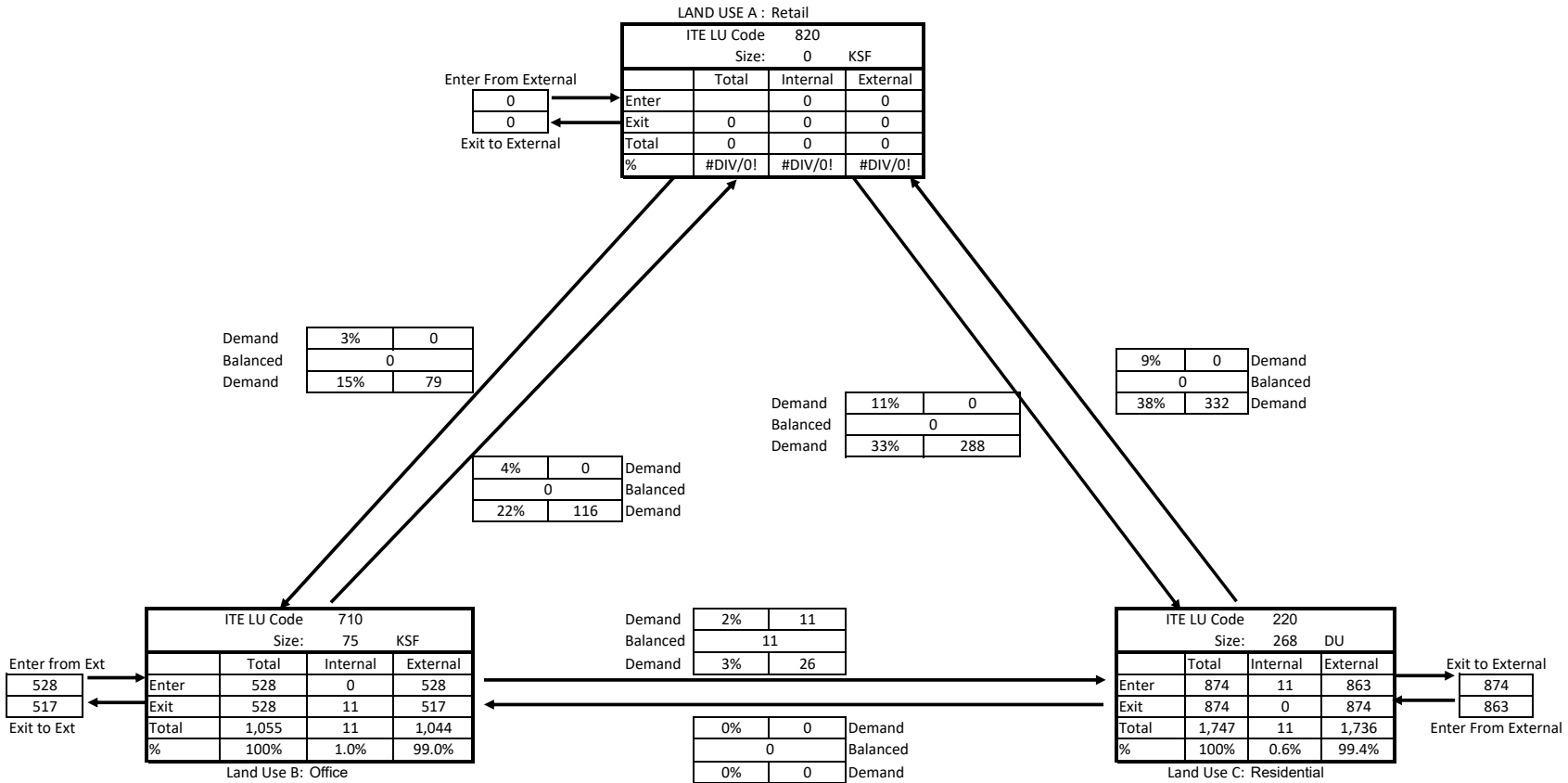
### Data Plot and Equation





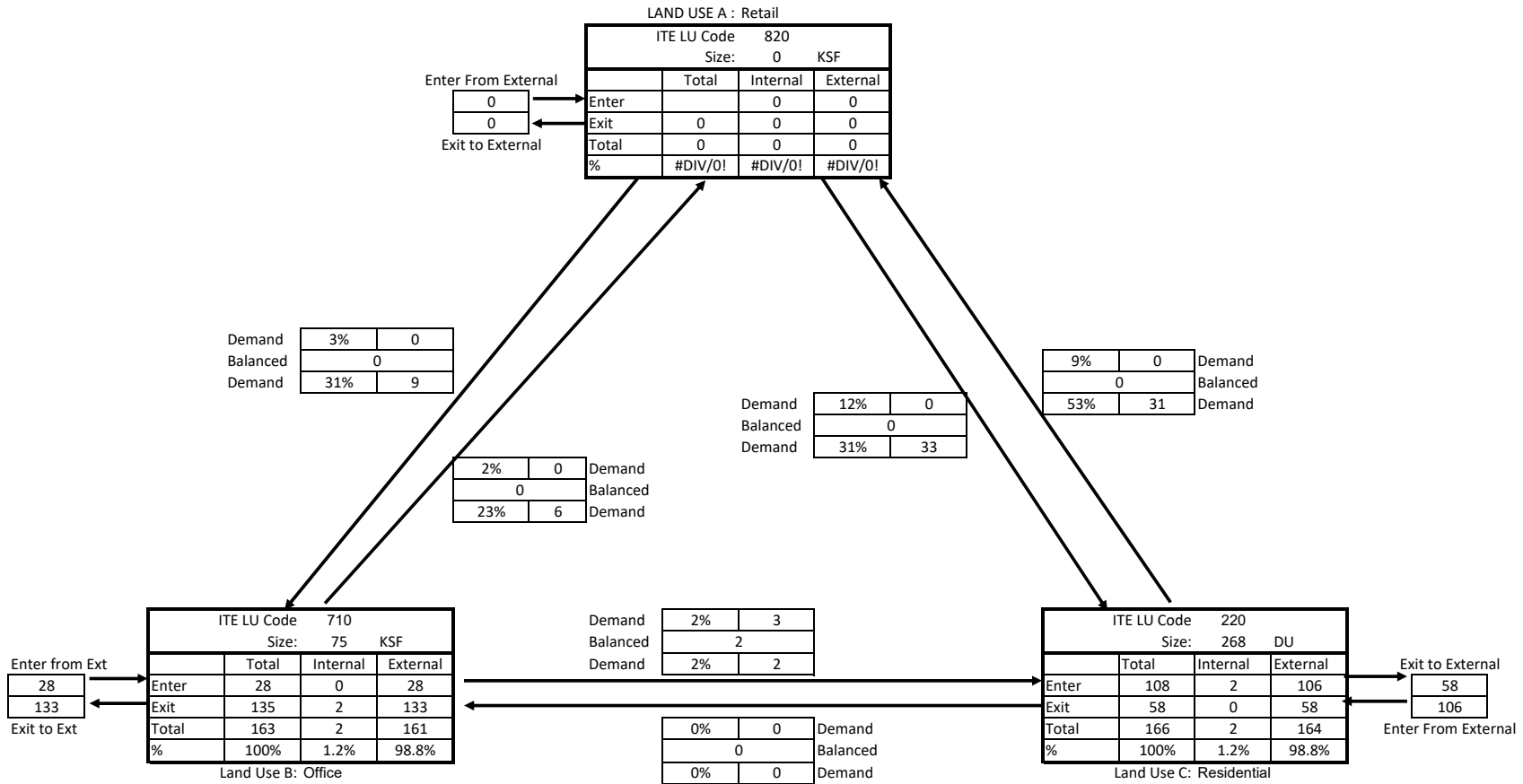
Analyst TMC  
Date 8/21/2017

Name of Developme Parks of Mt Dora  
Time Period Daily (Existing)



	Land Use A	Land Use B	Land Use C	Total	
Enter	0	528	863	1,390	
Exit	0	517	874	1,390	
Total	0	1,044	1,736	2,780	
Single-Use TGen	0	1,055	1,747	2,802	<b>0.8%</b>

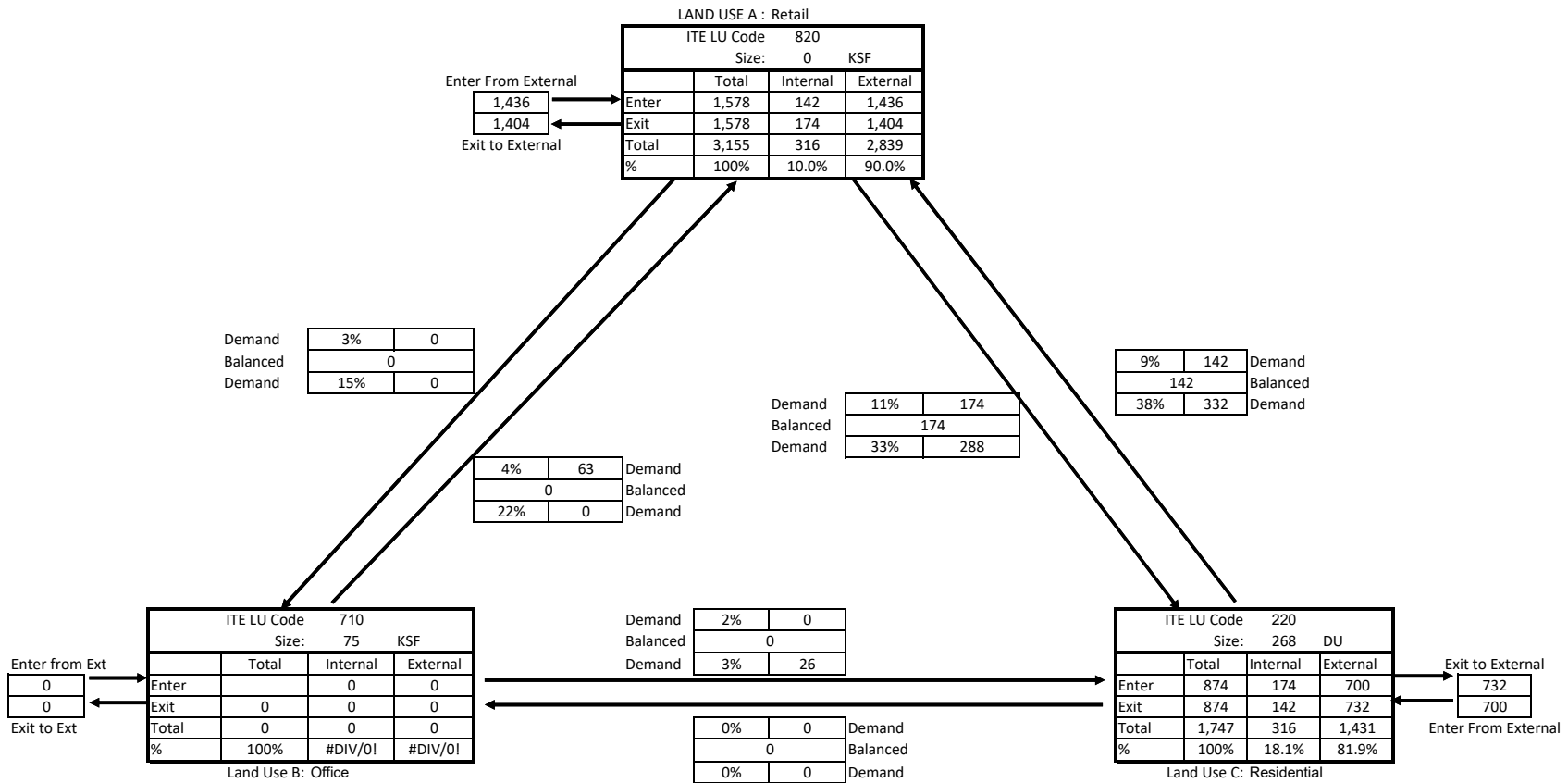
Internal Capture



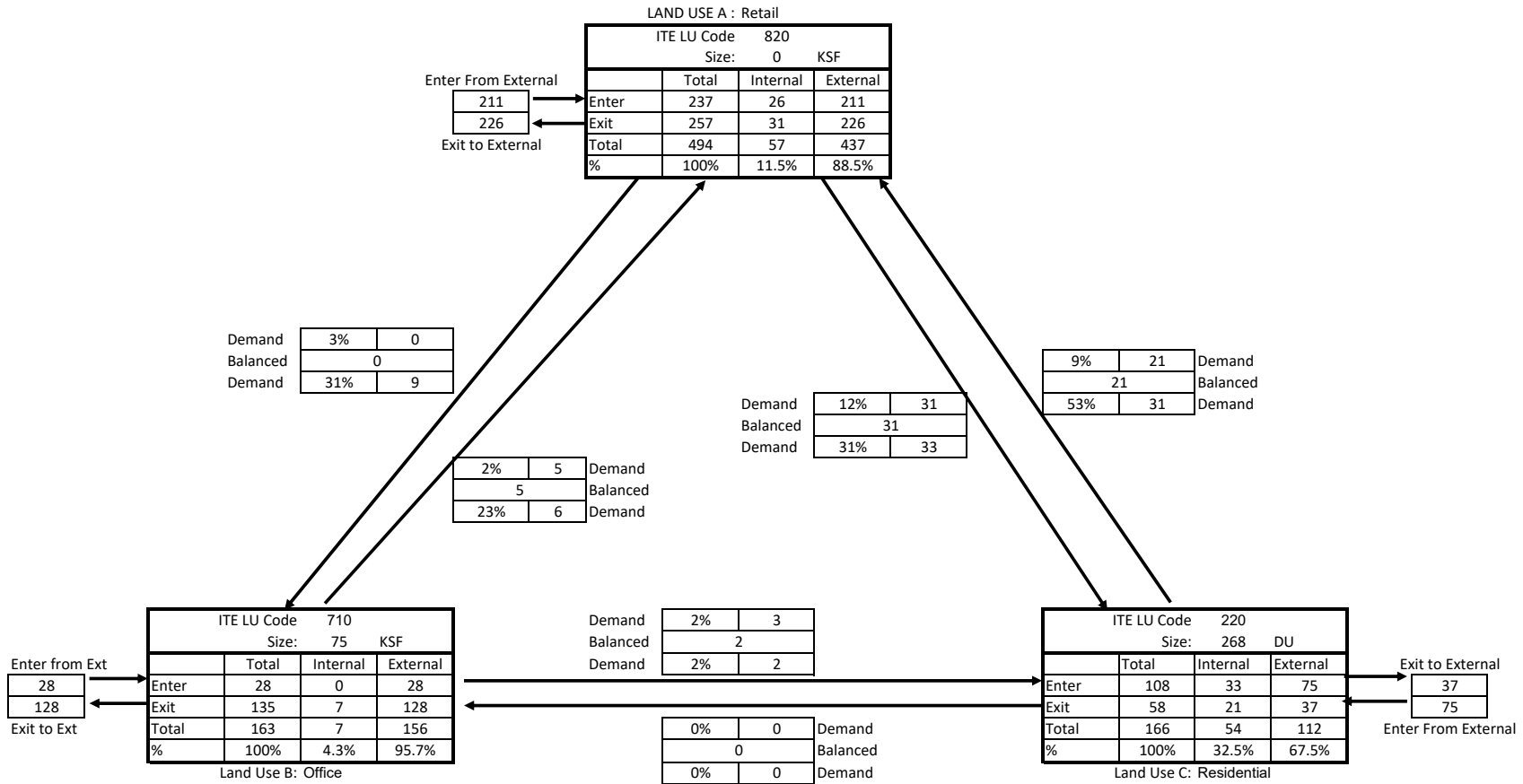
Net External Trips for Multi-Use Development				
	Land Use	Land Use	Land Use	
	A	B	C	Total
Enter	0	28	106	134
Exit	0	133	58	191
Total	0	161	164	325
Single-Use TGen	0	163	166	329
				Internal Capture
				<b>1.2%</b>

Analyst TMC  
 Date 8/21/2017

Name of Developme Parks of Mt Dora  
 Time Period Daily (Proposed)

