

# ORANGE COUNTY

PLANNING DIVISION

## 2020-2 OUT-OF-CYCLE

## REGULAR CYCLE

## 2020-2-C-CP-1

2010 - 2030 COMPREHENSIVE PLAN

### BOARD OF COUNTY COMMISSIONERS

**MAY 10, 2022**

**ADOPTION PUBLIC HEARING**

**PREPARED BY:**

ORANGE COUNTY PLANNING, ENVIRONMENTAL  
AND DEVELOPMENT SERVICES

PLANNING DIVISION  
COMPREHENSIVE PLANNING SECTION






## Interoffice Memorandum

May 10, 2022

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

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

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

SUBJECT: 2020-2-C-CP-1 Out-of-Cycle Regular Cycle Staff-Initiated Text and Map Amendment  
Board of County Commissioners (BCC) Adoption Public Hearing

The 2020-2-C-CP-1 Out-of-Cycle Regular Cycle Staff-Initiated Text and Map Amendment is scheduled for a BCC adoption public hearing on May 10, 2022. This amendment was withdrawn at the December 15, 2020 BCC adoption public hearing. The requested amendment's prior Planning and Zoning Commission (PZC)/Local Planning Agency (LPA) adoption public hearing was held on November 19, 2020, and the amendment was recommended for adoption. The staff report has been provided under separate cover. The report is also available under the Amendment Cycle section of the County's Comprehensive Planning webpage:

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

The 2020-2 **Out-of-Cycle Regular Cycle-State-Expedited Review** Amendment scheduled for consideration on May 10 entails a staff-initiated text amendment. This amendment includes changes to the Goals, Objectives, and/or Policies of the Comprehensive Plan.

The 2020-2 **Out-of-Cycle Regular Cycle-State-Expedited Review** Amendment was heard by the PZC/LPA at a transmittal public hearing on August 20, 2020, and by the BCC at a transmittal public hearing on September 22, 2020. This amendment was reviewed by the Department of Economic Opportunity (DEO), as well as other state and regional agencies. On November 17, 2020, DEO issued a comment letter, which did not contain any concerns about the amendment undergoing the State-Expedited Review process. Pursuant to 163.3184, F.S., the proposed amendment must be adopted within 180 days of the comment letter. On November 16, 2021, DEO approved a second extension for the adoption of the proposed amendment. The new extended adoption date is May 31, 2022. The Regular Cycle Amendment undergoing the State-Expedited Review process will become effective 31 days after DEO notifies the County that the plan amendment package is complete. This amendment is expected to become effective in June 2022, provided no challenges are brought forth for the amendment.

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).

AAV/sw

- Enc: 2020-2 Out-of-Cycle Regular Cycle Comprehensive Plan Amendment –  
BCC Adoption Staff Report
- c: Christopher R. Testerman, AICP, Deputy County Administrator  
Joel Prinsell, Deputy County Attorney  
Roberta Alfonso, Assistant County Attorney  
Whitney Evers, Assistant County Attorney  
Nicolas Thalmueller, AICP, Acting Planning Administrator, Planning Division  
Gregory Golgowski, AICP, Chief Planner, Planning Division  
Olan D. Hill, AICP, Assistant Manager, Planning Division  
Read File

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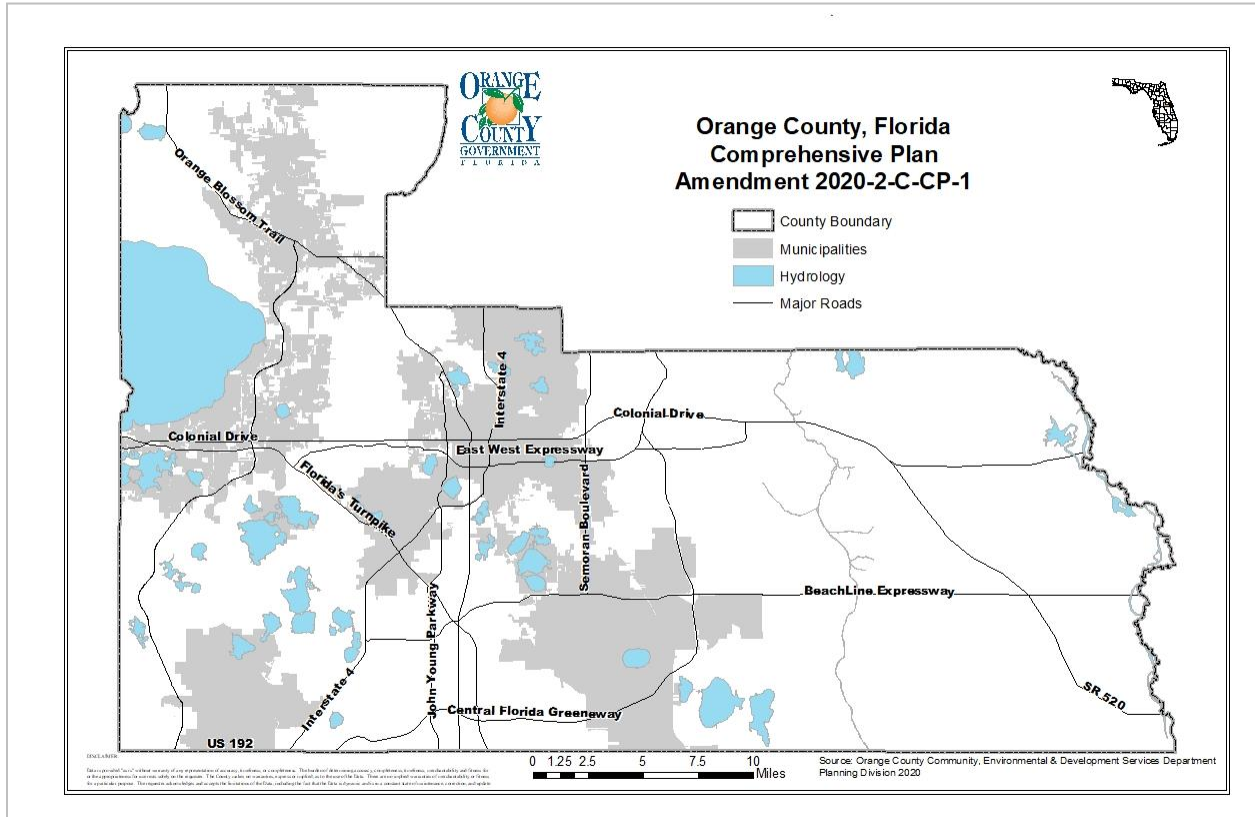
Amendment			Page
1.	2020-2-C-CP-1 AMA Text and Map 16	Text and map amendments to update the Comprehensive Plan to remove the Alternative Mobility Area (AMA)	1