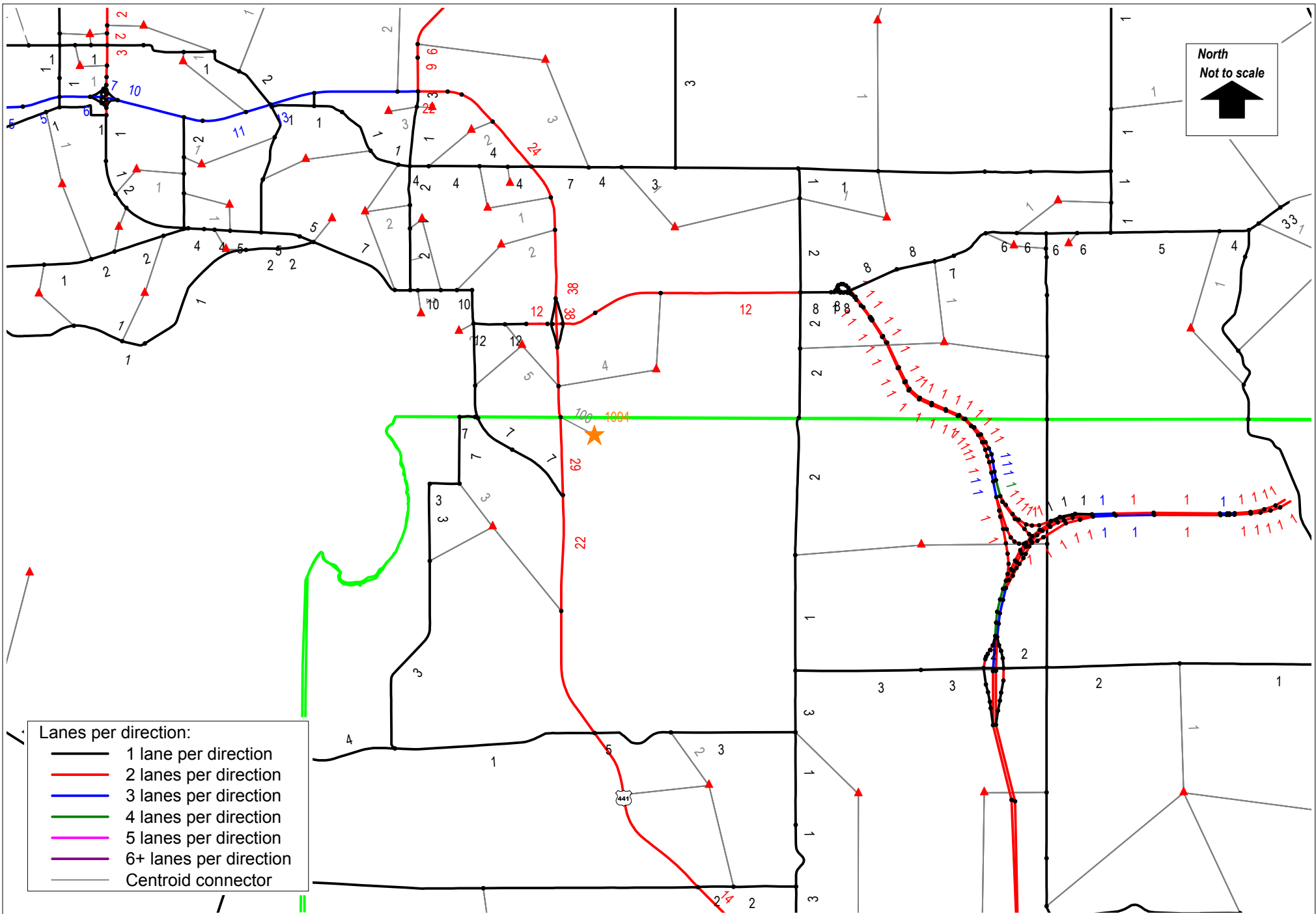


	Land Use A	Land Use B	Land Use C	Total	
Enter	1,436	0	700	2,135	
Exit	1,404	0	732	2,135	
Total	2,839	0	1,431	4,270	
Single-Use TGen	3,155	0	1,747	4,902	Internal Capture <b>12.9%</b>



Net External Trips for Multi-Use Development				
	Land Use	Land Use	Land Use	
	A	B	C	Total
Enter	211	28	75	314
Exit	226	128	37	391
Total	437	156	112	705
Single-Use TGen	494	163	166	823
				Internal Capture
				<b>14.3%</b>

**Appendix E**  
OUATS Model Plot



CFRPM (v6.1) YEAR 2025 Model - Parks of Mt. Dora (17055)

Project Distribution Percentages (TAZ=1094)

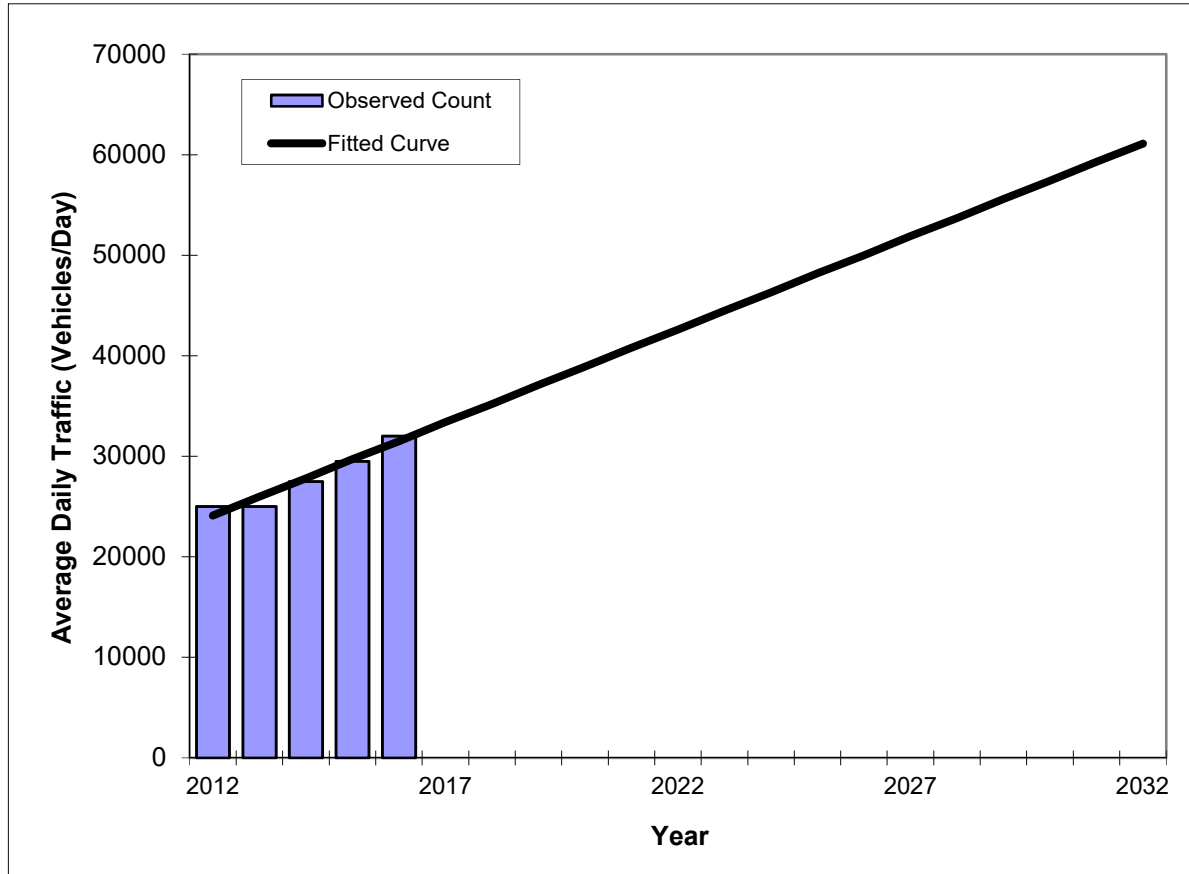
C:\FSUTMS\ID5\CFRPMV610\_120916.Daily\Base\CF\_2025\P17055\Output\HWYLOAD\_C25.NET Sat 26 Aug 2017

**Appendix F**  
Historical Growth Trend

# TRAFFIC TRENDS

## US 441 -- S. of Lake County Line

<b>County:</b>	Orange
<b>Station #:</b>	0
<b>Highway:</b>	US 441



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2012	25000	24100
2013	25000	26000
2014	27500	27800
2015	29500	29700
2016	32000	31500
<b>2020 Opening Year Trend</b>		
2020	N/A	38900
<b>2025 Mid-Year Trend</b>		
2025	N/A	48200
<b>2030 Design Year Trend</b>		
2030	N/A	57400
<b>TRANPLAN Forecasts/Trends</b>		

**\*\* Annual Trend Increase:** 1,850  
**Trend R-squared:** 94.3%  
**Trend Annual Historic Growth Rate:** 7.68%  
**Trend Growth Rate (2016 to Design Year):** 5.87%  
**Printed:** 29-Aug-17

**Straight Line Growth Option**

\*Axle-Adjusted



Ref: 11033

## TECHNICAL MEMORANDUM

**To:** Ms. Mirna Barq, P.E.

**From:** Chris J. Walsh, P.E.

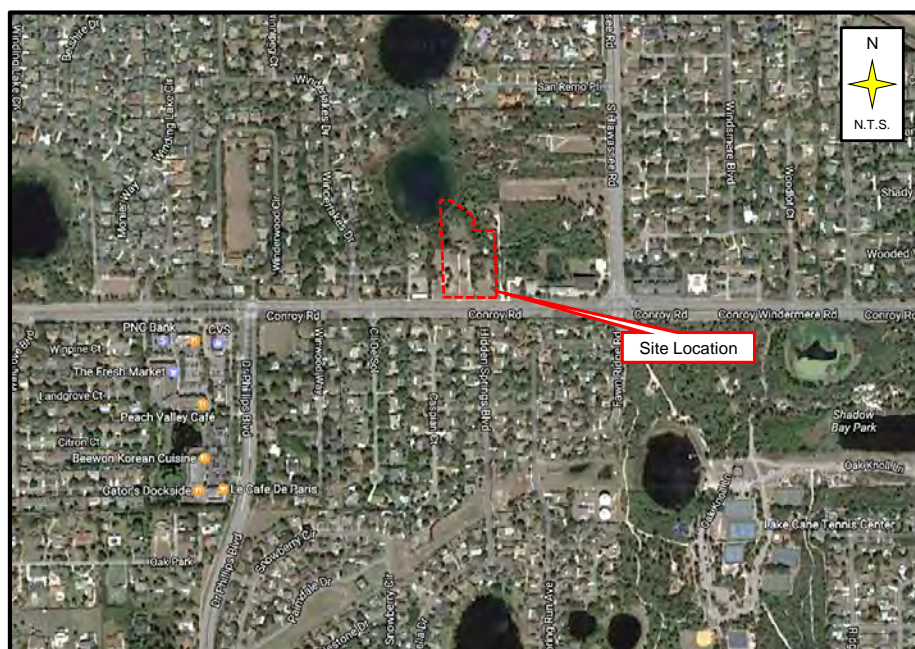
**Subject:** Trip Generation Comparison – Conroy Road CERTUS Senior Living  
Orange County, Florida

**Date:** June 13, 2017

### INTRODUCTION

Traffic Engineering Data Solutions, Inc. (TEDS) has been retained to conduct a transportation impact analysis for the proposed Future Land Use change for a proposed CERTUS assisted living facility to be located in place of 5.41 acres on the north side of Conroy Windmere Road, approximately 800 feet west of Hiawassee Road in Orange County, Florida (see **Figure 1** on the following page). The development is anticipated to consist of a 64-bed assisted living facility. The existing Future Land Use is low density residential single-family (with a maximum density of 4 units per acre) whereas the proposed Future Land Use is Planned Development (PD) that will be restricted to a 64-bed assisted living facility. The following is meant to highlight the decrease in expected traffic with the change in Future Land Use.

**Figure 1**



Source: Google Earth

**Trip Generation**

The total daily and PM peak-hour trip generation potential for the development was determined based on trip generation equations and rates provided in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition* for Land Use Code 245 (assisted living facility) and Land Use Code 210 (single-family detached units). Based on **Table 1** below, under the existing Future Land Use the maximum development of 21 single-family units (4 units/acre x 5.41 acres) will generate 200 total daily trips and 21 total PM peak-hour trips. Under the proposed Future Land Use, the development is projected to generate 175 total daily trips and 19 total PM peak hour trips. Thus, the maximum development intensity allowed under the proposed Future Land Use designation will result in a reduction in potential trip impact as compared to the maximum development intensity allowed under the current Future Land Use designation.

**Table 1  
 Trip Generation Summary**

Land Use	Intensity	Units	Daily			PM Peak		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing	21	Dwelling Units	100	100	200	13	8	21
Assisted Living	64	Occupied Beds	88	87	175	10	9	19

Single-Family Detached Housing (ITE 9th Edition)

Daily (ITE 210)  $T = 9.52 \times (\text{Number of Dwelling Units})$  50% In 50% Out  
 PM Peak Hour (ITE 210)  $T = 1.00 \times (\text{Number of Dwelling Units})$  63% In 37% Out

Assisted Living (ITE 9th Edition)

Daily (ITE 254)  $T = 2.74 \times (\text{Number of Occupied Beds})$  50% In 50% Out  
 PM Peak Hour (ITE 254)  $T = 0.29 \times (\text{Number of Occupied Beds})^*$  52% In 48% Out

\* Use with Caution, Only One Study!

Please contact us at (386) 753-0558 with any questions.



*...solutions for a dynamic world™*

COMPREHENSIVE PLAN AMENDMENT  
Caliber Collision – 14060 East Colonial Drive

*Prepared for:*  
Cross Development, LLC

# Comprehensive Plan Amendment Caliber Collision – 14060 East Colonial Drive

November 2017

*Prepared for:*  
Cross Development, LLC

*Prepared by:*  
Whitehouse Group Inc.  
Tampa, FL 33602  
Ph: (813) 359-8770

Project No. T0099.00



Vicki L. Castro, P.E.  
P.E. No. 47128

*Vicki Castro*

11-28-17 Date

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Estimated Project Traffic.....	1
Analysis Period .....	4
Project Trip Distribution / Assignment .....	4
Study Area .....	7
Buildout.....	7
Background Traffic .....	7
Generalized Link Analysis.....	7

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Figure 2. Peak Hour Project Traffic Distribution .....	6

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## **LIST OF APPENDICES**

Conceptual Site Plan

Trip Generation

Orange County Concurrency Link Information

FDOT Historical AADT Counts

## **INTRODUCTION**

The purpose of this report is to provide the analysis to support the Comprehensive Plan Amendment for the property located south of SR 50 (East Colonial Drive) and east of Hancock Lone Palm Road in Orange County, Florida, as shown in Figure 1.

## **PROJECT DESCRIPTION**

The project is proposed to develop up to 18,600 square feet of automobile body shop. The site is currently vacant.