**2020-2 Out-of-Cycle Regular Cycle Comprehensive Plan Amendment**

**Staff-Initiated Comprehensive Plan Map and Text Amendment**

Amendment Number	Sponsor	Description of Proposed Changes to the 2010-2030 Comprehensive Plan (CP)	Project Planner	Rezoner	Staff Rec	LPA Rec
2020-2-C-CP-1	Planning Division	Text and map amendments to update the Comprehensive Plan to remove the Alternative Mobility Area (AMA)	Kirsten Warren	N/A	Adopt	Adopt (8-0)
ABBREVIATIONS INDEX:		ABBREVIATIONS INDEX: CP-Comprehensive Plan; FLUM-Future Land Use Map; FLUE-Future Land Use Element; TRAN-Transportation Element; GOPS-Goals, Objectives, and Policies; OBJ-Objective				



The following meetings and hearings have been held for this proposal:			Project/Legal Notice Information	
Report/Public Hearing		Outcome	Title:	Amendment 2020-2-C-CP-1
✓	Staff Report	Recommend transmittal	Division:	Transportation Planning
✓	LPA Transmittal August 20, 2020	Recommend transmittal	Request:	Text and Map Amendments to update the Comprehensive Plan to remove the Alternative Mobility Area (AMA).
✓	BCC Transmittal September 22, 2020	Recommend transmittal	Modify:	FLU1.1.4, FLU2.2.4, FLU2.2.6, <del>FLU3.2.2</del> , T1.3.2
✓	Agency Comments November 17, 2020	No comments were received.	Delete:	FLU2.3.3, OBJ T.2.3, T2.3.1-14, Map 16: Alternative Mobility Area of the Future Land Use Map Series
✓	LPA Adoption November 19, 2020	Recommend Adoption (8-0)		
	BCC Adoption	May 10, 2022		

### Staff Recommendation

Make a finding of consistency with the Comprehensive Plan, determine that the proposed Comprehensive Plan text and amendment is in compliance, and **ADOPT** Amendment 2020-2-C-CP-1, deleting references related to the Alternative Mobility Area (AMA) and deleting Map 16: Alternative Mobility Area of the Future Land Use Map Series.

Specifically, modifications are proposed for Future Land Use Element Policies FLU1.1.4, FLU2.2.4, FLU2.2.6, ~~FLU3.2.2~~, and Transportation Element Policy T1.3.2. Future Land Use Element Policy FLU2.3.3, Transportation Element Objective OBJ T2.3 and Policies T2.3.1-14, and Map 16: Alternative Mobility Area of the Future Land Use Map Series are proposed to be deleted.

Staff notes that proposed Amendment 2020-2-C-CP-1 was originally scheduled for a December 15, 2020, adoption public hearing before the Board of County Commissioners (BCC). However, the request was withdrawn at the podium, with staff informing the Board that it would be rescheduled at a later date. Subsequent to this withdrawal, County staff undertook an intensive “cleanup” of the Comprehensive Plan, deleting outdated text, eliminating redundant or unclear policies, consolidating policies where appropriate, removing Code-like language, and correcting typographical errors. Two policies proposed for modification via Amendment 2020-2-C-CP-1 in 2020, Future Land Use Element Policy FLU3.2.2 and Transportation Element Policy T1.3.2, were affected by the cleanup. Policy FLU3.2.2—pertaining to Mixed-Use Development Activity Center (MXDAC) eligibility—was deleted through the Board’s February 23, 2021, adoption of the administrative cleanup of the Future Land Use Element (Amendment 2020-2-C-CP-5) and now has “RESERVED” status. The MXDAC concept and its related policies were removed from the Comprehensive Plan, thereby requiring the removal of Policy FLU3.2.2 from this requested amendment. Policy T1.3.2 was substantially revised via the February 23, 2021, adoption of the administrative cleanup of the Transportation Element (Amendment 2019-2-C-CP-1), but still retained a reference to the AMA in T1.3.2 G. As Amendment 2020-2-C-CP-1 is now returning for a May 10, 2022, BCC adoption hearing, this staff report reflects the fact that the modification of Policy FLU3.2.2 is no longer necessary and contains the proposed change to the current wording of Policy T1.3.2 G.

## Background

In 2017, Orange County began the process of updating the Transportation Impact Fee (TIF) schedule adopted in 2012. Pursuant to Section 23-29(d), Orange County Code, the transportation impact fee shall be reviewed every 5 years to examine construction costs and needed improvements to ensure that the transportation impact fee assessed is proportionate to the amount of need created by the new growth. The existing Transportation Impact Fee structure is a roadway-based impact fee and includes a separate multi-modal fee rate in the more urbanized parts of the County based on the Alternative Mobility Area (AMA) boundary.

Staff conducted multiple work sessions with the Board of County Commissioners (BCC) in 2019 and 2020 regarding the Transportation Impact Fee update. As a result of the work session and ensuing discussions, the BCC directed staff to revise the AMA framework and to re-establish transportation concurrency within the current AMA boundary and restore proportionate share and mitigation Countywide.

The proposed amendments are in response to the BCC direction and seek to make the Transportation Impact Fee consistent with the Comprehensive Plan.

## A. Policy Amendments Future Land Use and Transportation Elements

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

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FLU1.1.4 In addition to FLU1.1.2(B), permitted densities and/or intensities for residential and non-residential development can be established through additional Future Land Use designations. Density and Floor Area Ratio (FAR) calculation shall be defined as the language specified in Future Land Use Element Policy FLU1.1.2(C). The Future Land Use and Zoning Correlation is found in FLU8.1.1. (Added 8/92, Ord. 92-24 8/93, Ord. 93-19, Policy 1.1.11-r; Amended 6/10, Ord. 10-07; Amended 12/14, Ord. 2014-30; Amended 11/17, Ord. 2017-19). ...B. URBAN MIXED USE OPTIONS – The following Future Land Use designations allow for a mix of uses. Per a settlement agreement with the State Department of Community Affairs, Orange County’s Planned Development Future Land Use designation now requires an adopted text amendment to specify the maximum intensity and density of a project. See Policy FLU8.1.4. Mixed-Use Corridors are a staff initiated option intended to complement the County’s ~~Alternative Mobility Areas and~~ Activity Center policies.

\*\*\*

FLU2.2.4 Projections indicate that Orange County is anticipated to have an adequate amount of single use commercial land available throughout the planning horizon. As part of the Destination 2030 Plan, Orange County will be transitioning to more mixed-use options available for new commercial future land use requests, including vertical mixed-use. As part of this transition, the County will update its land development code to provide incentives to achieve a complementary mixing of uses by revising development standards to remove constraints for development meeting criteria that may include, but is not limited to, the following: Location within the Urban Service Area, with special emphasis on ~~the Alternative Mobility Area and~~ potential Transit Corridors;

\*\*\*

FLU2.2.6 Orange County may consider properties meeting the following criteria for Mixed-Use Corridor (MUC) Future Land Use designation, consistent with the urban strategies in the Destination 2030 Plan. This option is available only through a staff-initiated process and must consider the following criteria:

1. Access to a 4-lane road within the Urban Service Area;
2. There are opportunities for infill, reinvestment and redevelopment consistent with the Infill Master Plan and Mixed-Use Activity Center FLU3.2.1 – FLU3.2.13;...
3. Locations where infrastructure can be more fully used ~~such as an Alternative Mobility Area;~~

\*\*\*

~~FLU2.3.3~~ **RESERVED.** ~~To maximize existing infrastructure and enhance mobility options, Orange County shall designate Alternative Mobility Areas, or AMAs (referred to in Florida Statutes as Transportation Concurrency Exception Areas) as identified in the Transportation Element. These efforts will be coordinated in conjunction with the County's Capital Improvements Element. Part of this effort will include adoption and implementation of long-term strategies to support and fund mobility enhancements within designated areas.~~

~~\*\*\*~~

T1.3.2 To ensure the Capital Improvements Program is responsive to transportation demands, priority for funding County transportation improvement projects shall be based on factors such as: ...

~~G. Location is within the County's Urban Service Area, especially within the Alternative Mobility Area and County-designated Activity Centers;~~

~~\*\*\*~~

~~OBJ T2.3~~ **RESERVED.** ~~The County establishes the Orange County Alternative Mobility Area (AMA) as an extension of the existing Orlando Transportation Concurrency Exception Area for the area shown in Map 16 of the Future Land Use Map Series to promote urban infill development and redevelopment and maximize the use of existing public infrastructure in established areas of the County. (Amended 06/10, Ord. 2010-07; Amended 03/13, Ord. 2013-07)~~



~~\*\*\*~~

~~T2.3.1~~ Transportation network investment and connectivity shall increase in the AMA through support of alternative modes of transportation and development design that provides daily activities within walking distance of residences; public infrastructure that is safe, comfortable, and attractive for pedestrians with adjoining buildings open to the street and an attractive streetscape; and parking designed to avoid pedestrian conflicts with pedestrian, transit, automobile, and truck traffic. (Amended 06/10, Ord. 2010-07; Amended 03/13, Ord. 2013-07)

~~T2.3.2~~ All land use and development located within the AMA shall be exempt from transportation concurrency, and thus shall not be required to meet roadway level-of-service standards, based on their compliance with Objective T2.3 and related policies. Developments outside of the AMA that impact roadways within the AMA shall be required to meet transportation concurrency requirements and level-of-service standards. (Amended 06/10, Ord. 2010-07; Amended 03/13, Ord. 2013-07)



- ~~T2.3.3~~ ~~Parcels located within unincorporated Orange County and located within the boundaries of an approved municipal transportation concurrency exception area shall be subject to the requirements of Objective T2.3 and associated policies. (Amended 06/10, Ord. 2010-07)~~
- ~~T2.3.4~~ ~~Any project in the AMA with an existing capacity reservation or encumbrance account may elect to satisfy mobility requirements by converting the existing account to a pre-paid impact fee account. (Amended 06/10, Ord. 2010-07; Amended 03/13, Ord. 2013-07)~~
- ~~T2.3.5~~ ~~All development or redevelopment in the AMA shall be required to provide safe and convenient movement on the development site for all users, particularly pedestrians, through strategies that may include but are not limited to the following:~~
- ~~A. Cross-access connections/easements or joint driveways, where available.~~
  - ~~B. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site, as defined in Section 30-248 of the Land Development Code.~~
  - ~~C. Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site. (Amended 06/10, Ord. 2010-07, Policy T2.3.6-r).~~
- ~~T2.3.6~~ ~~The AMA shall be implemented, in part, using system-level and site-level mobility strategies to enhance mobility and accessibility as found in Section 30, Article XII, Orange County Code. (Amended 06/10, Ord. 2010-07, Policy T2.3.7-r; Amended 03/13, Ord. 2013-07)~~
- ~~T2.3.7~~ ~~The County shall require special transportation studies including, but not limited to, information about trip generation, trip distribution, trip credits, signal warrants, and/or transit, bicycle, and pedestrian facilities needed within an AMA. (Amended 06/10, Ord. 2010-07; Policy T2.3.10-r; Amended 03/13, Ord. 2013-07)~~
- ~~T2.3.8~~ ~~The County shall amend the Concurrency Management section and any other relevant sections of the Land Development Code to reflect adoption of the Alternative Mobility Areas. (Amended 06/10, Ord. 2010-07, Policy T2.3.11-r)~~