The access for the project is proposed to have the following access:

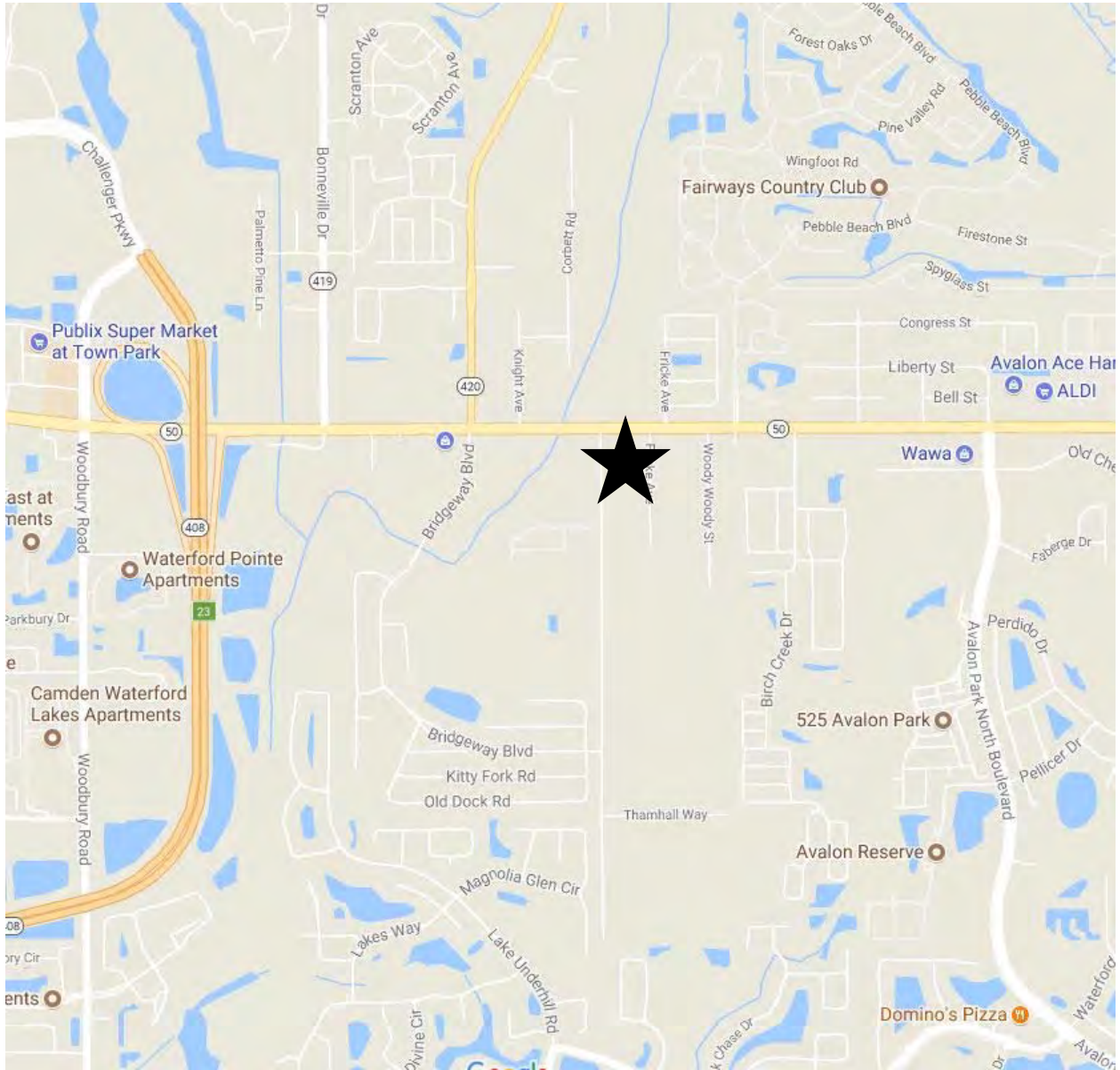
- One (1) right-in/right-out access to East Colonial Drive
- One (1) full access to Hancock Lone Palm Road.

A conceptual site plan is included in the Appendix of this report.

## **ESTIMATED PROJECT TRAFFIC**

The trip rates utilized in this report were obtained from the latest computerized version of “OTISS” which utilizes the Institute of Transportation Engineers’ (ITE) Trip Generation, 9th Edition, 2012, as its data base. Based on these trip rates, it is estimated that the proposed project will attract approximately 130 daily trip ends, as shown in Table 1. The proposed project would attract approximately 17 trip ends during the AM peak hour with 15 inbound and 2 outbound, as shown in Table 1. During the PM peak hour, the proposed project would attract approximately 18 trip ends with 2 inbound and 16 outbound, as shown in Table 1.

**Figure 1. Project Location**





**Table 1. Estimated Project Traffic**

<u>Land Use</u>	ITE <u>LUC</u>	<u>Size</u>	Daily Trip <u>Ends (1)</u>	AM Peak Hour Trip Ends (1)			PM Peak Hour Trip Ends (1)		
				<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Gen Light Industrial	110	22,400 SF	156	18	3	21	3	19	22

(1) Source: ITE Trip Generation, 9th Edition, 2012.

## **ANALYSIS PERIOD**

This analysis will include the only PM peak hour.

## **PROJECT TRIP DISTRIBUTION / ASSIGNMENT**

Distribution of the project traffic was based on exiting traffic and development patterns with hand assignments to the local network:

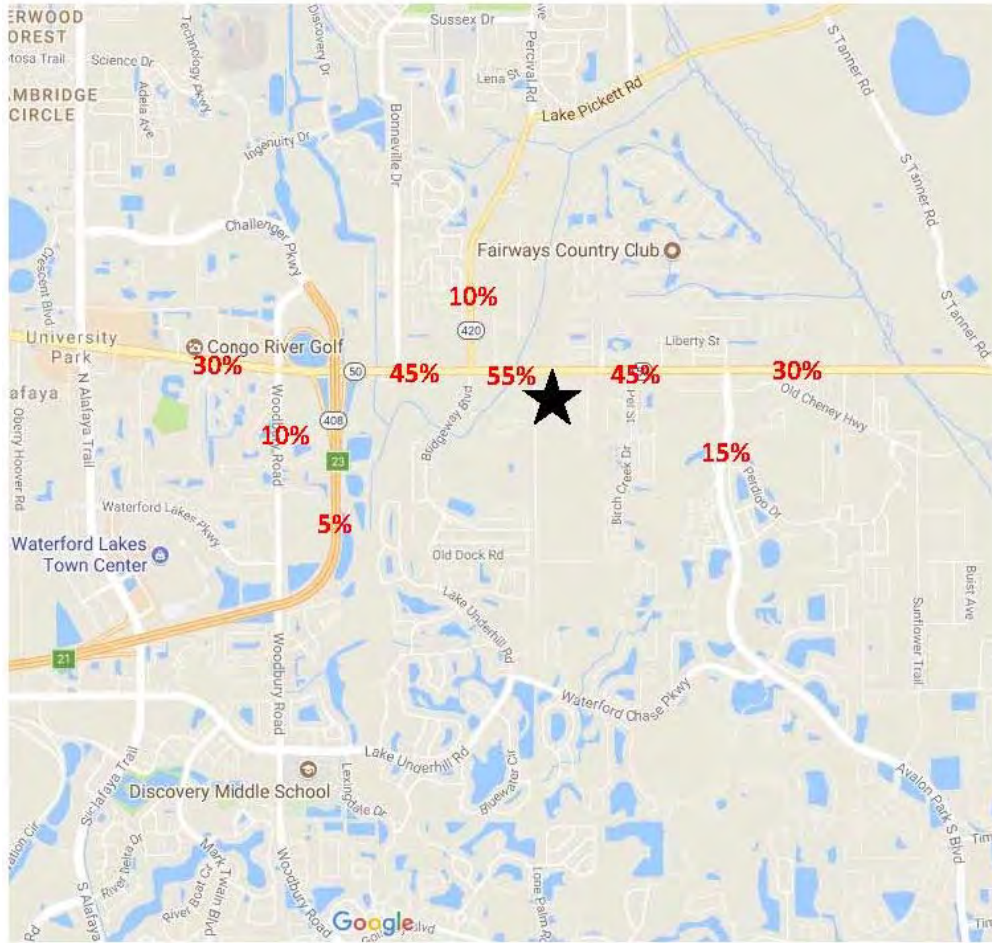
- 30% to and from the east (via Colonial Drive)
- 30% to and from the west (via Colonial Drive)
- 10% to and from the north (via Lake Pickett Road)
- 30% to and from the south (via Avalon Park Boulevard, E/W Expressway, Woodbury Road)

Table 2 shows the distribution of the PM peak hour project trip ends. Figure 2 illustrates the distribution of the project trip ends on the adjacent roadway network for the PM peak hour.

**Table 2. Estimated Peak Hour Project Traffic Distribution**

<u>Time Period</u>	<u>North (10%)</u>		<u>South (30%)</u>		<u>East (30%)</u>		<u>West (30%)</u>		<u>Total</u>	
	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>	<u>In</u>	<u>Out</u>
PM	0	2	1	5	1	6	1	6	3	19

**Figure 2. Peak Hour Project Traffic Distribution**



## **STUDY AREA**

The study area for this analysis was provided by Orange County and includes all segments within a one (1) mile radius of the project site.

## **BUILDOUT**

It is anticipated the project will have a 2018 buildout date.

## **BACKGROUND TRAFFIC**

An annual growth rate of two (2) percent was applied to the peak season traffic counts to determine the background traffic. The growth rate was based on the historical counts in the area according to FDOT. Generally, there has been little growth over the past five to ten years. As a result, an annual growth rate of two percent was determined to be fair.

## **GENERALIZED LINK ANALYSIS**

A generalized link analysis was conducted for those roadways within the area of influence for the following traffic conditions:

- 2017 Peak Season Traffic
- 2018 Background Traffic
- 2018 Background Plus Project Traffic

Table 3 presents the results of the analysis. According to results shown in the table, there currently is excess capacity along all roadway segments, except for two segments on Colonial Drive. The project attracts so few trips that with the project traffic added to the 2018 background traffic, it is estimated that all roadway segments within the vicinity of the project should operate at an acceptable level of service except for the two segments that are LOS F today, as shown in Table 3.

**Table 3. 2018 Background + Project Traffic Generalized Link Analysis**

Roadway	From	To	Link No.	LOS Standard	Lanes	Total Capacity (1)	Peak Direction	Peak Season	Existing LOS (1)	2018	Percent	In or Out	Project Traffic	Available Capacity	LOS
								+ Committed Traffic (1)		Background Traffic (2)	Project Traffic				
Avalon Park Blvd	Colonial Dr	Waterford Chase Pkwy	24.1	E	4LD	2,000	NB	1,003	C	1,023	15%	In	1	976	C
Challenger Pkwy	Colonial Dr	Woodbury Rd	54.4	E	4LD	2,000	NB	1,206	C	1,230	0%	Out	0	770	C
	Woodbury Rd	Ingenuity Dr	54.45	E	4LD	1,700	NB	1,203	D	1,227	0%	Out	0	473	D
Colonial Dr (E)	Woodbury Rd	Lake Pickett Rd	135.1	E	6LD	3,020	EB	3,062	F	3,123	30%	In	1	-104	F
	Lake Pickett Rd	Avalon Pak Blvd	136	E	6LD	3,020	EB	2,726	C	2,781	45%	In	1	238	C
	Avalon Park Blvd	S. Tanner Rd	136.02	D	4LD	1,580	EB	1,683	F	1,717	55%	In	1	-138	F
East-West Expy	Alafaya Tr	Colonial Dr	108.64	E	8LD	8,220	WB	1,774	B	1,809	5%	Out	1	6,410	B
Lake Pickett Rd	Colonial Dr	Percival Rd	233	E	2LU	880	NB	739	C	754	10%	Out	2	124	C
Woodbury Rd	Colonial Dr	Challenger Pkwy	467.4	E	4LD	1,700	SB	740	D	755	0%	In	0	945	D

PM Trips

In Out

3 19

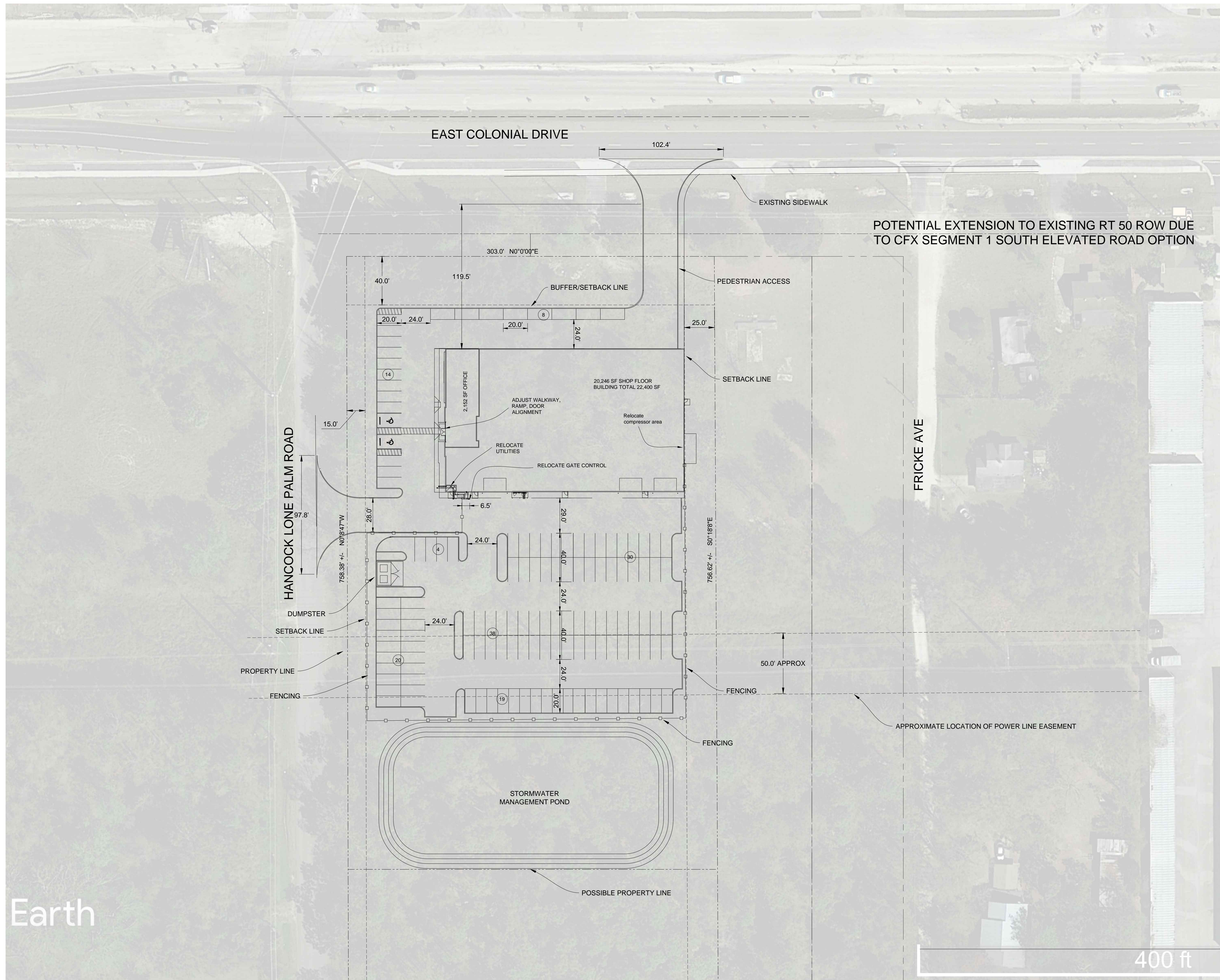
(1) Orange County Traffic Concurrency Link Information

(2) Annual growth rate of 2% assumed based on FDOT Historical counts in the area.