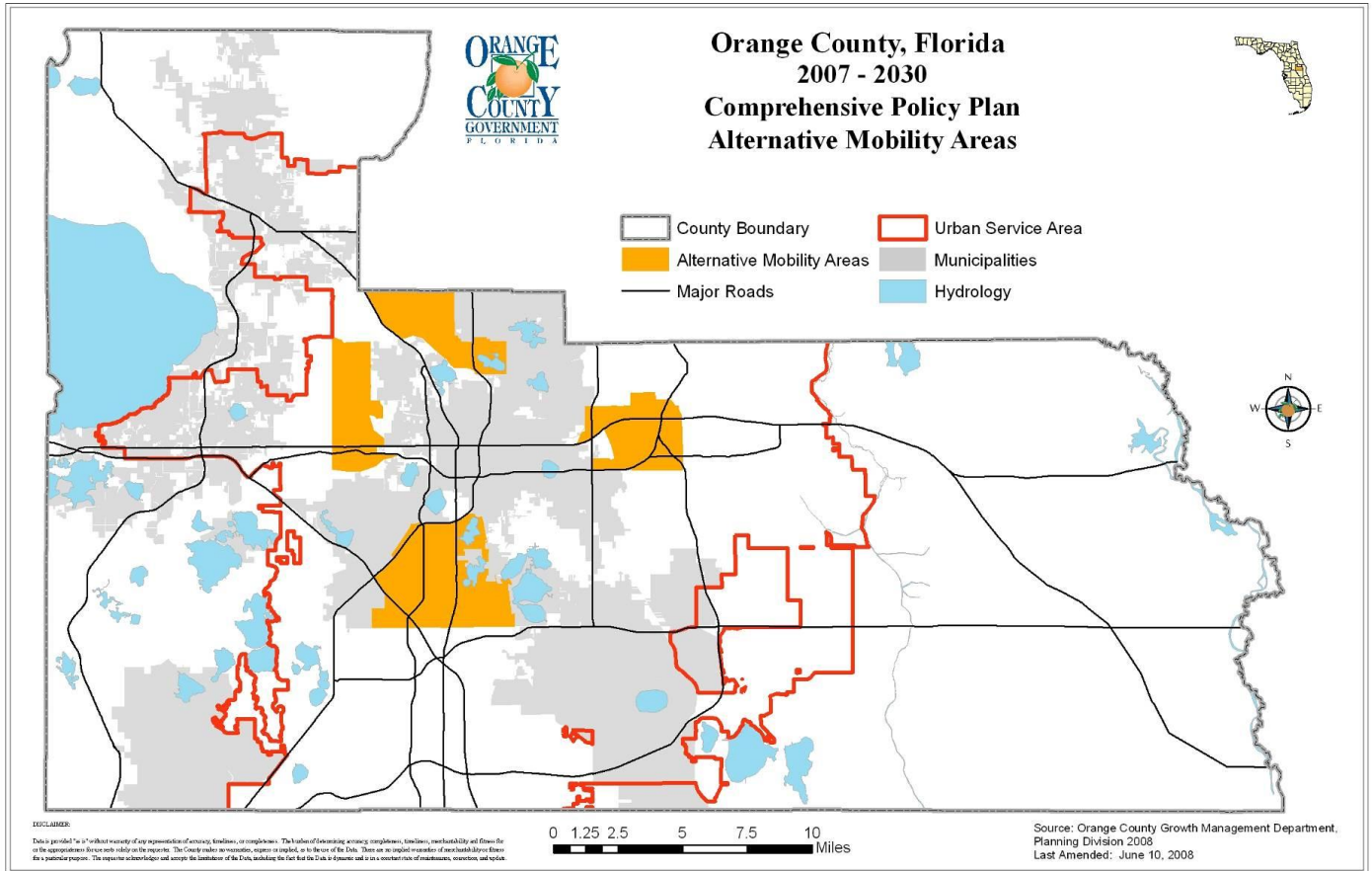
- ~~T2.3.9~~      ~~Development plans (DPs) and Preliminary Subdivision Plans (PSPs) approved prior to adoption of the AMA with requirements for transportation improvements, modifications or mitigation shall comply with such requirements unless the DP or PSP is substantially changed and the previously approved improvements, modifications, or mitigation are inconsistent with current design standards or other adopted policies. (Amended 06/10, Ord. 2010-07, Policy T2.3.12-r)~~
- ~~T2.3.10~~      ~~Orange County shall coordinate on an ongoing basis with the Florida Department of Transportation (FDOT) concerning the AMA. (Amended 06/10, Ord. 2010-07, Policy T2.3.13-r)~~
- ~~T2.3.11~~      ~~Orange County shall coordinate on an ongoing basis with municipalities and counties adjacent to the AMA concerning the AMA. (Amended 06/10, Ord. 2010-07, Policy T2.3.14-r; Amended 03/13, Ord. 2013-07, Policy T2.3.12-r)~~
- ~~T2.3.12~~      ~~Orange County shall monitor and evaluate the impacts of approved development in the AMA on adjacent city or adjacent county-maintained roads and the state highway system, and share that information accordingly. (Amended 06/10, Ord. 2010-07, Policy T2.3.14.1-r; Amended 03/13, Ord. 2013-07, Policy T2.3.13-r)~~
- ~~T2.3.13~~      ~~Orange County shall monitor the success of AMA strategies using the following performance measures. Evaluation of the AMA using these performance measures shall occur in 2015. (Amended 06/10, Ord. 2010-07, Policy T2.3.15-r; Amended 03/13, Ord. 2013-07, Policy T2.3.14-r)~~

<b>Mobility Strategy</b>	<b>Measure</b>	<b>Target and Timeline</b>
Support alternative modes of transportation	Transit shelters in the AMA	Increase number of bus shelters
	Sidewalk coverage near transit stops in the AMA	Increase percentage of roadways within ¼ mile of transit stops with sidewalks (at least one side)
	Pedestrian, bicycle and transit Q/LOS	Achieve grade C or better
	VMT in the AMA (per capita)	Maintain or reduce amount
	Accidents involving pedestrians and bicyclists in the AMA	Reduce annual number of accidents involving pedestrians and bicyclists in the AMA.
Transportation network connectivity	Pedestrian connectivity index	Increase pedestrian connectivity index score by measuring link to node ratio.

~~T2.3.14 Objective T2.3 and all associated policies shall apply to any Transportation Concurrency Exception Area (Alternative Mobility Area) designated within Orange County's jurisdiction. (Amended 06/10, Ord. 2010-07, Policy T2.3.16 r; Amended 03/13, Ord. 2013-07, Policy T2.3.15 r).~~

~~\*\*\*~~

MAP-16 Alternative Mobility Areas



ORDINANCE NO. 2022-\_\_\_\_\_

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 AN AMENDMENT PURSUANT TO SECTION 163.3184(3), FLORIDA STATUTES, FOR THE 2020 CALENDAR YEAR (SECOND CYCLE); AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

c. On May 10, 2022, the Board of County Commissioners held a public hearing on the adoption of the proposed amendment to the Comprehensive Plan, as described in this ordinance, and decided to adopt it.

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

***Section 3. Amendments to Text of Future Land Use and Transportation Elements.***

The Comprehensive Plan is hereby amended by amending the text of the Future Land Use and



32 Transportation Elements to read as follows, with underlines showing new numbers and words, and  
33 strike-throughs indicating repealed numbers and words. (Words, numbers, and letters within  
34 brackets identify the amendment number and editorial notes, and shall not be codified.)

35 \* \* \*  
36 **[Amendment 2020-2-C-CP-1:]**

37 FLU1.1.4 In addition to FLU1.1.2(B), permitted densities and/or intensities for residential  
38 and non-residential development can be established through additional Future  
39 Land Use designations. Density and Floor Area Ratio (FAR) calculation shall  
40 be defined as the language specified in Future Land Use Element Policy  
41 FLU1.1.2(C). The Future Land Use and Zoning Correlation is found in  
42 FLU8.1.1.

43 \* \* \*

44 B. **URBAN MIXED USE OPTIONS** – The following Future Land Use  
45 designations allow for a mix of uses. Per a settlement agreement with the  
46 State Department of Community Affairs, Orange County’s Planned  
47 Development Future Land Use designation now requires an adopted text  
48 amendment to specify the maximum intensity and density of a project. See  
49 Policy FLU8.1.4. Mixed-Use Corridors are a staff initiated option intended  
50 to complement the County’s ~~Alternative Mobility Areas~~ and Activity  
51 Center policies.

52 \* \* \*

53 FLU2.2.4 Projections indicate that Orange County is anticipated to have an adequate  
54 amount of single use commercial land available throughout the planning  
55 horizon. As part of the Destination 2030 Plan, Orange County will be  
56 transitioning to more mixed-use options available for new commercial  
57 future land use requests, including vertical mixed-use. As part of this  
58 transition, the County will update its land development code to provide  
59 incentives to achieve a complementary mixing of uses by revising  
60 development standards to remove constraints for development meeting  
61 criteria that may include, but is not limited to, the following:

- 62 1. Location within the Urban Service Area, with special emphasis on ~~the~~  
63 ~~Alternative Mobility Area~~ and potential Transit Corridors;
- 64 2. Locations identified in the *Infill Master Plan*, locations consistent with  
65 FLU3.2.2 and FLU3.2.3, and locations identified as Energy Economic  
66 Development Zones;
- 67 3. Locations that will facilitate the County’s Mobility Planning efforts,  
68 such as those locations that either have or potentially can:
  - 69 a) Establish and promote community and neighborhood connectivity;

- b) Provide multimodal opportunities for enhanced mobility, improved access, and flow of people and goods;
- c) Have proximity to existing or planned transit corridor or transit stop.

73 \* \* \*

74 FLU2.2.6 Orange County may consider properties meeting the following criteria for  
75 Mixed-Use Corridor (MUC) Future Land Use designation, consistent with  
76 the urban strategies in the Destination 2030 Plan. This option is available  
77 only through a staff-initiated process and must consider the following  
78 criteria:

- 79 1. Access to a 4-lane road within the Urban Service Area;
- 80 2. There are opportunities for infill, reinvestment and redevelopment  
81 consistent with the Infill Master Plan and Mixed-Use Activity Center  
82 FLU3.2.1 – FLU3.2.13;
- 83 3. Locations where infrastructure can be more fully used ~~such as an~~  
84 ~~Alternative Mobility Area~~;
- 85 4. Automobile, bicycle, and pedestrian facilities are adequate to  
86 accommodate safe and convenient access;
- 87 5. There is potential for compact, pedestrian-friendly, mixed-use  
88 opportunities in the surrounding neighborhood;
- 89 6. There is potential for a mixture of retail, office, multifamily and civic  
90 and public uses to discourage underutilized strip-style development;
- 91 7. There are opportunities to create linkages with activity centers and other  
92 similar mixed-use patterns of development; and
- 93 8. Where these locations are supportable by studies.

94 \* \* \*

95 ~~FLU2.3.3~~ ~~Reserved. To maximize existing infrastructure and enhance mobility~~  
96 ~~options, Orange County shall designate Alternative Mobility Areas, or~~  
97 ~~AMAs (referred to in Florida Statutes as Transportation Concurrency~~  
98 ~~Exception Areas) as identified in the Transportation Element. These efforts~~  
99 ~~will be coordinated in conjunction with the County’s Capital Improvements~~  
100 ~~Element. Part of this effort will include adoption and implementation of~~  
101 ~~long-term strategies to support and fund mobility enhancements within~~  
102 ~~designated areas.~~

103 \* \* \*

104 T1.3.2 To ensure the Capital Improvements Program is responsive to  
105 transportation demands, priority for funding County transportation  
106 improvement projects shall be based on factors such as:

- 107 A. Safety for all users;

- 108 B. Capacity or level of service deficiency;
- 109 C. Right-of-Way availability/preservation;
- 110 D. Partnership potential;
- 111 E. Consistency with the Comprehensive Plan and coordination with
- 112 MetroPlan Orlando's Long Range Transportation Plan and
- 113 Transportation Improvement Program and the Florida Department of
- 114 Transportation's adopted work program;
- 115 F. The use of alternative transit and non-motorized modes of
- 116 transportation;
- 117 G. Location is within the County's Urban Service Area, especially within
- 118 ~~the Alternative Mobility Area~~ and County-designated Activity Centers;
- 119 H. Congestion relief on backlogged facilities to the extent possible;
- 120 I. Optimal use of existing facilities; and
- 121 J. Support for emergency evacuation, response, and/or post-disaster
- 122 recovery.

123 \* \* \*

124 **~~OBJ T2.3 Reserved. The County establishes the Orange County Alternative Mobility~~**  
 125 **~~Area (AMA) as an extension of the existing Orlando Transportation~~**  
 126 **~~Concurrency Exception Area for the area shown in Map 16 of the Future~~**  
 127 **~~Land Use Map Series to promote urban infill development and~~**  
 128 **~~redevelopment and maximize the use of existing public infrastructure in~~**  
 129 **~~established areas of the County.~~**

130 ~~T2.3.1 Transportation network investment and connectivity shall increase in the AMA~~  
 131 ~~through support of alternative modes of transportation and development design~~  
 132 ~~that provides daily activities within walking distance of residences; public~~  
 133 ~~infrastructure that is safe, comfortable, and attractive for pedestrians with~~  
 134 ~~adjoining buildings open to the street and an attractive streetscape; and parking~~  
 135 ~~designed to avoid pedestrian conflicts with pedestrian, transit, automobile, and~~  
 136 ~~truck traffic.~~

137 ~~T2.3.2 All land use and development located within the AMA shall be exempt from~~  
 138 ~~transportation concurrency, and thus shall not be required to meet roadway~~  
 139 ~~level of service standards, based on their compliance with Objective T2.3 and~~  
 140 ~~related policies. Developments outside of the AMA that impact roadways~~  
 141 ~~within the AMA shall be required to meet transportation concurrency~~  
 142 ~~requirements and level of service standards.~~

143 ~~T2.3.3 Parcels located within unincorporated Orange County and located within the~~  
 144 ~~boundaries of an approved municipal transportation concurrency exception area~~  
 145 ~~shall be subject to the requirements of Objective T2.3 and associated policies.~~