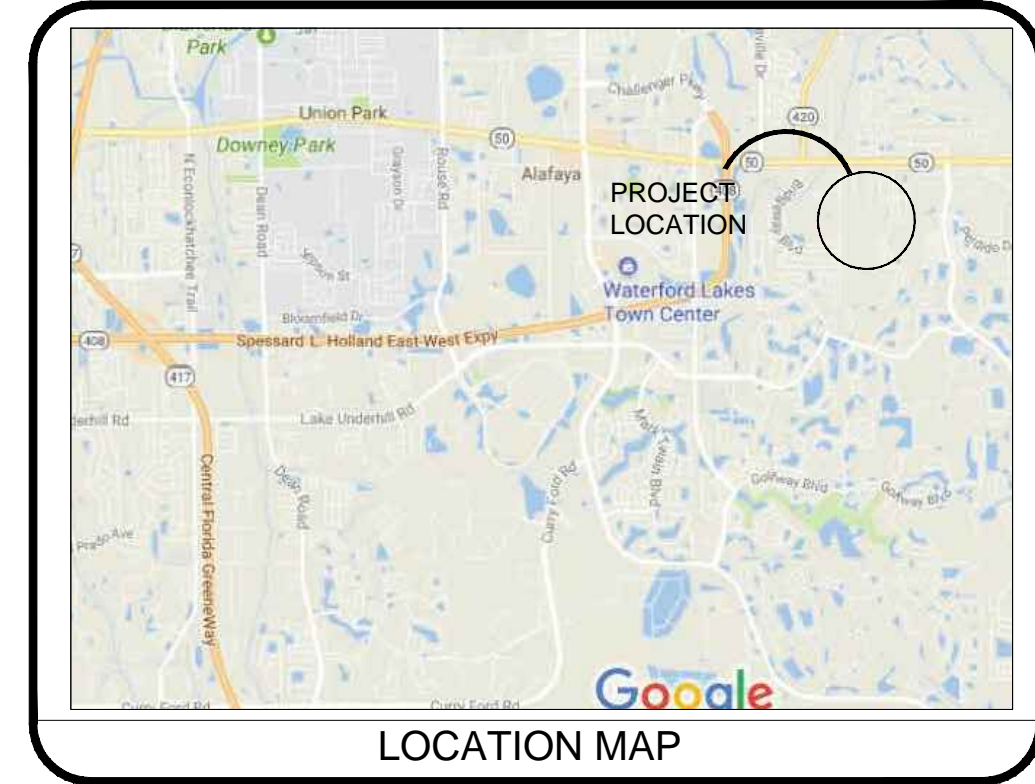
# **APPENDIX**

**APPENDIX**  
CONCEPTUAL SITE PLAN





Earth



**SITE DATA:**

AUTHORITY HAVING JURISDICTION: ORANGE COUNTY, FL  
 ADDRESS: 14060 EAST COLONIAL DR  
 PARCEL NUMBERS: 24-22-31-0000-00-10

LOT SIZE: 5.267 ACRES  
 CALIBER LOT SIZE PROPOSED: +/- 3.52 ACRES

ZONING:  
 A-2 TO BE REZONED TO C-2

BUILDING BREAKOUT:  
 OFFICE SQ. FT. = 2,152  
 SHOP FLOOR SQ. FT. = 20,248  
 TOTAL BUILDING SQ. FT. = 22,400

PARKING CALCULATIONS

REQUIRED	
OFFICE AT 1:300	7
SHOP AT 1 PER BAY/EMPLOYEE	30
TOTAL REQUIRED:	37
PROVIDED	
TOTAL RETAIL (FRONT)	22
TOTAL PARKING/STAGING	111
TOTAL OVERALL PARKING	133

SETBACKS: (FROM PROPOSED R.O.W.)  
 FRONT: 40'  
 SIDE: 25'/15'  
 REAR: 25'  
 PROVIDED  
 FRONT: 112' WEST SIDE: 153' EAST SIDE: 25'  
 REAR: 100'+

SITE & BUILDING SETBACK REQUIREMENTS  
 SEC. 38-1501  
 FRONT = 25'  
 SIDE = 5'  
 SIDE (STREET) = 15'  
 REAR = 10'

GENERAL COMMERCIAL SETBACK REQUIREMENTS:  
 SEC. 38-1272  
 SIDE = 10'  
 REAR = 10'

ADJACENT TO ROADS  
 ALL OTHER RIGHTS OF WAY  
 ARTERIAL = 30  
 ARTERIAL (CLASS I) TO BUILDING = 40  
 COLLECTOR (CLASS I) = 30

MAJOR STREET  
 SEC. 38-1603  
 ARTERIAL (CLASS I) TO PARKING = 65  
 ARTERIAL (CLASS I) TO BUILDING = 70

BUFFER YARD REQUIREMENTS  
 SEC. 24-5(a)(2) TYPE B, OPAQUE BUFFER 25FT WIDE  
 SEC. 24-5(d) ALL BUFFER YARD OPTIONS MAY BE  
 COUNTED TOWARD ZONING DISTRICT YARD SETBACKS AND  
 OPEN SPACE REQUIREMENTS.

ISSUED	REVISIONS	COMMENT
A	CONCEPT - 1	

SCOTT K. STANNARD, P.E.  
 FL PE NO. 50565

21764 State Road 54  
 Lutz, FL 33549  
 (813) 885-2052  
 www.css-entg.com

PREPARED FOR:

**Caliber Collision**  
**Cross Development**

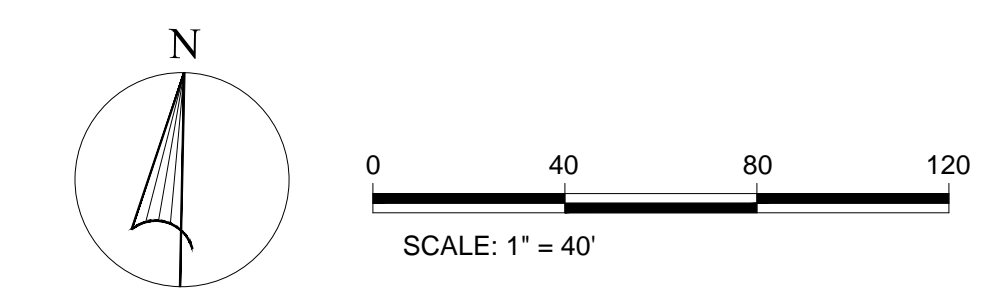
4336 MARSH RIDGE  
 CARROLLTON, TX 75010  
 PH: 214-485-8525  
 CONTACT: RUSTY COAN, P.E.

CONCEPT SITE PLAN  
 (BLDG 224)

COLONIAL DR AND HANCOCK  
 LONE PALM RD,  
 ORLANDO FL,  
 14060 EAST COLONIAL DRIVE  
 ORLANDO, FL

Date:	10-4-17
Drawn:	JJ/LB
Checked:	SKS

CP-3.1



**APPENDIX**  
TRIP GENERATION

## PERIOD SETTING

<b>Analysis Name :</b>	Daily	<b>No :</b>	
<b>Project Name :</b>	Caliber Collision	<b>City:</b>	
<b>Date:</b>	9/26/2017	<b>Zip/Postal Code:</b>	
<b>State/Province:</b>		<b>Client Name:</b>	
<b>Country:</b>		<b>Edition:</b>	ITE-TGM 9th Edition
<b>Analyst's Name:</b>			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
110 - General Light Industrial (General Urban/Suburban)	1000 Sq. Feet Gross Floor Area	22.4	Weekday	Average 6.97	78 50%	78 50%	156

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
110 - General Light Industrial	0 %	78	0 %	78

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
110 - General Light Industrial	156	0	0	156

## ITE DEVIATION DETAILS

**Weekday**

Landuse      No deviations from ITE.

Methods      No deviations from ITE.

External Trips      110 - General Light Industrial (General Urban/Suburban)  
ITE does not recommend a particular pass-by% for this case.

## SUMMARY

<b>Total Entering</b>	78
<b>Total Exiting</b>	78
<b>Total Entering Reduction</b>	0
<b>Total Exiting Reduction</b>	0
<b>Total Entering Internal Capture Reduction</b>	0
<b>Total Exiting Internal Capture Reduction</b>	0
<b>Total Entering Pass-by Reduction</b>	0
<b>Total Exiting Pass-by Reduction</b>	0
<b>Total Entering Non-Pass-by Trips</b>	78
<b>Total Exiting Non-Pass-by Trips</b>	78

## PERIOD SETTING

<b>Analysis Name :</b>	AM Peak Hour	<b>No :</b>	
<b>Project Name :</b>	Caliber Collision	<b>City:</b>	
<b>Date:</b>	9/26/2017	<b>Zip/Postal Code:</b>	
<b>State/Province:</b>		<b>Client Name:</b>	
<b>Country:</b>		<b>Edition:</b>	ITE-TGM 9th Edition
<b>Analyst's Name:</b>			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
110 - General Light Industrial (General Urban/Suburban)	1000 Sq. Feet Gross Floor Area	22.4	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average 0.92	18 86%	3 14%	21

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
110 - General Light Industrial	0 %	18	0 %	3

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
110 - General Light Industrial	21	0	0	21

## ITE DEVIATION DETAILS

**Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.**

Landuse No deviations from ITE.

Methods 110 - General Light Industrial (General Urban/Suburban)  
The chosen method (Average) is not recommended by ITE. ITE recommends LIN based on the criterion.

External Trips 110 - General Light Industrial (General Urban/Suburban)  
ITE does not recommend a particular pass-by% for this case.

## SUMMARY

<b>Total Entering</b>	18
<b>Total Exiting</b>	3
<b>Total Entering Reduction</b>	0
<b>Total Exiting Reduction</b>	0
<b>Total Entering Internal Capture Reduction</b>	0
<b>Total Exiting Internal Capture Reduction</b>	0
<b>Total Entering Pass-by Reduction</b>	0
<b>Total Exiting Pass-by Reduction</b>	0
<b>Total Entering Non-Pass-by Trips</b>	18
<b>Total Exiting Non-Pass-by Trips</b>	3

## PERIOD SETTING

<b>Analysis Name :</b>	PM Peak Hour	<b>No :</b>	
<b>Project Name :</b>	Caliber Collision	<b>City:</b>	
<b>Date:</b>	9/26/2017	<b>Zip/Postal Code:</b>	
<b>State/Province:</b>		<b>Client Name:</b>	
<b>Country:</b>		<b>Edition:</b>	ITE-TGM 9th Edition
<b>Analyst's Name:</b>			

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
110 - General Light Industrial (General Urban/Suburban)	1000 Sq. Feet Gross Floor Area	22.4 <sup>(0)</sup>	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 0.97	3 14%	19 86%	22

<sup>(0)</sup> indicates size out of range.

## TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
110 - General Light Industrial	0 %	3	0 %	19

## EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
110 - General Light Industrial	22	0	0	22

## ITE DEVIATION DETAILS

### Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 110 - General Light Industrial (General Urban/Suburban)  
ITE does not recommend a particular pass-by% for this case.

## SUMMARY

<b>Total Entering</b>	3
<b>Total Exiting</b>	19
<b>Total Entering Reduction</b>	0
<b>Total Exiting Reduction</b>	0
<b>Total Entering Internal Capture Reduction</b>	0
<b>Total Exiting Internal Capture Reduction</b>	0
<b>Total Entering Pass-by Reduction</b>	0
<b>Total Exiting Pass-by Reduction</b>	0
<b>Total Entering Non-Pass-by Trips</b>	3
<b>Total Exiting Non-Pass-by Trips</b>	19



# **APPENDIX**

## ORANGE COUNTY CONCURRENCY LINK INFORMATION



# 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>LOS</i>	<i>Min Cap</i>	<i>Total AADT</i>	<i>PmPk</i>	<i>PkDir</i>	<i>Comm Trips</i>	<i>Avail Cap*</i>	<i>LOS</i>
<b><i>Avalon Park Blvd</i></b>														
24.1	Colonial Dr	Waterford Chase Pkwy	1.25	Cnty	Urban - Class I	4	E	2000	20,799	962	NB	41	997	C
<b><i>Challenger Pkwy</i></b>														
54.4	Colonial Dr (E)	Woodbury Rd	0.31	ST	Urban - Class I	4	E	2000	23,434	1,181	NB	25	794	C
54.45	Woodbury Rd	Ingenuity Dr	0.49	PR	Urban - Class II	4	E	1700	23,434	1,181	NB	22	497	D
<b><i>Colonial Dr (E)</i></b>														
135.1	Woodbury Rd	Lake Pickett Rd	0.76	ST	Urban - Class I	6	E	3020	57,436	2,895	EB	167	0	F
136	Lake Pickett Rd	Avalon Park Blvd	1.01	ST	Urban - Class I	6	E	3020	49,720	2,506	EB	220	294	C
136.02	Avalon Park Blvd	S. Tanner Rd	1.08	ST	Rural	4	D	1580	36,416	1,525	EB	158	0	F
<b><i>East-West Expy</i></b>														
108.64	Alafaya Tr	Colonial Dr	1.64	ST	Urban Freeway	8	E	8220	37,500	1,772	WB	2	6,446	B
<b><i>Lake Pickett Rd</i></b>														
233	Colonial Dr	Percival Rd	1.06	Cnty	Urban - Class I	2	E	880	14,450	715	NB	24	141	C
<b><i>Woodbury Rd</i></b>														
467.4	Colonial Dr	Challenger Pkwy	0.35	Cnty	Urban - Class II	4	E	1700	14,184	715	SB	25	960	D

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

**APPENDIX**  
FDOT HISTORICAL AADT COUNTS

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 75 - ORANGE

SITE: 0561 - ON SR-50, 2.314 MI. E OF SR-408 (RVL)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	38500	F	E 20000		W 18500	9.00	52.50	5.00
2015	37500	C	E 19500		W 18000	9.00	53.20	5.50
2014	38000	C	E 20000		W 18000	9.00	53.20	4.90
2013	37000	C	E 19500		W 17500	9.00	53.30	6.20
2012	36500	C	E 19000		W 17500	9.00	52.90	3.40
2011	37500	C	E 18000		W 19500	9.00	52.70	3.80
2010	37500	C	E 18000		W 19500	8.87	52.83	3.80
2009	38000	C	E 17500		W 20500	8.79	53.70	3.80
2008	36000	C	E 18500		W 17500	8.80	53.99	4.20
2007	38500	C	E 19500		W 19000	8.63	54.08	4.10
2006	39000	C	E 20000		W 19000	8.59	53.01	4.60
2005	40500	C	E 20000		W 20500	8.60	54.10	6.00
2004	39500	C	E 20000		W 19500	8.70	52.80	4.90
2003	36500	C	E 18500		W 18000	8.60	54.20	5.10
2002	35000	C	E 17500		W 17500	8.40	54.80	4.10
2001	36000	C	E 18000		W 18000	8.60	54.70	3.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 75 - ORANGE

SITE: 7028 - LAKE PICKETT RD, 0.5 MI N OF SR-50 (HPMS)

YEAR	AADT		DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2016	12000	F	N	5200	S	6800	9.00	52.50	2.60
2015	11800	C	N	5100	S	6700	9.00	53.20	2.60
2014	13500	F	N	6200	S	7300	9.00	53.20	6.60
2013	13300	C	N	6100	S	7200	9.00	53.30	6.60
2012	12200	F	N	5400	S	6800	9.00	52.90	5.20
2011	12200	C	N	5400	S	6800	9.00	52.70	4.90
2010	12700	C	N	6000	S	6700	8.87	52.83	5.00
2009	11300	C	N	5400	S	5900	8.79	53.70	4.60
2008	11800	C	N	5900	S	5900	8.80	53.99	8.30

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2016 HISTORICAL AADT REPORT

COUNTY: 75 - ORANGE

SITE: 0604 - ON SR 50, 0.595 MI. W OF SR 408 (UVL)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	41500	S	E 20000		W 21500	9.00	52.50	5.00
2015	40500	F	E 19500		W 21000	9.00	53.20	5.50
2014	39500	C	E 19000		W 20500	9.00	53.20	4.90
2013	40000	C	E 19500		W 20500	9.00	53.30	6.20
2012	41500	C	E 20500		W 21000	9.00	52.90	3.40
2011	46000	C	E 23000		W 23000	9.00	52.70	3.80
2010	45000	C	E 22000		W 23000	8.87	52.83	3.80
2009	44000	C	E 21500		W 22500	8.79	53.70	3.80
2008	46500	C	E 23500		W 23000	8.80	53.99	4.20
2007	47500	C	E 24000		W 23500	8.63	54.08	4.10
2006	44000	C	E 22000		W 22000	8.59	53.01	4.60
2005	48500	C	E 24500		W 24000	8.60	54.10	6.00
2004	47500	C	E 24000		W 23500	8.70	52.80	4.90
2003	47000	C	E 23500		W 23500	8.60	54.20	5.10
2002	45500	C	E 22500		W 23000	8.40	54.80	4.10
2001	42500	C	E 21500		W 21000	8.60	54.70	3.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN

\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

**RACETRAC MARKET – HANGING MOSS & SEMORAN**

Project № 17111  
December 2017

**TRANSPORTATION FACILITIES ANALYSIS  
ORANGE COUNTY  
FLORIDA**

*Prepared by:*



**Traffic & Mobility Consultants**

3101 Maguire Boulevard, Suite 265  
Orlando, Florida 32803  
[www.trafficmobility.com](http://www.trafficmobility.com)  
(407) 531-5332

*Prepared for:*

RaceTrac Petroleum, Inc  
200 Galleria Parkway SE, Suite 900  
Atlanta, Georgia 30339

## EXECUTIVE SUMMARY

This study was conducted in support of a proposed comprehensive plan amendment application for the RaceTrac Market, located on the intersection of Hanging Moss and Semoran Boulevard, in Orange County, Florida.