- 147           ~~T2.3.4     Any project in the AMA with an existing capacity reservation or encumbrance~~  
148           ~~account may elect to satisfy mobility requirements by converting the existing~~  
149           ~~account to a pre-paid impact fee account.~~
- 150           ~~T2.3.5     All development or redevelopment in the AMA shall be required to provide~~  
151           ~~safe and convenient movement on the development site for all users,~~  
152           ~~particularly pedestrians, through strategies that may include but are not limited~~  
153           ~~to the following:~~
- 154                     ~~A. Cross-access connections/easements or joint driveways, where available.~~
- 155                     ~~B. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing~~  
156                     ~~of overly wide curb cuts at the development site, as defined in Section 30-~~  
157                     ~~248 of the Land Development Code.~~
- 158                     ~~C. Provide safe and convenient on-site pedestrian circulation such as sidewalks~~  
159                     ~~and crosswalks connecting buildings and parking areas at the development~~  
160                     ~~site.~~
- 161           ~~T2.3.6     The AMA shall be implemented, in part, using system level and site level~~  
162           ~~mobility strategies to enhance mobility and accessibility as found in Section 30,~~  
163           ~~Article XII, Orange County Code.~~
- 164           ~~T2.3.7     The County shall require special transportation studies including, but not~~  
165           ~~limited to, information about trip generation, trip distribution, trip credits, signal~~  
166           ~~warrants, and/or transit, bicycle, and pedestrian facilities needed within an~~  
167           ~~AMA.~~
- 168           ~~T2.3.8     The County shall amend the Concurrency Management section and any other~~  
169           ~~relevant sections of the Land Development Code to reflect adoption of the~~  
170           ~~Alternative Mobility Areas.~~
- 171           ~~T2.3.9     Development plans (DPs) and Preliminary Subdivision Plans (PSPs) approved~~  
172           ~~prior to adoption of the AMA with requirements for transportation~~  
173           ~~improvements, modifications or mitigation shall comply with such~~  
174           ~~requirements unless the DP or PSP is substantially changed and the previously~~  
175           ~~approved improvements, modifications, or mitigation are inconsistent with~~  
176           ~~current design standards or other adopted policies.~~
- 177           ~~T2.3.10    Orange County shall coordinate on an ongoing basis with the Florida~~  
178           ~~Department of Transportation (FDOT) concerning the AMA.~~
- 179
- 180           ~~T2.3.11    Orange County shall coordinate on an ongoing basis with municipalities and~~  
181           ~~counties adjacent to the AMA concerning the AMA.~~
- 182           ~~T2.3.12    Orange County shall monitor and evaluate the impacts of approved~~  
183           ~~development in the AMA on adjacent city or adjacent county-maintained roads~~  
184           ~~and the state highway system, and share that information accordingly.~~

185 ~~T2.3.13~~ Orange County shall monitor the success of AMA strategies using the following  
 186 performance measures. Evaluation of the AMA using these performance  
 187 measures shall occur in 2015.

<b>Mobility Strategy</b>	<b>Measure</b>	<b>Target and Timeline</b>
Support alternative modes of transportation	Transit shelters in the AMA	Increase number of bus shelters
	Sidewalk coverage near transit stops in the AMA	Increase percentage of roadways within ¼ mile of transit stops with sidewalks (at least one side)
	Pedestrian, bicycle and transit Q/LOS	Achieve grade C or better
	VMT in the AMA (per capita)	Maintain or reduce amount
	Accidents involving pedestrians and bicyclists in the AMA	Reduce annual number of accidents involving pedestrians and bicyclists in the AMA.
Transportation network connectivity	Pedestrian connectivity index	Increase pedestrian connectivity index score by measuring link to node ratio.

188  
 189 ~~T2.3.14~~ Objective T2.3 and all associated policies shall apply to any Transportation  
 190 Concurrence Exception Area (Alternative Mobility Area) designated within  
 191 Orange County's jurisdiction.

192 **Section 4. Amendment to Future Land Use Map Series.** The Future Land Use Map  
 193 Series of the Orange County Comprehensive Plan is hereby amended to delete Map 16, Alternative  
 194 Mobility Areas, as illustrated at **Appendix “A,”** attached hereto and incorporated herein.

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

- 196 (a) This ordinance shall become effective as provided by general law.
- 197 (b) In accordance with Section 163.3184(3)(c)4., Florida Statutes, no plan amendment  
 198 adopted under this ordinance becomes effective until 31 days after the DEO notifies the County  
 199 that the plan amendment package is complete. However, if an amendment is timely challenged,  
 200 the amendment shall not become effective until the DEO or the Administration Commission issues  
 201 a final order determining the challenged amendment to be in compliance.



202 (c) No development orders, development permits, or land uses dependent on this  
203 amendment may be issued or commence before the amendment has become effective.

204 ADOPTED THIS 10th DAY OF MAY, 2022.

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

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210 By: \_\_\_\_\_  
211 Jerry L. Demings  
212 Orange County Mayor  
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214 ATTEST: Phil Diamond, CPA, County Comptroller  
215 As Clerk to the Board of County Commissioners  
216