The requested amendment is to change the FLU designation of the property from Office Use to Commercial Use. The findings of this analysis are as follows:

- The proposed development is projected to generate 946 daily trips and 75 PM peak hour trips.
- An analysis of existing conditions indicates that the roadway segments within the primary 1-mile study area currently operate at satisfactory LOS.
- The proposed amendment was analyzed for E+C Conditions and Projected 2022 Conditions based on a 3.5% annual growth rate.
- An analysis of E+C conditions indicates that the roadway segments are currently operate at satisfactory LOS
- Analysis of Year (2022) conditions indicates that each of the segments of Semoran Boulevard from Colonial Drive to University Boulevard (Segment 406 and Segment 407) are deficient and projected to experience delay. It should be noted that the proposed amendment would consume less than 1% of the segments capacity.
- The proposed development of the site will undergo additional review through the development process, where traffic operations and transportation capacity demand by the physical development of the site will be further evaluated through the requirements of the Concurrency Management System.



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## 1.0 INTRODUCTION

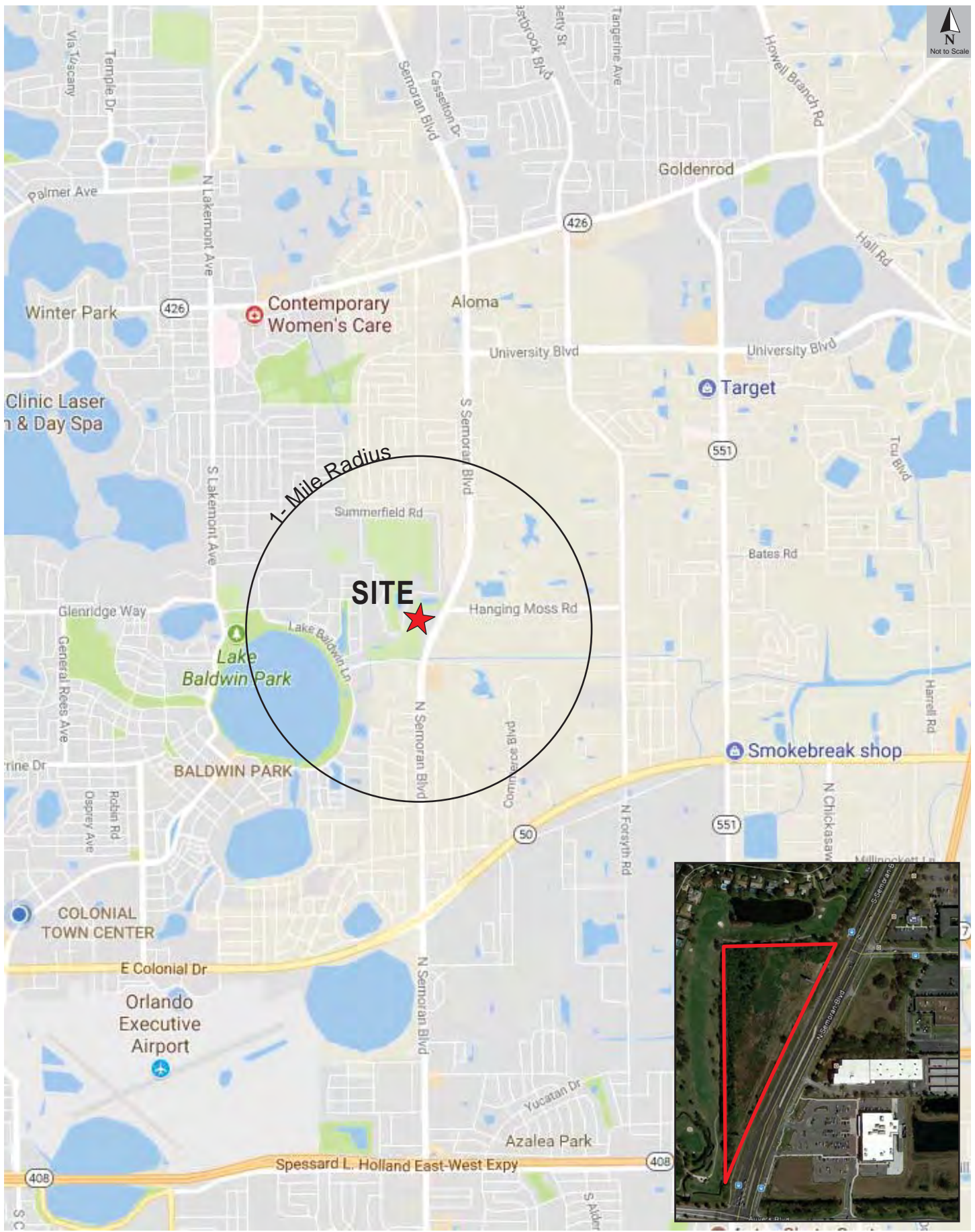
This analysis was undertaken to support an application to amend the Orange County Comprehensive Plan's (CP) Future Land Use (FLU). The application is for the proposed RaceTrac Market, located on the intersection of Hanging Moss Road and Semoran Boulevard, in Orange County, Florida. **Figure 1** depicts the site location and the 1-mile preliminary impact area.

The current FLU designations on the property is Office. The proposed amendment is to change the FLU designation to Commercial. **Table 1** summarizes the land uses, areas, densities and allowable development yields for the site as currently adopted and with the requested CP amendment.

**Table 1**  
**Existing Conditions Analysis**

Land Use Designation	Units
<b><i>Current FLU</i></b>	
Office	444 KSF
<b><i>Proposed FLU</i></b>	
Commercial	5.41 KSF

This analysis was performed in accordance with the approved Orange County methodology for a small scale Comprehensive Plan Amendment Transportation Facilities Analysis.



## 2.0 EXISTING TRAFFIC CONDITIONS

The existing traffic conditions were evaluated within the project's primary influence area. This included the area's major roadways which were analyzed for P.M. peak hour conditions.

The existing conditions on the roadway network were analyzed by comparing the latest available traffic volumes on each of the roadway segments to the adopted capacity thresholds. The existing conditions analysis was based on information from the Orange County Concurrency Management System (CMS) database. The CMS information is provided in **Appendix A**.

**Table 2** summarizes the existing conditions capacity analysis in the area. This analysis reveals that the roadway segments within the study area currently operate at adequate Level of Service (LOS).

**Table 2  
Existing Conditions Capacity Analysis**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	AADT	Peak Hour			Comm Trips	Remain Capacity	E+C LOS	LOS	Meets Std ?
						Capacity	Volume	Dir					
150	Forsyth Rd	Colonial Dr to Hanging Moss Rd	3	E	19,543	1,250	994	NB	7	249	C	D	Y
151	Forsyth Rd	Hanging Moss Rd to University Blvd	3	E	16,976	1,250	863	SB	4	383	D	D	Y
406	Semoran Blvd	Colonial Dr to Hanging Moss Rd	6	E	54,351	3,020	2,558	NB	1	461	C	C	Y
407	Semoran Blvd	Hanging Moss Rd to University Blvd	6	E	55,854	3,020	2,742	NB	9	269	C	C	Y

### **3.0 PLANNED AND PROGRAMMED IMPROVEMENTS**

The Orange County Capital Improvement Program (CIP), Capital Improvement Element (CIE), and the Long Range Transportation Plan (LRTP) were checked to identify any planned or programmed improvements to the transportation facilities in this area.

This review revealed that none of the roadway segments in the study area are currently planned or programmed for improvement.

#### 4.0 PROJECT TRIPS

The trip generation for the existing and proposed land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Report, 10<sup>th</sup> Edition*. Trip generation rates and calculations are summarized in **Table 3**, which shows the daily and P.M. peak hour trips for the existing and proposed land uses. Trip generation calculations and supporting information are included in **Appendix B**.

**Table 3  
Trip Generation Calculation**

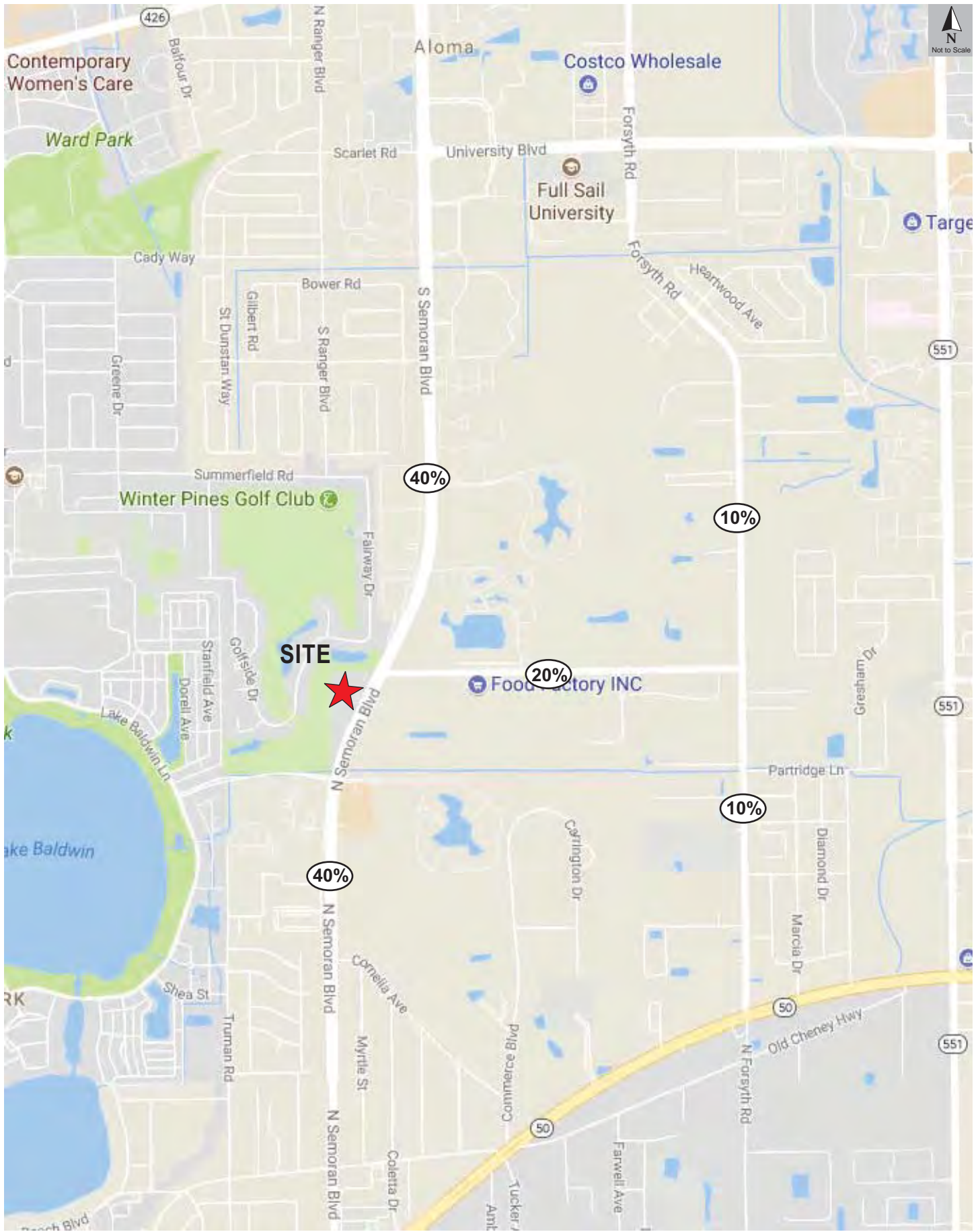
ITE Code	Land Use	Size	Daily		PM Peak Hour		Enter	Exit
			Rate	Trips	Rate	Total		
<b>Proposed Development-Requested FLU / Commercial</b>								
853	Convenience Market with Pumps	5.41 KSF	624.20	3,377	49.29	267	134	133
<i>Convenience Market Pass by Trips (72%)</i>				2,431		192	96	96
				<b>946</b>		<b>75</b>	<b>38</b>	<b>37</b>

*Trip calculations based on ITE Trip Generation, 10th Edition  
Pass-By Trips calculations based on Table D-1*

The proposed development is projected to generate 946 daily trips and 75 PM peak hour trips.

#### 4.1 Trip Distribution

A trip distribution pattern was estimated for the project based on site location, the location of area attractions, the transportation network, and prevailing travel patterns. The project's trip distribution pattern is illustrated in **Figure 2**.





## 5.0 PROJECTED CONDITIONS ANALYSIS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the existing and committed (E+C) traffic, as well as projected conditions in the 5-year horizon for the year of 2022. The analysis was conducted comparing projected traffic volumes to the roadway network capacity and service volumes.

### 5.1 E+C Conditions

The existing and committed traffic volumes were obtained from the count's CMS tables. Analysis is based on the E+C background traffic and trips generate by the proposed development. **Table 4** summarizes the analysis, which reveals that the roadway network in the study area is projected to continue to operate at adequate LOS. The proposed amendment will not adversely impact the network.

### 5.2 Year 2022 Conditions

The 2022 Year analysis was conducted projected traffic. This analysis is based on using historical growth rates. Historical growth rates on Forsyth Road and Semoran Boulevard Road were calculated from 5 years of historical traffic volumes published by Orange County. The growth rate calculations, included in **Appendix C**, indicate that an annual growth of 3.5% is appropriate for this area. **Table 5** summarizes the Year 2022 analysis, which reveals that the segments of Semoran Boulevard from Colonial Drive to University Boulevard (Segment 406 and Segment 407) are projected to exceed their capacity due to background traffic growth. The proposed amendment would consume less than 1% of the segments capacity.

**Table 4  
E+C Conditions Analysis**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	E+C		Project		Total Volume	LOS	Meets Std ?
						Volume	Dir	Dist	Trips			
150	Forsyth Rd	Colonial Dr to Hanging Moss Rd	3	E	1,250	1,001	NB	10%	8	1,009	D	Y
151	Forsyth Rd	Hanging Moss Rd to University Blvd	3	E	1,250	867	SB	10%	8	875	D	Y
406	Semoran Blvd	Colonial Dr to Hanging Moss Rd	6	E	3,020	2,559	NB	40%	30	2,589	C	Y
407	Semoran Blvd	Hanging Moss Rd to University Blvd	6	E	3,020	2,751	NB	40%	30	2,781	C	Y

**Table 5  
Year 2022 Conditions Analysis**

Seg ID	Roadway	Segment Limits	# Lns	Min LOS	Capacity	Growth Rate		Project		Total Volume	LOS	Meets Std ?
						Volume	Dir	Dist	Trips			
150	Forsyth Rd	Colonial Dr to Hanging Moss Rd	3	E	1,250	1,203	NB	10%	8	1,211	E	Y
151	Forsyth Rd	Hanging Moss Rd to University Blvd	3	E	1,250	1,044	SB	10%	8	1,052	D	Y
406	Semoran Blvd	Colonial Dr to Hanging Moss Rd	6	E	3,020	3,095	NB	40%	30	3,125	F	N
407	Semoran Blvd	Hanging Moss Rd to University Blvd	6	E	3,020	3,318	NB	40%	30	3,348	F	N

## 6.0 STUDY CONCLUSIONS

This study was conducted in support of a proposed comprehensive plan amendment application for the RaceTrac Market, located on the intersection of Hanging Moss and Semoran Boulevard, in Orange County, Florida.

The requested amendment is to change the FLU designation of the property from Office Use to Commercial Use. The findings of this analysis are as follows:

- The proposed development is projected to generate 946 daily trips and 75 PM peak hour trips.
- An analysis of existing conditions indicates that the roadway segments within the primary 1-mile study area currently operate at satisfactory LOS.
- The proposed amendment was analyzed for E+C Conditions and Projected 2022 Conditions based on a 3.5% annual growth rate.
- An analysis of E+C conditions indicates that the roadway segments are currently operate at satisfactory LOS
- Analysis of Year (2022) conditions indicates that each of the segments of Semoran Boulevard from Colonial Drive to University Boulevard (Segment 406 and Segment 407) are deficient and projected to experience delay. It should be noted that the proposed amendment would consume less than 1% of the segments capacity.
- The proposed development of the site will undergo additional review through the development process, where traffic operations and transportation capacity demand by the physical development of the site will be further evaluated through the requirements of the Concurrency Management System.

## **APPENDICES**

**Appendix A**  
CMS Information



**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>
<b><i>Forsyth Rd</i></b>														
150	Colonial Dr	Hanging Moss Rd	0.84	Cnty	Urban - Class II	3	E	1250	19,543	994	NB	7	249	D
151	Hanging Moss Rd	University Blvd	1.36	Cnty	Urban - Class II	3	E	1250	16,976	863	SB	4	383	D
<b><i>Semorán Blvd</i></b>														
406	Colonial Dr	Hanging Moss Rd	1.52	ST	Urban - Class I	6	E	3020	54,351	2,558	NB	1	461	C
407	Hanging Moss Rd	University Blvd	1.27	ST	Urban - Class I	6	E	3020	55,854	2,742	NB	9	269	C

\* 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**  
Trip Generation Information Sheets

# Convenience Market with Gasoline Pumps (853)

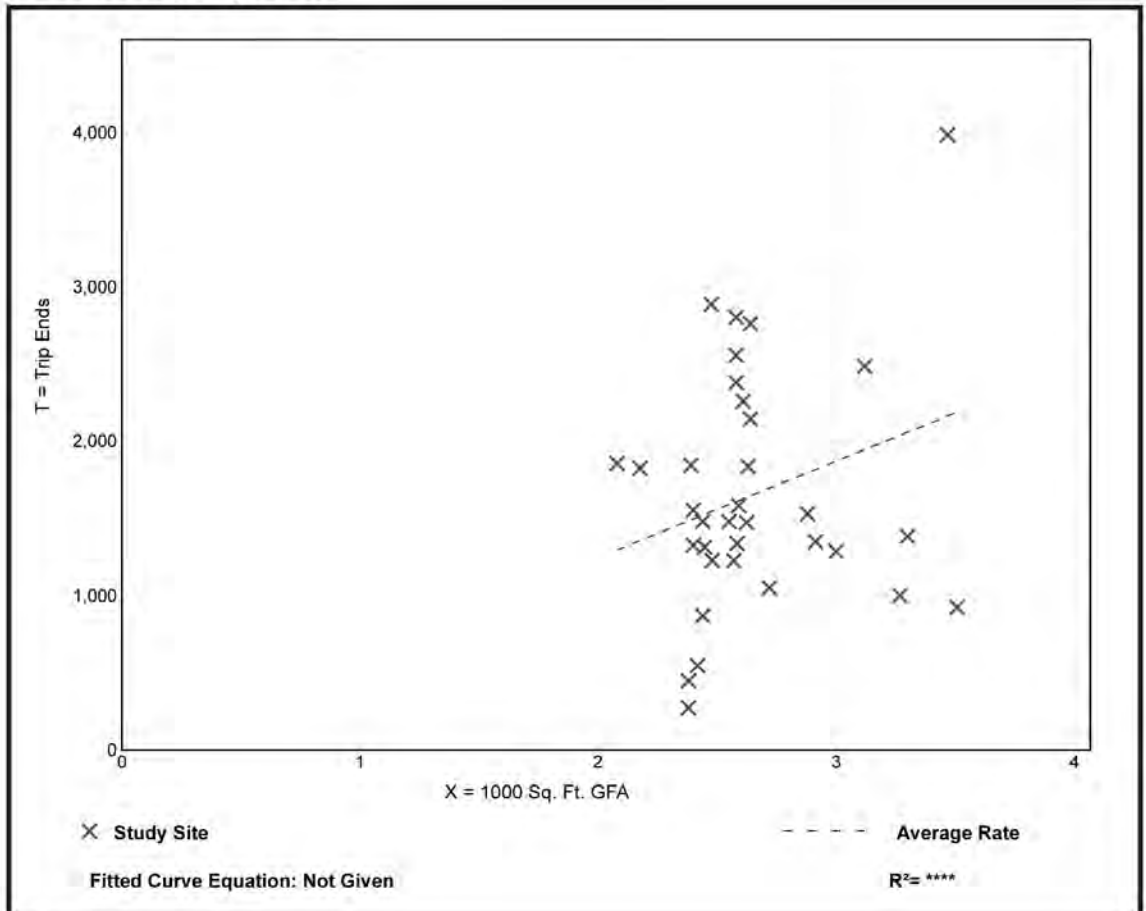
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 34  
1000 Sq. Ft. GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
624.20	115.13 - 1167.27	283.35

## Data Plot and Equation





## Convenience Market with Gasoline Pumps (853)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 67  
 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
49.29	9.66 - 115.71	22.49

### Data Plot and Equation

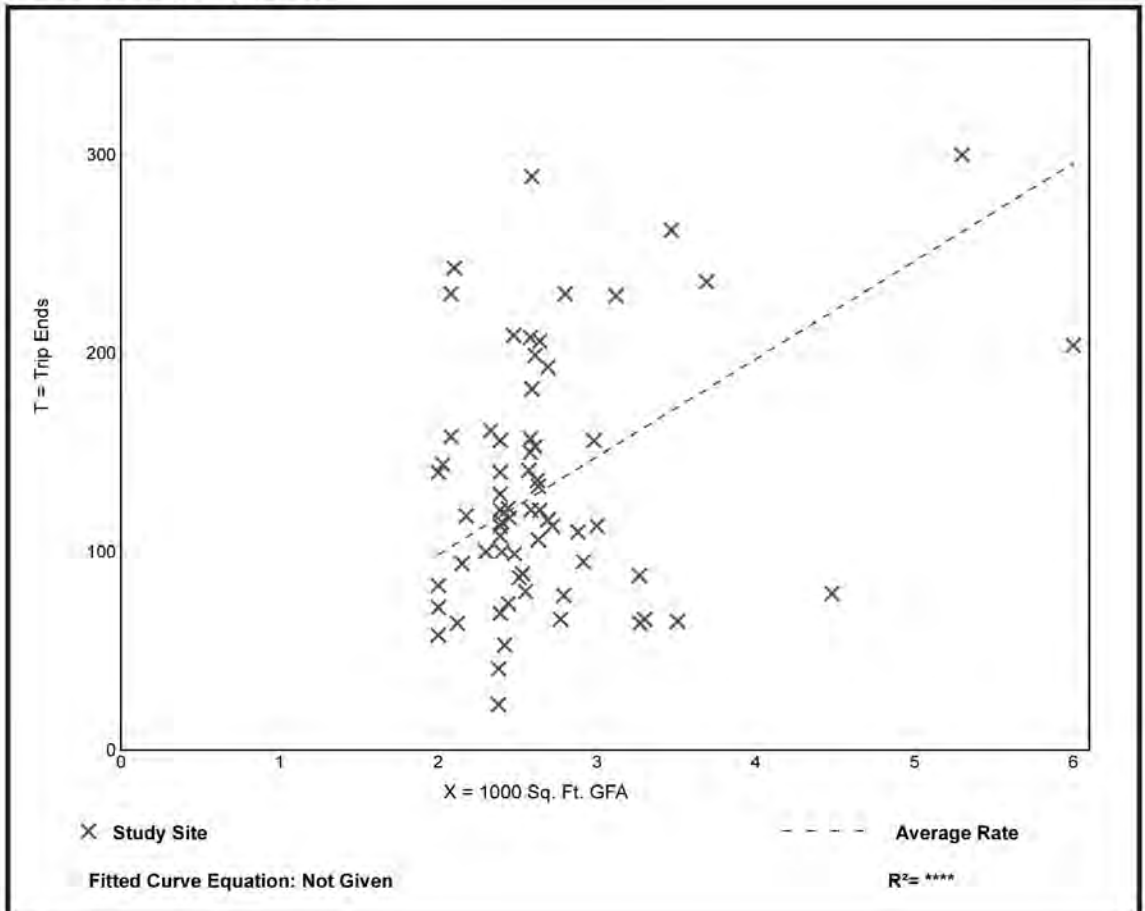


Table D-1 (continued)  
Calculated Transportation Impact Fee Schedule

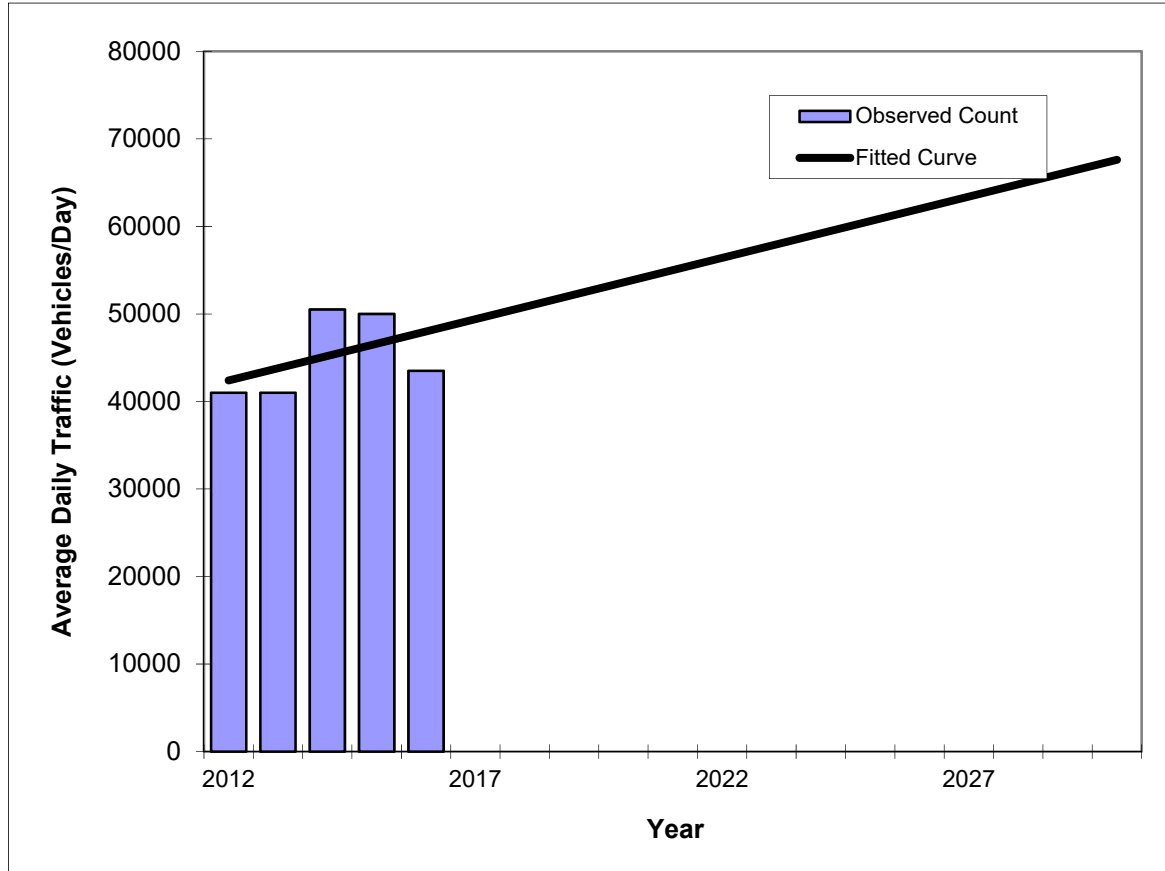
ITE LUC	Land Use	Unit	Trip Rate	Trip Rate Source	Assessable Trip Length	Total Trip Length	Trip Length Source	% New Trips	% New Trips Source	Net VMT <sup>(1)</sup>	Total Impact Cost	Annual Gas Tax	Gas Tax Credit	Net Impact Fee	Current Adopted IF Rate	% Change
<b>RETAIL:</b>																
820	Retail 500,001-1,000,000 sfgla <sup>(2)</sup>	1,000 sfgla	30.33	ITE 8th equation	3.51	4.01	FL Curve <sup>(6)</sup>	81%	FL Curve <sup>(6)</sup>	30.70	\$12,091	\$184	\$2,593	\$9,498	\$6,702	42%
820	Retail 1,000,001-1,200,000 sfgla <sup>(2)</sup>	1,000 sfgla	28.46	ITE 8th equation	3.75	4.25	FL Curve <sup>(6)</sup>	82%	FL Curve <sup>(6)</sup>	31.16	\$12,271	\$185	\$2,607	\$9,664	\$6,118	58%
820	Retail greater than 1,200,000 sfgla <sup>(2)</sup>	1,000 sfgla	26.96	ITE 8th equation	3.99	4.49	FL Curve <sup>(6)</sup>	83%	FL Curve <sup>(6)</sup>	31.78	\$12,519	\$187	\$2,636	\$9,883	\$5,853	69%
841	New/Used Auto Sales	1,000 sf	26.40	Blend ITE 8th & FL Studies	4.83	5.33	FL Studies	79%	FL Studies	35.86	\$14,124	\$207	\$2,917	\$11,207	\$4,799	134%
850	Supermarket	1,000 sf	103.38	Blend ITE 8th & FL Studies	2.18	2.68	FL Studies	56%	FL Studies	44.93	\$17,696	\$290	\$4,087	\$13,609	\$10,208	33%
853	Convenience Market w/Gas Pumps	1,000 sf	775.14	Blend ITE 8th & FL Studies	1.59	2.09	FL Studies	28%	FL Studies	122.85	\$48,386	\$847	\$11,938	\$36,448	n/a	n/a
862	Home Improvement Superstore	1,000 sf	29.80	ITE 8th Edition	2.52	3.02	Same as LUC 820 (100-200K)	67%	Same as LUC 820 (100-200K)	17.91	\$7,055	\$113	\$1,593	\$5,462	n/a	n/a
863	Electronics Superstore	1,000 sf	45.04	ITE 8th Edition	1.33	1.83	Same as LUC 820 (<50K)	43%	Same as LUC 820 (<50K)	9.17	\$3,612	\$66	\$930	\$2,682	n/a	n/a
912	Bank/Savings Drive-In	1,000 sf	159.34	Blend ITE 8th & FL Studies	2.58	3.08	FL Studies	46%	FL Studies	67.32	\$26,515	\$421	\$5,934	\$20,581	\$19,544	5%
925	Drinking Place	1,000 sf	113.40	ITE 8th Edition (Adjusted) <sup>(5)</sup>	1.33	1.83	Same as LUC 820 (<50K)	43%	Same as LUC 820 (<50K)	23.09	\$9,093	\$167	\$2,354	\$6,739	n/a	n/a
931	Quality Restaurant	1,000 sf	91.10	Blend ITE 8th & FL Studies	3.30	3.80	FL Studies	77%	FL Studies	82.41	\$32,457	\$497	\$7,005	\$25,452	\$10,018	154%
932	High-Turnover Restaurant	1,000 sf	116.60	Blend ITE 8th & FL Studies	3.33	3.83	FL Studies	71%	FL Studies	98.14	\$38,654	\$592	\$8,344	\$30,310	\$13,785	120%
934	Fast Food Rest. w/Drive-Thru	1,000 sf	511.00	Blend ITE 8th & FL Studies	2.15	2.65	FL Studies	58%	FL Studies	226.85	\$89,346	\$1,466	\$20,662	\$68,684	\$21,869	214%
944	Service Station	fuel pos.	168.56	ITE 8th Edition	2.00	2.50	FL Studies	23%	FL Studies	27.60	\$10,872	\$181	\$2,551	\$8,321	n/a	n/a
947	Self-Service Car Wash	wash station	108.00	ITE 8th Edition	2.29	2.79	FL Studies	68%	FL Studies	59.87	\$23,581	\$382	\$5,384	\$18,197	n/a	n/a
n/a	Tourist Retail	1,000 sf	74.99	Previous TIF Study <sup>(3)</sup>	3.50	4.00	Previous TIF Study <sup>(3)</sup>	40%	Previous TIF Study <sup>(3)</sup>	37.38	\$14,720	\$224	\$3,157	\$11,563	\$3,638	218%
n/a	Auto Service	1,000 sf	25.67	Previous TIF Study <sup>(3)</sup>	8.37	8.87	Previous TIF Study <sup>(3)</sup>	51%	Previous TIF Study <sup>(3)</sup>	39.01	\$15,364	\$217	\$3,058	\$12,306	\$3,792	225%
n/a	Drug Store	1,000 sf	88.46	Previous TIF Study <sup>(3)</sup>	4.07	4.57	Previous TIF Study <sup>(3)</sup>	50%	Previous TIF Study <sup>(3)</sup>	64.09	\$25,241	\$377	\$5,313	\$19,928	\$6,242	219%

**Appendix C**  
Historical Growth Trend

## Traffic Trends - V2.0 SEMORAN BLVD --

PIN#	973215-1
Location	1

County:	Orange (75)
Station #:	0
Highway:	SEMORAN BLVD



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2012	41000	42400
2013	41000	43800
2014	50500	45200
2015	50000	46600
2016	43500	48000
<b>2020 Opening Year Trend</b>		
2020	N/A	53600
<b>2025 Mid-Year Trend</b>		
2025	N/A	60600
<b>2030 Design Year Trend</b>		
2030	N/A	67600
<b>TRANPLAN Forecasts/Trends</b>		