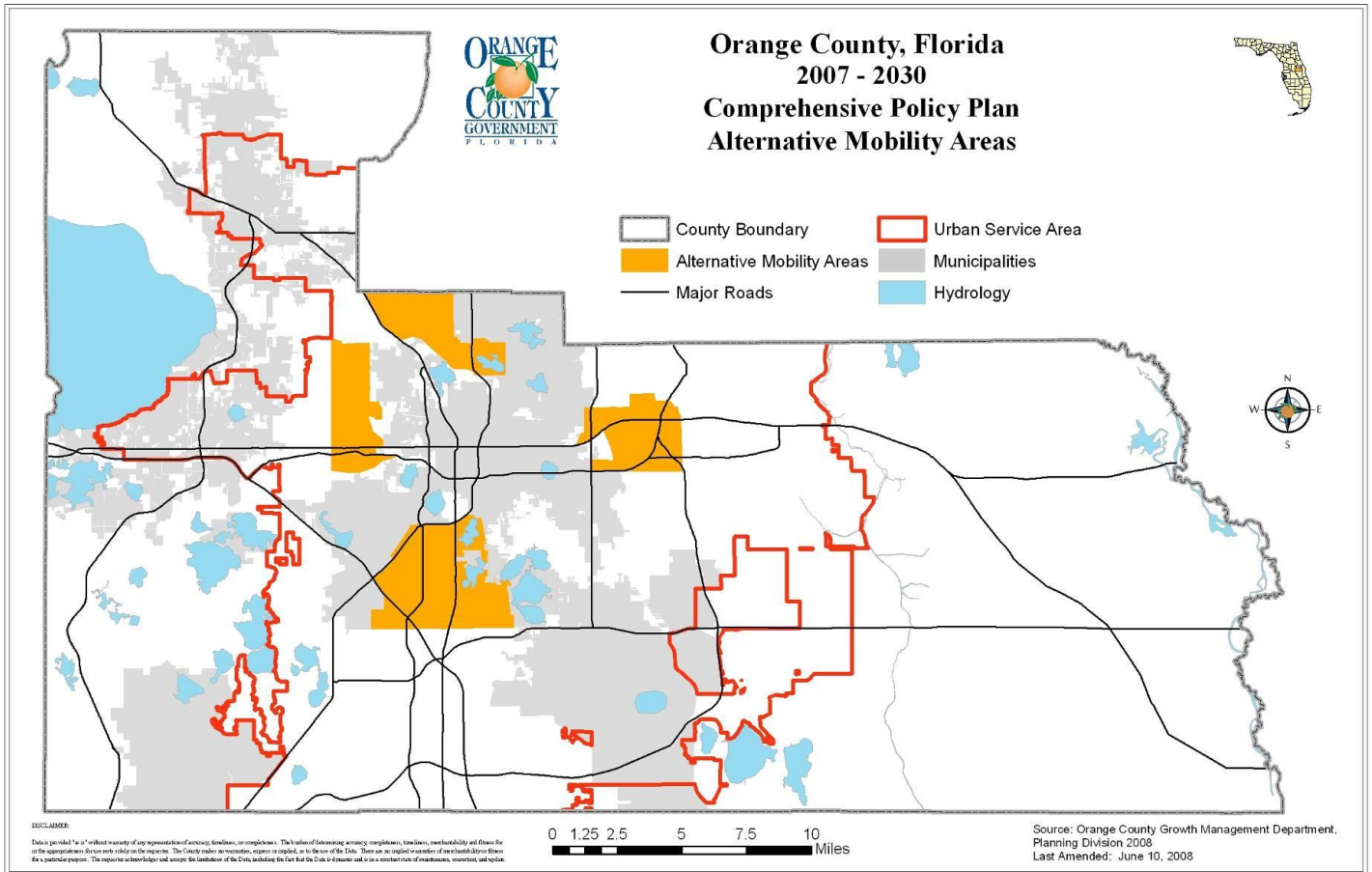
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219 By: \_\_\_\_\_  
220 Deputy Clerk  
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# APPENDIX "A"

## MAP 16 OF THE FUTURE LAND USE MAP SERIES ALTERNATIVE MOBILITY AREAS

### Map 16 Alternative Mobility Areas



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**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
EXECUTIVE DIRECTOR

November 17, 2020

The Honorable Jerry L. Demings  
Mayor, Orange County  
201 S Rosalind Ave.  
Orlando, Florida 32802

Dear Mayor Demings:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Orange County (Amendment No. 20-05ESR) received on October 21, 2020. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

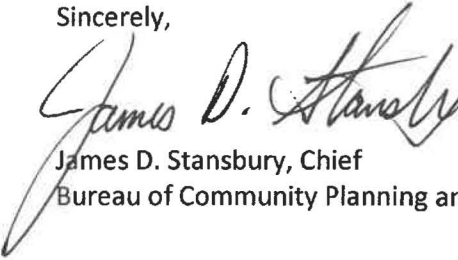
- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

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850.245.7105 | [www.FloridaJobs.org](http://www.FloridaJobs.org)  
[www.twitter.com/FLDEO](https://www.twitter.com/FLDEO) | [www.facebook.com/FLDEO](https://www.facebook.com/FLDEO)

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If you have any questions concerning this review, please contact Ed Zeno, Planning Analyst, by telephone at (850) 717-8511 or by email at [ed.zeno-gonzalez@deo.myflorida.com](mailto:ed.zeno-gonzalez@deo.myflorida.com).

Sincerely,

A handwritten signature in black ink that reads "James D. Stansbury". The signature is written in a cursive style with a large, sweeping initial "J".

James D. Stansbury, Chief  
Bureau of Community Planning and Growth

JDS/ez

Enclosure(s): Procedures for Adoption

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

Hugh Harling, Jr., P.E., Executive Director, East Central Florida Regional Planning Council

## SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

### FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

**NUMBER OF COPIES TO BE SUBMITTED:** Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

**SUBMITTAL LETTER:** Please include the following information in the cover letter transmitting the adopted amendment:

\_\_\_\_\_ State Land Planning Agency identification number for adopted amendment package;

\_\_\_\_\_ Summary description of the adoption package, including any amendments proposed but not adopted;

\_\_\_\_\_ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

\_\_\_\_\_ Ordinance number and adoption date;

\_\_\_\_\_ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

\_\_\_\_\_ Name, title, address, telephone, FAX number and e-mail address of local government contact;

\_\_\_\_\_ Letter signed by the chief elected official or the person designated by the local government.



**ADOPTION AMENDMENT PACKAGE:** Please include the following information in the amendment package:

\_\_\_\_\_ In the case of text amendments, changes should be shown in strike-through/underline format.

\_\_\_\_\_ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

\_\_\_\_\_ A copy of any data and analyses the local government deems appropriate.

**Note:** If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

\_\_\_\_\_ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

\_\_\_\_\_ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

\_\_\_\_\_ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

\_\_\_\_\_ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
EXECUTIVE DIRECTOR

October 21, 2020

Mr. Greg Golgowski, AICP  
Chief Planner  
Orange County  
Comprehensive Planning Section  
201 South Rosalind Avenue, 2nd Floor  
Post Office box 1393  
Orlando, Florida 32802-1393

Dear Mr. Golgowski:

Thank you for submitting **Orange County's** proposed comprehensive plan amendment submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **20-05ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than November 20, 2020.

If you have any questions please contact Terri Stoutamire, Plan Processor at (850) 717-8513 or Kelly Corvin, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850)717-8503.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/ts

cc: Alberto A. Vargas, M.Arch., Manager, Orange County Planning Division

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**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

November 16, 2021

Mr. Alberto A. Vargas, March  
Planning Manger  
Orange County Planning Division  
Post Office Box 1393  
Orlando, Florida 32802-1393

Dear Mr. Vargas:

This letter is in response to the letter dated November 5, 2021, notifying of a second extension for the adoption of a proposed amendment DEO 20-05ESR to the Orange County Comprehensive Plan pursuant to Section 163.3184(3), Florida Statutes.