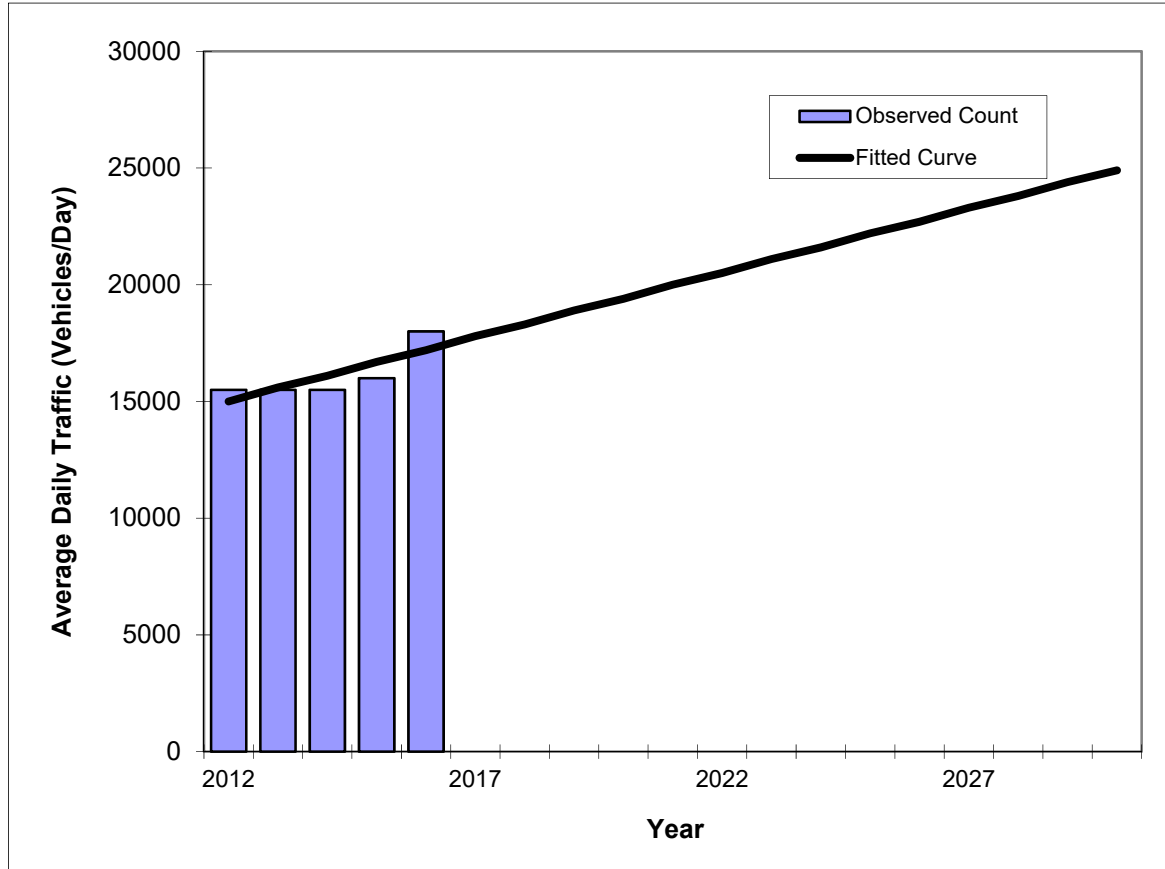
** Annual Trend Increase:	1,400
Trend R-squared:	21.95%
Trend Annual Historic Growth Rate:	3.30%
Trend Growth Rate (2016 to Design Year):	2.92%
Printed:	7-Dec-17
<b>Straight Line Growth Option</b>	

\*Axle-Adjusted

## Traffic Trends - V2.0 FORSYTH ROAD --

PIN#	973215-1
Location	1

County:	Orange (75)
Station #:	0
Highway:	FORSYTH ROAD



Year	Traffic (ADT/AADT)	
	Count*	Trend**
2012	15500	15000
2013	15500	15600
2014	15500	16100
2015	16000	16700
2016	18000	17200
<b>2020 Opening Year Trend</b>		
2020	N/A	19400
<b>2025 Mid-Year Trend</b>		
2025	N/A	22200
<b>2030 Design Year Trend</b>		
2030	N/A	24900
<b>TRANPLAN Forecasts/Trends</b>		

** Annual Trend Increase:	550
Trend R-squared:	64.36%
Trend Annual Historic Growth Rate:	3.67%
Trend Growth Rate (2016 to Design Year):	3.20%
Printed:	7-Dec-17
<b>Straight Line Growth Option</b>	

\*Axle-Adjusted

**STORM L. RICHARDS & ASSOCIATES, INC.**  
ENVIRONMENTAL ASSESSMENTS, FEASIBILITY STUDIES, & PERMITTING  
1804 MAPLE AVENUE  
SANFORD, FLORIDA 32771-3358  
Email: slra@bellsouth.net  
(407) 323-9021 FAX: (803) 547-3093

DR. JEANNE FILLMAN-RICHARDS, President  
DR. STORM L. RICHARDS, Principal

May 9, 2017

Mr. Will Reynolds  
NARR Construction Services  
1916 Eloise Cove Drive  
Winter Haven, Florida 33884

RE: Wetland Analysis for the 7753 & 7685 Conroy Windermere Road sites located at 7753 & 7685 Conroy Windermere Road, Orlando, Orange County, Florida 32835

Dear Mr. Reynolds:

The subject proposed 7753 & 7685 Conroy Windermere Road sites are approximately 4.03 acres and 0.46 acres sites in Orlando, Orange County. The subject property consists of two (2) parcels. These sites are all uplands in 7685 Conroy Windermere Road and predominantly upland on lot 7753 Conroy Windermere Road with a small wetland in the northern limits of the site, flagged stationed and photo inventoried. There is single-family residential development adjoined to one site. Protected plant species were not observed on the subject site.

It is not likely that protected wading species of birds are present on the site in a temporary capacity, feeding or migratory through the site. Special attention was given to possible nesting or permanent resident status of birds on the site. No nesting areas were observed on the subject 7753 & 7685 Conroy Windermere Road sites.

The Florida Land Use and Cover Classification System (FLUCCS) was used to differentiate the vegetative types on the site. The Level III designations were used for habitat evaluation and are as follows:

---

FLUCCS Type #	Description
<i>Urban and Built-Up:</i>	
#190	Open land
<i>Agricultural:</i>	
#211	Improved pasture (maintained; unmaintained yard (See Site Photography and Maps)
#212	Unimproved pasture
<i>Uplands:</i>	
#413	Mixed Pine
<i>Water:</i>	
#530	Reservoirs
<i>Wetlands:</i>	
#617	Mixed Wetland Hardwoods

According to the Soil Conservation Service map of the subject site, there is one hydric soil located on the subject site. There are five (5) soil types associated with the subject site, which are described as follows:

Soil Type #	Description
#20	Immokalee fine sand
#37	St. Johns fine sand
#45	Smyrna-Urban land complex
#48	Tavares-Urban land complex, 0 to 5 percent slopes
#99	Water

Improved Pasture (FLUCCS Type #211) and Unimproved Pasture (FLUCCS Type #211) comprise the dominant vegetative community type for the site which is supported by the soil types present. After review of the National Wetlands Inventory map, Soil Conservation Service map, U.S.G.S. map, and current aerial photography, as well as performing the site inventory, there does appear to be a wetland area on the subject 7753 Conroy Windermere Road site but not on the 7685 Conroy Windermere Road site.

Mr. Will Reynolds  
NARR Construction Services

May 9, 2017

Page 3

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In conclusion, the subject site does appear to have a wetland component to the subject 7753 Conroy Windermere Road site but not on the 7685 Conroy Windermere Road site.

A final review may be required by the St Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers (USACE).

Please do not hesitate to call if you have any questions.

Respectfully submitted,



Storm L. Richards, Ph.D., C.E.P., C.E.C., C.E.I.  
**Certified Environmental Professional**  
**Certified Environmental Consultant**  
**Certified Environmental Inspector**  
Florida Association of Environmental Professionals, Member



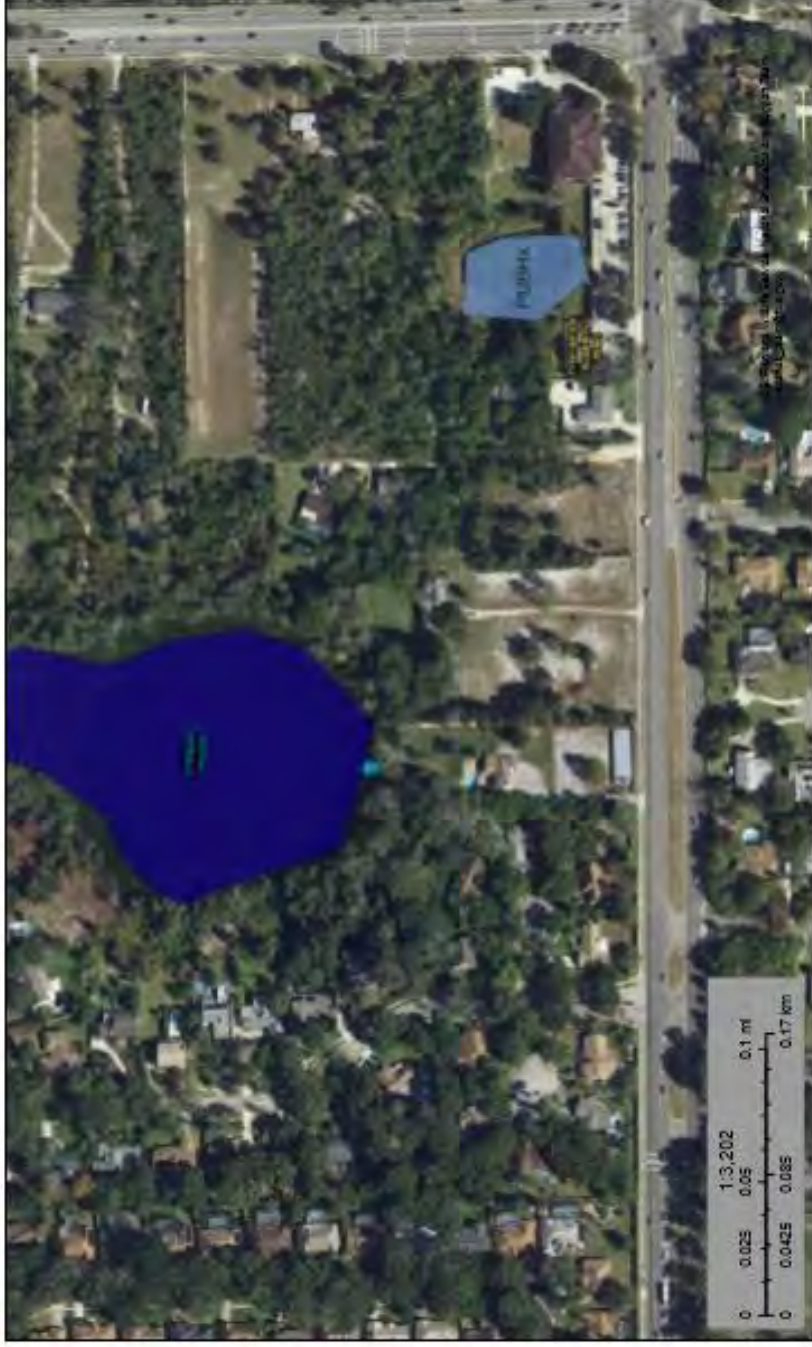
Appendix A: Maps of Site  
Appendix B: Site Photography



## **APPENDIX A**

### **Maps of Site**

conroy windermere



April 28, 2017

- Estuarine and Marine Deepwater
- Freshwater Forested/Shrub Wetland
- Other
- Estuarine and Marine Wetland
- Freshwater Pond
- Riverine
- Freshwater Emergent Wetland
- Lake

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or completeness of the base data shown on this map. All historical related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
The page was produced by the NWI Mapper

Soil Map—Orange County, Florida





## Map Unit Legend

Orange County, Florida (FL095)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
20	Immokalee fine sand	0.8	16.7%
37	St. Johns fine sand	0.2	4.7%
45	Smyrna-Urban land complex	2.0	41.1%
48	Tavares-Urban land complex, 0 to 5 percent slopes	1.7	36.2%
99	Water	0.1	1.3%
<b>Totals for Area of Interest</b>		<b>4.8</b>	<b>100.0%</b>

## **APPENDIX B**

### Site Photography





## Environmental Protection Division

# CONSERVATION AREA CLASSIFICATIONS

**Determination No:** CAD-17-12-149

**Date Issued:** December 27, 2017

**Date Expires:** March 27, 2018

### **Activity Location:**

14060 E Colonial Drive, Orlando, Florida 32826

Parcel ID#:24-22-31-0000-00-005, 24-22-31-0000-00-010

Property Description: THE N 200 FT OF S 510 FT OF W1/4 OF SW1/4 OF NW1/4 (LESS RD R/W ON W) OF SEC 24-22-31 & THE W1/4 OF SW1/4 OF NW1/4 (LESS S 510 FT) & (LESS RD R/W ON N & W) OF SEC 24-22-31

Orange County Commission District: 4

### **Permittee / Authorized Entity:**

Scott Stannard, P.E.

C/o Rusty A. Coan, P.E.

Cross Development Acquisition, LLC

4336 Marsh Ridge

Carrollton, Texas 75010

E-mail: [rusty@crossdevelopment.net](mailto:rusty@crossdevelopment.net)

The Environmental Protection Division (EPD) has reviewed your application for a Conservation Area Determination (CAD) and completed a field investigation on December 19, 2017. Based on the unified statewide methodology for the delineation of the extent of wetlands and surface waters in Chapter 62-340 FAC, and the Orange County Conservation Ordinance (Chapter 15, Article X), EPD staff have determined the classification and approximate extent of the surface waters/wetlands (conservation areas) on your property as follows:

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	FLUCFCS <sup>1</sup> /Remarks
W-I	III	617/643; Mixed Wetland Hardwoods/Wet Prairies; isolated and less than five (5.0) acres

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

An aerial photograph with a depiction of the approximate boundary of each jurisdictional conservation area is attached to this letter.

**To complete the CAD process, within fifteen (15) working days of the date of this CAD letter, EPD must receive written notification of agreement or disagreement of the class designation. This letter does NOT constitute final approval of the surface water/wetland boundary.** Upon agreement of this CAD and an approved boundary survey approved by EPD, this determination is binding. EPD will send a final Conservation Area Determination (CAD) letter with stamped and approved surveys. Should the determination not become binding within the specified timeframes, a new application for a CAD, including additional fees, will be required.

You must also provide EPD with at least one copy of a certified boundary survey by a Professional Land Surveyor/Professional Surveyor and Mapper for review and final written approval within ninety (90) days of the date of this CAD Classifications letter. This survey should depict the location and extent of the conservation area(s). In addition, if there are surface waters on the project site, the survey should include the Normal High Water Elevation (NHWE) meander line and the NHWE elevation (NGVD 1929) as defined by the Orange County Lake Index (2009). The flagged locations must be mathematically tied to established control points, describing the bounds by bearing and distance. **Total wetland, surface water (where applicable) and upland acreages (on-site) including acreage per individual conservation area, class determination, wetland number, and permit number must be also noted on the survey.**

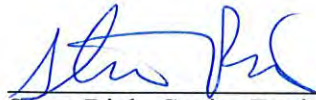
Please note the following:

1. This CAD Classification letter 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.
2. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area(s) unless approved by the County.
3. The property owner/permittee is 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.

4. The County may revoke a 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.
5. This CAD supersedes any existing determinations made on this parcel.

If you should have any questions concerning this review, please contact Steve Rich at (407) 836-1448 or [Steve.rich@ocfl.net](mailto:Steve.rich@ocfl.net).