The Department acknowledges receipt of the second extension notification. The new extended adoption date is May 31, 2022. The Department reminds the County that all citizens who commented on the amendment need to be notified of the extension.

If the proposed amendment is adopted, please submit the amendments to the Florida Department of Economic Opportunity, Bureau of Community Planning, Plan Processing Team within 10 working days of adoption pursuant to Section 163.3184(3), Florida Statutes.

If you have any questions concerning this matter, please do not hesitate to contact Ms. Kelly Corvin at (850) 717-8499, or myself, at (850) 717-8503.

Sincerely,

D. Ray Eubanks  
Plan Processing Administrator

DRE/me

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NOV 15 2021

November 5, 2021

Mr. Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
State Land Planning Agency  
Caldwell Building  
107 East Madison-MS 160  
Tallahassee, Florida 32399

Re: 2<sup>nd</sup> 180 Day Review Extension - Orange County Amendment: 2020-2-C-CP-1  
Remove AMA to reflect tiered Transportation Impact Fee areas  
DEO Review No. 20-05ER

Dear Mr. Eubanks:

The above referenced amendment to the Orange County Comprehensive Plan pertains to text and map amendments to the Comprehensive Plan to remove the Alternative Mobility Area (AMA) in order to reflect tiered Transportation Impact Fee assessment areas of Urban, Suburban, and Rural.

Per Section 163.3184(3)(c)1, Florida Statutes, comprehensive plan amendments must be adopted within 180 days of receipt of state agency review comments. This period for the above-referenced amendment initially expired on June 5, 2021 but was extended until December 2, 2021, as announced in my correspondence to you of June 9, 2021. Work has continued on this amendment and related matters, but may not be completed by the December 2 deadline. In an abundance of caution, we believe that it is appropriate to extend this **deadline an additional 180 days until May 31, 2022**. This letter and its distribution shall serve as notice of this extension to DEO as the state land planning agency and to any affected persons that provided comments on the amendments.

PLANNING DIVISION

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

201 South Rosalind Avenue, 2nd Floor ■ Reply To: Post Office Box 1393 ■ Orlando FL 32802-1393  
Telephone 407-836-5600 ■ FAX 407-836-5862 ■ [orangecountyfl.net](http://orangecountyfl.net)

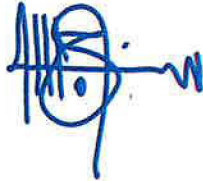
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Ray Eubanks  
November 5, 2021

Page Two

Please do not hesitate to contact me or Greg Golgowski of my staff at 407-836-5624 if you need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alberto A. Vargas'.

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

cc: Christopher R. Testerman, Deputy County Administrator  
Joel Prinsell, Deputy County Attorney  
Whitney Evers, Assistant County Attorney  
Jon Weiss, Director, Planning, Environmental, and Development Services  
Renzo Nastasi, Manager, Transportation Planning  
Kirsten Warren, Assistant Project Manager, Transportation Planning  
Gregory Golgowski, Section Chief, Planning Division  
Commenting Affected Persons  
Read file



**Ron DeSantis**  
GOVERNOR



**Dane Eagle**  
SECRETARY

June 21, 2021

Mr. Alberto A. Vargas, March  
Planning Manger  
Orange County Planning Division  
Post Office Box 1393  
Orlando, Florida 32802-1393

Dear Mr. Vargas:

This letter is in response to the letter dated June 9, 2021, notifying of an extension for the adoption of a proposed amendment DEO 20-05ESR to the Orange County Comprehensive Plan pursuant to Section 163.3184(3), Florida Statutes.

The Department acknowledges receipt of the extension notification. The new extended adoption date is December 2, 2021. The Department reminds the County that all citizens who commented on the amendment need to be notified of the extension.

If the proposed amendment is adopted, please submit the amendments to the Florida Department of Economic Opportunity, Bureau of Community Planning, Plan Processing Team within 10 working days of adoption pursuant to Section 163.3184(3), Florida Statutes.

If you have any questions concerning this matter, please do not hesitate to contact Ms. Kelly Corvin at (850) 717-8499, or myself, at (850) 717-8503.

Sincerely,

D. Ray Eubanks  
Plan Processing Administrator

DRE/me

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RECEIVED  
*Div. of Community Planning and Growth*  
JUN 17 2021  
*Div. of Community Development*  
*Dept. Economic Opportunity*

June 9, 2021

Mr. Ray Eubanks, Plan Processing Administrator  
Florida Department of Economic Opportunity  
State Land Planning Agency  
Caldwell Building  
107 East Madison-MS 160  
Tallahassee, Florida 32399

Re: 180 Day Review Extension - Orange County Amendment:  
2020-2-C-CP-1, Remove AMA to reflect tiered Transportation Impact Fee areas  
DEO Review No. 20-05ER

Dear Mr. Eubanks:

The above referenced amendment to the Orange County Comprehensive Plan pertains to text and map amendments to the Comprehensive Plan to remove the Alternative Mobility Area (AMA) in order to reflect tiered Transportation Impact Fee assessment areas of Urban, Suburban, and Rural.

Per Section 163.3184(3)(c)1, Florida Statutes, comprehensive plan amendments must be adopted within 180 days of receipt of state agency review comments. This period expired, for the above-referenced amendment, on June 5, 2021. Continued development of an implementing ordinance and the need for further analysis of the impacts of recent state impact fee legislation have necessitated this request to extend the deadline for 180 days to **December 2, 2021**, as noted in an email from Gregory Golgowski to Mr. Wisnerson Benoit of your staff on June 4, 2021.

PLANNING DIVISION  
ALBERTO A. VARGAS, MArch., *Planning Manager*  
201 South Rosalind Avenue, 2nd Floor ■ Reply To: Post Office Box 1393 ■ Orlando FL 32802-1393  
Telephone 407-836-5600 ■ FAX 407-836-5862 ■ [orangecountyfl.net](http://orangecountyfl.net)

---

Ray Eubanks

June 9, 2021

Page Two

This letter and its distribution shall serve as notice of this extension to DEO as the state land planning agency and to any affected persons that provided comments on the amendments.

Please do not hesitate to contact me or Greg Golgowski of my staff at 407-836-5624 if you need additional information.

Sincerely,



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

cc: Christopher R. Testerman, Deputy County Administrator  
Joel Prinsell, Deputy County Attorney  
Whitney Evers, Assistant County Attorney  
Jon Weiss, Director, Planning, Environmental, and Development Services  
Renzo Nastasi, Manager, Transportation Planning  
Gregory Golgowski, Section Chief, Planning Division  
Commenting Affected Persons  
Read file