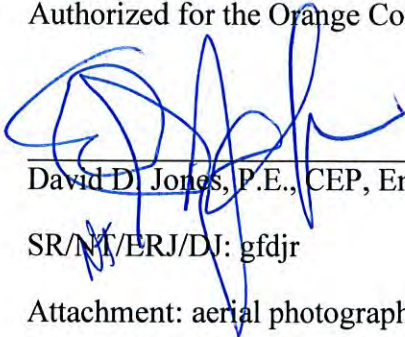
Project Manager:



---

Steve Rich, Senior Environmental Specialist

Authorized for the Orange County Environmental Protection Division by:



---

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

SR/NT/ERJ/DJ: gfdjr

Attachment: aerial photograph

C: Scott Stannard, Commercial Site Solutions, Inc. – [sstannard@css-eng.com](mailto:sstannard@css-eng.com)  
Vivienne Handy, Quest Ecology, Inc. – [vivienne@questecology.com](mailto:vivienne@questecology.com)  
Daisy Chang – [changdaisy1@gmail.com](mailto:changdaisy1@gmail.com)



**Conservation Area Classifications Agreement**

I AGREE W/ THE CLASSIFICATION

I DISAGREE W/ THE CLASSIFICATION

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**Mail/Fax to: Orange County Environmental Protection Division**  
Attn: Elizabeth R. Johnson, Assistant Manager  
3165 McCrory Place, Suite 200  
Orlando, Florida 32803  
Or Fax to: 407-836-1499

CAD Determination Dated: **December 21, 2017**

Permit Number and Name: **CAD-17-12-149, Caliber Collision Colonial Drive**

Staff: **Steve Rich, Senior Environmental Specialist**

Remarks or any additional information:

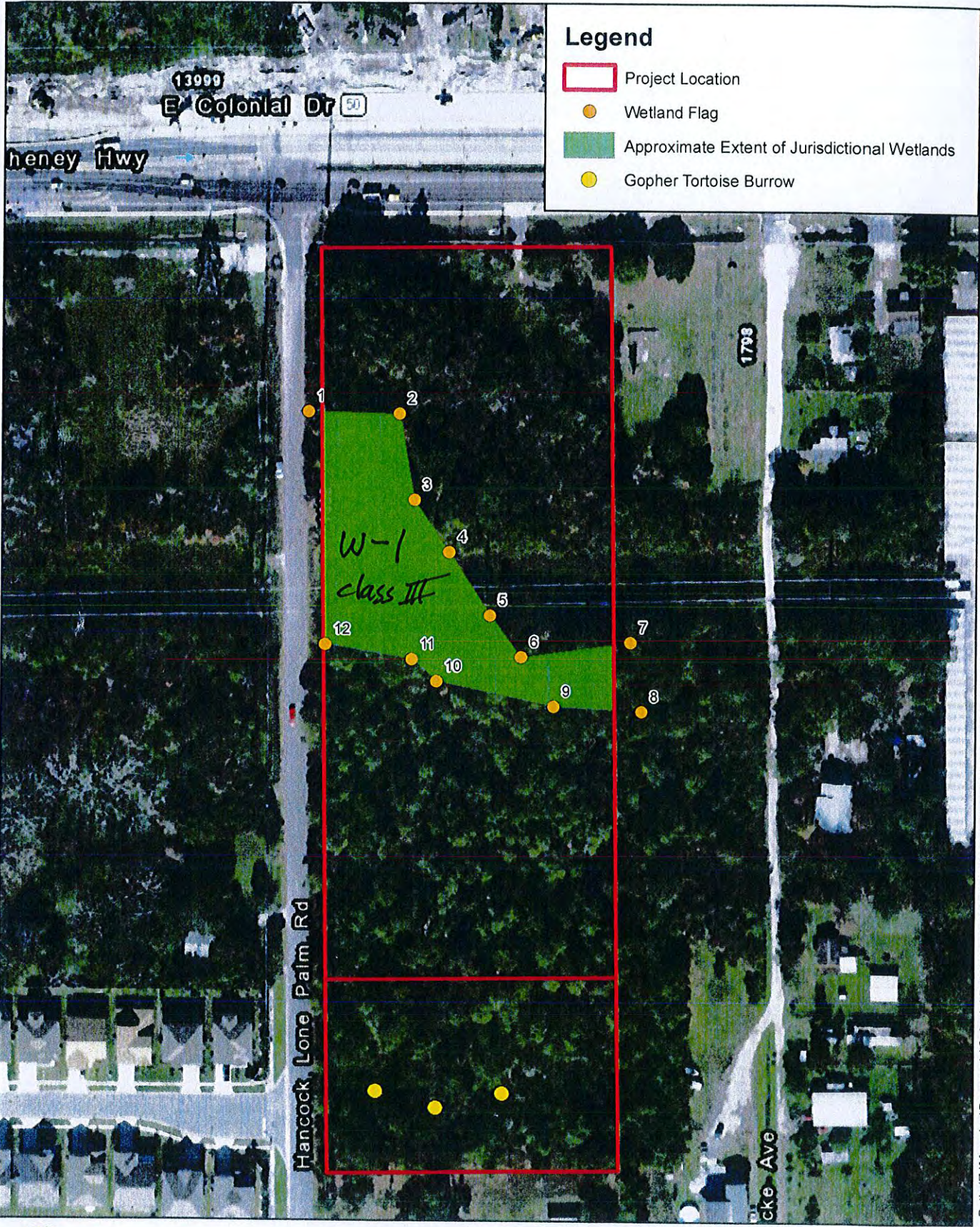
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I certify I am the permittee/Authorized Entity of the above permit issued by the Orange County Environmental Protection Division.

Signature of Permittee/Authorized Entity: \_\_\_\_\_

Printed Name of Permittee/Authorized Entity: \_\_\_\_\_

Date: \_\_\_\_\_



Path (E:\Mapping\Proposals\Colonial Dr Wetlands\Maps\UD Wetlands and GTs.mxd) By: AA Date: 12/14/2017



Approximate Extent of Jurisdictional Wetlands  
and Gopher Tortoise Burrow Locations  
Parcel #'s 24-22-31-0000-00-010 and 24-22-31-0000-00-005  
Orange County, Florida





**Environmental Protection Division**

**CONSERVATION AREA  
CLASSIFICATIONS**

**Determination No:** CAD-17-11-142

**Date Issued:** January 5, 2018

**Date Expires:** April 5, 2018

**Activity Location:**

2300 S Semoran Blvd., Orlando, FL , 32807

A portion of Parcel ID#:15-22-30-0000-00-011

Legal Description: = All that part of the Southwest ¼ of the Northwest ¼ of Section 15, Township 22 South, Range 30 East, Orange County Florida, lying west of State Road 436 (Semoran Boulevard, fka Lake Barton Road) as described on the 12-19-2017 survey provided by David A White.

Orange County Commission District: 5

**Permittee / Authorized Entity:**

Samantha Moore

RaceTrac

200 SE Galleria Pkwy. Suite 900

C/o Danny Gough

Bio-Tech Consulting, Inc.

Email: [danny@btc-inc.com](mailto:danny@btc-inc.com)

The Environmental Protection Division (EPD) has reviewed your application for a Conservation Area Determination (CAD) and completed a field investigation on November 29, 2017. Based on the unified statewide methodology for the delineation of the extent of wetlands and surface waters in Chapter 62-340 FAC, and the Orange County Conservation Ordinance (Chapter 15, Article X), EPD staff have determined the classification and approximate extent of the surface waters/wetlands (conservation areas) on your property as follows:

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	FLUCFCS <sup>1</sup> /Remarks
W1	1	630; Wetland Forested Mixed; Hydrologically connected to Natural Surface Water

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

A preliminary survey dated December 19, 2017 with a depiction of the approximate boundary of the jurisdictional conservation area is attached to this letter.

**To complete the CAD process, within fifteen (15) working days of the date of this CAD letter, EPD must receive written notification of agreement or disagreement of the class designation. This letter does NOT constitute final approval of the surface water/wetland boundary.** Upon agreement of this CAD and an approved boundary survey approved by EPD, this determination is binding. EPD will send a final Conservation Area Determination (CAD) letter with stamped and approved surveys. Should the determination not become binding within the specified timeframes, a new application for a CAD, including additional fees, will be required.

You must also provide EPD with at least one copy of a certified boundary survey by a Professional Land Surveyor/Professional Surveyor and Mapper for review and final written approval within ninety (90) days of the date of this CAD Classifications letter. This survey should depict the location and extent of the conservation area(s). In addition, if there are surface waters on the project site, the survey should include the Normal High Water Elevation (NHWE) meander line and the NHWE elevation (NGVD 1929) as defined by the Orange County Lake Index (2009). The flagged locations must be mathematically tied to established control points, describing the bounds by bearing and distance. **Total wetland, surface water (where applicable) and upland acreages (on-site) including acreage per individual conservation area, class determination, wetland number, and permit number must be also noted on the survey.**

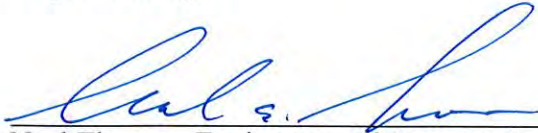
Please note the following:

1. This CAD Classification letter 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.
2. No construction, clearing, alteration, filling or grading is allowed within the limits of the conservation area(s) unless approved by the County.
3. The property owner/permittee is 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.

4. The County may revoke a 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.
5. This CAD supersedes any existing determinations made on this parcel.

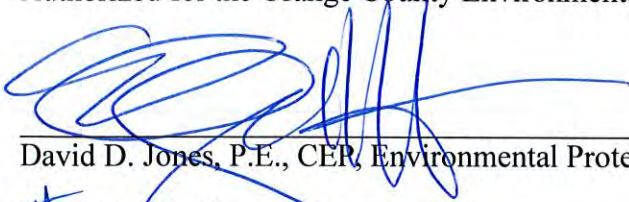
If you should have any questions concerning this review, please contact Neal Thomas at (407) 836-1451 or [Neal.Thomas@ocfl.net](mailto:Neal.Thomas@ocfl.net).

Project Manager:



Neal Thomas, Environmental Program Supervisor

Authorized for the Orange County Environmental Protection Division by:



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

NT/ERJ/DJ/gfdjr:

Attachment:

C: Samantha Moore, 200 SE Galleria Pkwy. Suite 900, Atlanta, GA, 30339



**Conservation Area Classifications Agreement**

I AGREE W/ THE CLASSIFICATION

I DISAGREE W/ THE CLASSIFICATION

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**Mail/Fax to:**           **Orange County Environmental Protection Division**  
Attn: Elizabeth R. Johnson, Environmental Programs  
Administrator  
3165 McCrory Place, Suite 200  
Orlando, Florida 32803  
Or Fax to: 407-836-1499

CAD Determination Dated: **January 5, 2018**

Permit Number and Name: **CAD-17-11-142, Racetrack at Hanging Moss -  
2300 S Semoran Boulevard**

Staff: **Neal Thomas, Environmental Program Supervisor**

Remarks or any additional information:

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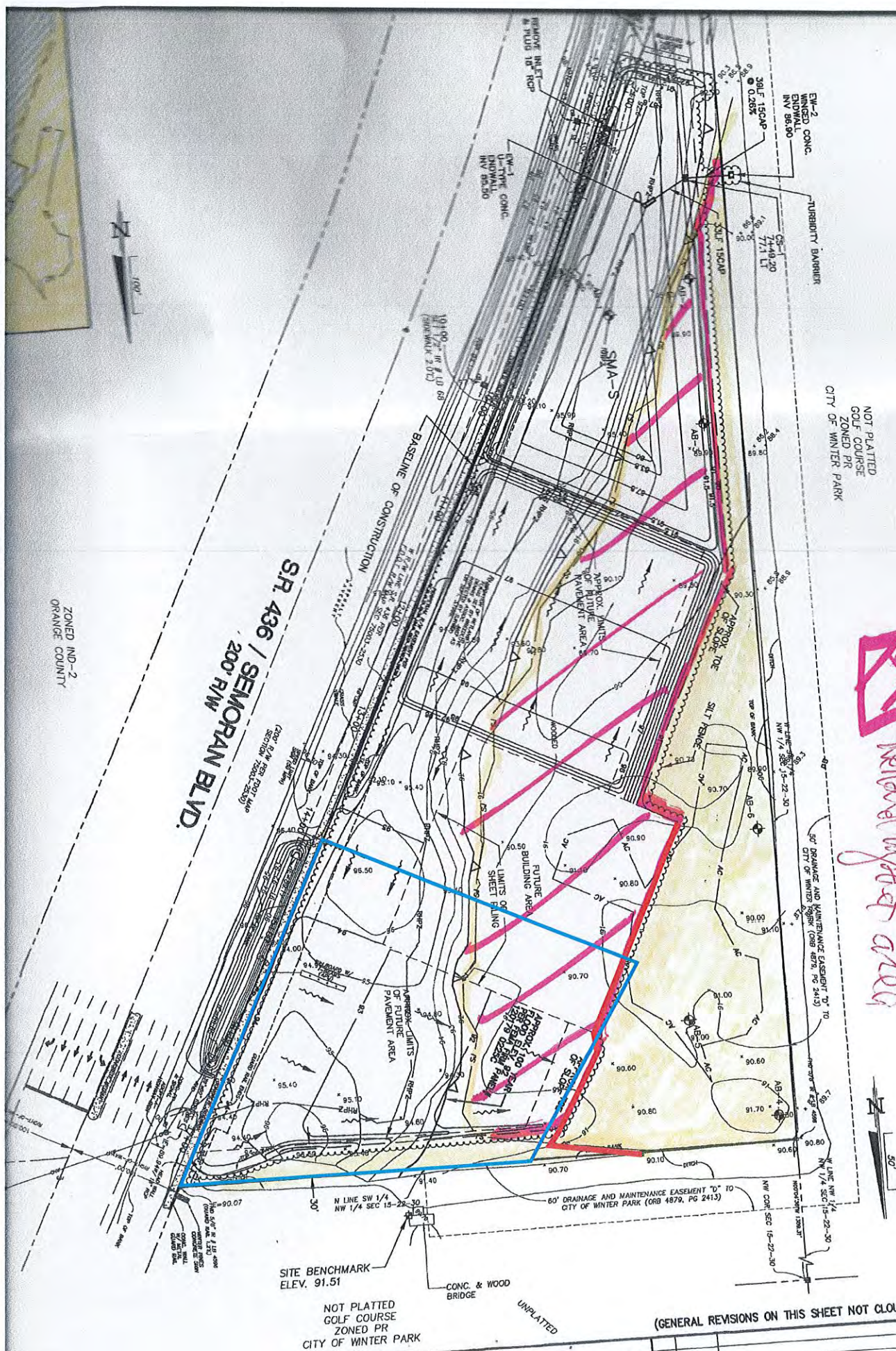
I certify I am the permittee/Authorized Entity of the above permit issued by the Orange County Environmental Protection Division.

Signature of Permittee/Authorized Entity: \_\_\_\_\_

Printed Name of Permittee/Authorized Entity: \_\_\_\_\_

Date: \_\_\_\_\_





**SR 436 / SEMORAN BLVD.**  
 200' R/W

ZONED ND-2  
 ORANGE COUNTY

NOT PLATTED  
 GOLF COURSE  
 ZONED PR  
 CITY OF WINTER PARK

*McIntosh Associates, Inc.*

RECORD DRAWING CERTIFICATION FOR PHASE 1  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Florida. I am not providing any services in violation of the provisions of Chapter 481, Florida Statutes, or any other applicable laws or regulations. I am not providing any services in violation of the provisions of Chapter 481, Florida Statutes, or any other applicable laws or regulations. I am not providing any services in violation of the provisions of Chapter 481, Florida Statutes, or any other applicable laws or regulations.

RECORD DRAWING CERTIFICATION FOR PHASE 2  
 I, the undersigned, being a duly licensed Professional Engineer in the State of Florida, do hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Florida. I am not providing any services in violation of the provisions of Chapter 481, Florida Statutes, or any other applicable laws or regulations. I am not providing any services in violation of the provisions of Chapter 481, Florida Statutes, or any other applicable laws or regulations. I am not providing any services in violation of the provisions of Chapter 481, Florida Statutes, or any other applicable laws or regulations.

(GENERAL REVISIONS ON THIS SHEET NOT CLOUDED)

NO.	DATE	DESCRIPTION	CHK.
1	5/22/00	REV CONTOURS; SMA-S; CONT STRUCT; ADD NOTE TO REVIEWERS; AND S&WMD WELAND AND RPZ2 IMPACT AREAS	GD

OFFICE SITE



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088

DONALD W. MCINTOSH ASSOCIATES, INC.  
 DATE: MAY 24 2000

